AGENDA

August 3, 2022

CITY COUNCIL
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. City Council meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

Security procedures are in place to attend Roseville City Council meetings. All attendees must

successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include, but are not limited to: firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/ any weapons and/or dangerous devices of any kind, illegal drugs and alcohol.

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. MEETING PROCEDURES

5. PRESENTATIONS

5.1. Resolution - Kristi Corral

Commend Kristi Corral for her 26 years of outstanding service and dedication to the City of Roseville, congratulate her for her many accomplishments, and wish her a long, healthy, and enjoyable retirement.

CONTACT: Melissa Lipp 916-774-5268 mllipp@roseville.ca.us

6. PUBLIC COMMENTS

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

7.1. Traffic Signal Equipment (RFQ 10-3324) - Purchase Orders

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-295 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-296 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-297 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-298 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-300 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-301 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-302 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-303 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT; and adopt RESOLUTION NO. 22-304 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT. Staff requests Council authorize purchase orders with AM Signal, LLC., AZCO Supply, Inc., Control Tech West, Inc., Econolite Control Products, Inc.,

EYEP Solutions, Inc., J A Momaney Services, Inc. dba JAM Services, Inc., McCain, Inc., Tesco Controls, Inc., and Western Systems, Inc. as the lowest responsive and responsible bidders for the purchase of traffic signal equipment in response to Request for Quotes No. 10-3324. The Public Works Department will use this bid for ongoing traffic signal needs. Funding is included in the Public Works Department's Traffic Signal capital improvement project budgets and in the Electric Fund budget for maintenance, rehabilitation, and replacement.. The estimated total annual spend for FY2022-23 is $840,000.

CC #: 2236

File #: 0203-13-02

CONTACT: Sue Jessup 916-746-1702 sjessup@roseville.ca.us

Resolutions

7.2. Special Inspection and Materials Testing Services - On-Call Professional Services Agreement

Memo from Park Development Project Manager Ken Peterson and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-289 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ENGEO INCORPORATED, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-290 APPROVING ON-CALL PROFESSIONAL SERVICES AGREEMENTS BY AND BETWEEN THE CITY OF ROSEVILLE AND BLACKBURN CONSULTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE. The Parks, Recreation & Libraries Department is projecting a number of capital improvement projects over the next four years, including new and major rehabilitation projects requiring materials testing and special inspection services. These agreements include a one-year base term with the option of three additional one-year extensions. Project-specific quotes will be obtained prior to the start of any work. The base year total is not to exceed $100,000 for each consulting firm. The optional one-year extensions shall not exceed $100,000 per year per consulting firm, for a total contract amount not to exceed $400,000 for each firm. Funding for services will be provided through capital improvement project budgets, professional services operating budgets, or developer reimbursements.

CC #: 2230

File #: 0704

CONTACT: Ken Peterson 916-746-1233 kjpeterson@roseville.ca.us

7.3. Roseville Sports Complex - Professional Design Services Agreement Amendment

Memo from Park Planning and Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-287 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND VERDE DESIGN,

INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of the professional design services agreement amendment for the Roseville Sports Complex in the amount of $421,340. The original agreement amount was approved by Council in July 2021 for $826,245. In December 2021, the Council approved a Purchase and Sales Agreement to purchase 20 acres of property directly to the south of the Sports Complex in order to expand the planned six field complex to a ten field complex. With the work already underway, the additional land purchase expanded the scope of services. The total agreement amount will be $1,247,585. The work will be paid from West Roseville citywide park funds allocated in FY2014-15 toward this capital improvement project.

CC #: 2228

File #: 0704

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

7.4. Solaire Park (WB-50) - Award of Contract

Memo from Park Development Project Manager Joel De Jong and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-288 APPROVING A DESIGN-ASSIST CONSTRUCTION AGREEMENT, BY AND BETWEEN CARTER/KELLY, INC. AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council award a Design-Assist Construction agreement to Carter/Kelly, Inc. with a total contract award amount of $1,620,438 for the construction of Solaire Park (formerly WB-50). The park is an 8.74-acre park site located in the Westbrook area of Sierra Vista off of Solaire Drive near Silver Spruce Drive. The park master plan was approved by City Council on July 21, 2021. Funding for the park construction is provided through the Westbrook Neighborhood Park Fund and was appropriated in the FY2021-22 budget. Maintenance of the park will be funded from the Westbrook Community Facilities District No. 2 (Public Services). There will be no General Fund impact.

CC #: 2229

File #: 0704 & 0400-04-12-1

CONTACT: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

7.5. California Greenhouse Gas Cap-and-Trade Program – 2023 Directly Allocated Allowance Allocation

Memo from Electric Resources Analyst David Siao and Electric Utility Director Dan Beans recommending the City Council adopt RESOLUTION NO. 22-305 APPROVING THE ALLOCATION OF 334,821 OF CITY'S 2023 GREENHOUSE CAP-AND-TRADE PROGRAM ALLOWANCES. Staff requests Council approval for allocating Roseville Electric's 2023 vintage directly allocated allowances. Staff will file a "Publicly Owned Utility Allocation Distribution Form" with the California Air Resource Board by September 1, 2022, according to the City Council approved allowance allocation. There is no direct fiscal impact associated with the allowance allocation. The value of the allowances is estimated at approximately $8 million and will be used to offset greenhouse gas compliance costs Roseville otherwise would have incurred.

CC #: 2237

File #: 0800-03

CONTACT: David Siao 916-746-1613 dsiao@roseville.ca.us

7.6. Campus Oaks CO-2 - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-294 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approval of the Campus Oaks CO-2 final map. The Engineering Division has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 49 residential lots and 1 landscape lot. The actions requested have no fiscal impact to the City's General Fund.

CC #: 2234

File #: 0400-04-18-1 & 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.7. Campus Oaks CO-3 - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-292 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Campus Oaks CO-3 final map. The Engineering Division has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 62 residential lots, 1 landscape lot and 2 open space lots. The actions requested have no fiscal impact to the City's General Fund.

CC #: 2232

File #: 0400-04-18-1 & 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.8. Sierra Vista KT-20B - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-291 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND LENNAR HOMES OF CALIFORNIA, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and approve the Sierra Vista KT-20B final map. The Engineering Department has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 68 residential lots, 2 public landscape lots and 1 designated

remainder lot. The actions requested have no fiscal impact on the City's General Fund.

CC #: 2231

File #: 0400-04-12-1 & 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

7.9. COVID Homeless Prevention Assistance Program - Community Development Block Grant Agreement

Memo from Housing Analyst Kristine Faelz and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 22-293 APPROVING A COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND AMI HOUSING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of an agreement with AMI Housing for their COVID Homeless Prevention Assistance program funded by the Community Development Block Grant to help prevent homelessness and provide housing stability to an additional 275 Roseville households, for an additional three months each. The new agreement combines the remaining unspent funds from the prior fiscal year of $200,500 with the 2022-23 program year award of $200,000, which totals $400,500. Funds for this project will come from the Community Development Block Grant and will not impact the General Fund.

CC #: 2232

File #: 0709-05 & 0214

CONTACT: Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.10. Multi-Hazard Mitigation Plan Update - Professional Services Agreement and Budget Adjustment

Memo from Associate Engineer Joe Anderson and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-306 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND TETRA TECH, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6538 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2022-23 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a professional service agreement with Tetra Tech, Inc. in an amount not to exceed $199,971 for the purpose of developing the Multi-Hazard Mitigation Plan Update for the City. Staff also requests a budget adjustment to add $149,943 of Federal Emergency Management Agency (FEMA) grant funds to the project, and return that amount of General Fund resources to fund balance. The remaining General Fund resources in the project will fund the contract balance, as matching funds.

CC #: 2238

File #: 0307-02

CONTACT: Joe Anderson 916-746-1300 jjanderson@roseville.ca.us

END OF CONSENT CALENDAR

8. ORDINANCES

8.1. Retiree Medical Insurance Optional Benefit - Roseville Municipal Code Amendment

Memo from Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING CHAPTER 3.09 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE. Staff requests Council approve an amendment to portions of Title 3 of the Roseville Municipal Code to enhance the readability and clarity of the provisions describing the City's optional retiree medical benefit, and make one additional code change to specify that notices of future amendments to the ordinance shall be sent by U.S. mail to affected retirees. The amendments to the Ordinance will have no fiscal impact.

CC #: 2227

File #: 0600-03

CONTACT: Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Commercial Corridor Plans Workshop

Memo from Senior Planner Lauren Hocker and Development Services Director Mike Isom recommending the City Council receive an informational presentation on the Commercial Corridor Plans project, and provide a forum for community input on and discussion of the project and the preliminary draft Specific Plans. No formal action is required or requested. This workshop does not negatively impact the City's General Fund.

CC #: 2235

File #: 0214

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

9.2. Parks, Recreation & Libraries Strategic Master Plan

Memo from the Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-309 ADOPTING THE PARKS, RECREATION & LIBRARIES STRATEGIC MASTER PLAN. In July 2021, the Department began a year-long effort to develop a comprehensive strategic master plan that will help guide the Department over the next ten years. The effort started with multiple public outreach efforts, including public workshops, focus group interviews, interviews with the Parks & Recreation Commission, Library Board, Senior Commission and City Council, a statistically valid survey and an online survey. Additional workshops included progress updates on the

plan. Funding for this project was approved in the FY2021-22 budget. Implementation of the plan will occur over the next ten years, with funding requested and included in future budgets as needed.

CC #: 2241

File #: 0704

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

10.1. Northeast Roseville Specific Plan Parcel 25 - Sutter Parking Garage Expansion Design Review Permit Appeal

Memo from Associate Planner Escarlet Mar and Development Services Director Mike Isom recommending the City Council adopt the Sutter Parking Garage Expansion Initial Study/Negative Declaration; and adopt RESOLUTION NO. 22-307 DENYING THE APPEAL FROM THE MAY 12, 2022 APPROVAL BY THE PLANNING COMMISSION; ADOPTING THE FOUR (4) FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO SIXY-TWO (62) CONDITIONS OF APPROVAL. The proposed project includes a request for a Design Review Permit to allow construction of a 192,000 square foot six-story parking garage as an expansion to an existing five-story parking garage located on the Sutter Roseville Medical Center campus. This will not result in negative impacts to the City's General Fund as it will expand an existing parking garage and will be a beneficial use to the Sutter Roseville Medical Center campus.

CC #: 2239

File #: 0400-04-02-1

CONTACT: Escarlet Mar 916-774-5247 emar@roseville.ca.us

10.2. Sierra Vista Specific Plan Parcel JM-41 and JM-30 - General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment

Memo from Associate Planner Shelby Maples and Development Services Director Mike Isom recommending the City Council CONSIDER THE ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT; and adopt RESOLUTION NO. 22-310 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-311 AMENDING THE SIERRA VISTA SPECIFIC PLAN; introduce for first reading an ORDINANCE OF THE CITY COUNCIL OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; consider the five (5) findings of fact and introduce for first reading an ORDINANCE ADOPTING THE THIRD AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SVC1, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The proposed project includes a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between Community Commercial (CC) Parcel JM-41 and High Density Residential (HDR) Parcel JM-30. The project will convert 0.44 acres from HDR to CC land use. The request also includes a Development Agreement Amendment to reflect the land use change. The project is not anticipated to result in negative impacts to the City's General Fund.

CC #: 2242

File #: 0400-02-12-2 & 0400-03 & 0400-04

CONTACT: Shelby Maples 916-746-1347 smaples@roseville.ca.us

10.3. 2700 N. Hayden Parkway, Fiddyment Ranch F-8A Apartments - Fee Deferral

Memo from Economic Development Analyst Gina McColl and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 22-308 APPROVING FEE DEFERRALS FOR THE 2700 N. HAYDEN PARKWAY, FIDDYMENT RANCH F-8A APARTMENTS PROJECT. Staff requests Council approve a fee deferral for the 2700 N. Hayden Parkway, Fiddyment Ranch F-8A Apartments Project consisting of a 330 affordable residential unit apartment complex in an amount not to exceed $4,889,723.52 until final of building permit/building occupancy. An annual interest rate of 1.25%, prorated on the length of the deferral, will be charged on the monies deferred to cover the City's cost of loss of interest income on the fee deferral and an administrative processing fee of $831 is to be charged to each building permit. The requested deferral itself will not result in a loss of impact fees nor earned interest income. The development impact fees are required to be paid prior to issuance of building permit final/occupancy.

CC #: 2199

File #: 0215-07 & 0709-03 & 0110

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

11. COUNCIL REPORTS / PUBLIC COMMENTS

12. ADJOURNMENT

COUNCIL COMMUNICATION

CC #: 2243
File #: 0102-10

Title: Resolution - Kristi Corral
Contact: Melissa Lipp 916-774-5268 mllipp@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 5.1.

RECOMMENDATION TO COUNCIL

Commend Kristi Corral for her 26 years of outstanding service and dedication to the City of Roseville, congratulate her for her many accomplishments, and wish her a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

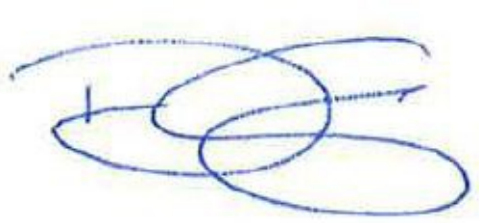
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Melissa Lipp, City Clerk Technician

Carmen Avalos, City Clerk



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Kristi Corral

Resolution

WHEREAS, Kristi Corral began her career with the City of Roseville as a Senior Account Clerk in the Finance Department on July 8, 1996 when timesheets were filled out on paper, the City had 701 FTE employees, and 59,800 residents; and

WHEREAS, Kristi was promoted to Payroll Technician July 1999, became the Acting Payroll Supervisor on September 2000, was promoted to Payroll Supervisor on November 2000, and re-titled as Payroll Manager June 2003, re-classified to Finance Business Services Supervisor August 2012, promoted to Finance Manager on April 2014, and promoted to Assistant Finance Director on March 2020,

WHEREAS, Kristi was recognized with the Pride of Roseville City Manager's Award on November 18, 2020 for her contribution to the Enterprise Resource Planning project; and

WHEREAS, Kristi was recognized by the Finance Department for her contribution to the Workforce Cloud project in May 2021; and

WHEREAS, Kristi was recognized with the Pride of Roseville Distinguished Service Award on May 24, 2022; and

WHEREAS, Kristi has played a key role in the City's budget process providing labor cost estimates for more than 20 annual budgets; and

WHEREAS, Kristi has contributed to the City's labor negotiation by providing trustworthy labor costing, resulting in an estimated 87 negotiated labor agreements; and

WHEREAS, Kristi has provided exemplary leadership with her positive attitude, and excellent customer service skills, and forged strong relationships both inside and outside the City, encouraging collaboration as the City has grown to 1,320 FTE employees and over 151,000 residents; and

WHEREAS, Kristi is now retiring after 26 years of honorable service to the City of Roseville and will be greatly missed and remembered by her friends and co-workers; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that we do hereby proclaim that **Kristi Corral** be commended for her outstanding service and dedication to the City of Roseville and the Finance Department, congratulated for her accomplishments, and wished a long, healthy and enjoyable retirement.

SIGNED AND APPROVED this 3rd day of August 2022.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 2236
File #: 0203-13-02

Title: Traffic Signal Equipment (RFQ 10-3324) - Purchase Orders
Contact: Sue Jessup 916-746-1702 sjessup@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt resolutions to authorize purchase orders with AM Signal, LLC., AZCO Supply, Inc., Control Tech West, Inc., Econolite Control Products, Inc., EYEP Solutions, Inc., J A Momaney Services, Inc. dba JAM Services, Inc., McCain, Inc., Tesco Controls, Inc., and Western Systems, Inc. as the lowest responsive and responsible bidders for the purchase of traffic signal equipment in response to Request for Quotes (RFQ) No. 10-3324.

The bid allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue utilizing the remaining optional renewal years without further Council approvals, provided that the applicable budget is approved by the City Council each year, or until the contract expires or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Public Works Department has an ongoing requirement for miscellaneous traffic signal items including, but not limited to, traffic signal boxes and lids, traffic signal cameras and pole mount kits, traffic control cabinets, control cabinet battery back-ups, control cabinet detectors, control cabinet load switches, Ethernet switches, LED (light-emitting diode) signals and LED signal heads, etc. These items are purchased on an as-needed basis throughout the year for use in the repair, upgrade, and maintenance of existing traffic signals as well as the installation of new traffic signals throughout the City. Vendors were asked to quote a total of 117 items that are stocked in the Traffic Signals warehouse. The contract is awarded on a per line item basis to the lowest responsive bidder for each product.

The GTT Opticom products specified in the bid utilize a multimode priority control system using both infrared and GPS/radio communication. Three of the bid items (two Control Cabinet Discriminators and an Opticom Detector) will be awarded to the second lowest bidder because the units proposed by the apparent low bidder, AM Signal, are only capable of using infrared communication.

A formal bid was issued and the vendor responses are listed on the attached bid summary sheet.

FISCAL IMPACT

The estimated total annual spend is $840,000 for FY2022-23. Funding is included in the Public Works Department's Traffic Signal capital improvement project budgets and in the Electric Fund budget for maintenance, rehabilitation, and replacement.

Spending for future renewals will be contingent upon Council approval of budgets. Estimated spending for the optional renewal years is as follows: FY2023-24, $865,200; FY2024-25 $891,156; FY2025-26 $917,890; FY2026-27 $945,426.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The purchase of traffic signal equipment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

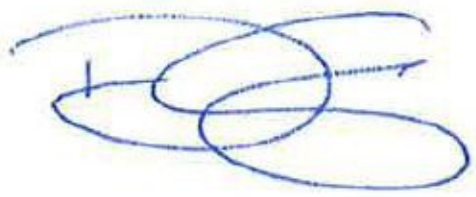
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Sue Jessup, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-295

Resolution 22-296

Resolution 22-297

Resolution 22-298

Resolution 22-300

Resolution 22-301

Resolution 22-302

Resolution 22-303

Resolution 22-304

RESOLUTION NO. 22-295

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and AM Signal, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-296

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF
TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and AZCO Supply, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-297

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and Control Tech West, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-298

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and Econolite Control Products, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-300

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF
TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and EYEP Solutions, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-301

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and J A Momaney Services, Inc. dba JAM Services, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-302

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF
TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and McCain, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-303

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF
TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and Tesco Controls, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-304

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF
TRAFFIC SIGNAL EQUIPMENT

WHEREAS, a purchase order for the purchase of traffic signal equipment, between the City of Roseville and Western Systems, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewals are hereby approved without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2230
File #: 0704

Title:	Special Inspection and Materials Testing Services - On-Call Professional Services Agreement
Contact:	Ken Peterson 916-746-1233 kjpeterson@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council adopt resolutions to approve On-Call Professional Services Agreements for Special Inspection and Materials Testing Services with Engeo Incorporated and Blackburn Consulting.

Additionally, staff recommends authorizing the City Manager or his designee to execute three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Parks, Recreation & Libraries Department is projecting construction of many capital improvement projects, including new and major rehabilitation projects, over the next four years. Materials testing and special inspection services is expected to be required for these projects.

In April 2022, the Parks, Recreation, & Libraries Department issued a Request for Proposals (RFP) to provide on-call materials testing and special inspection services. Six (6) consulting firms submitted proposals. After thorough review, Engeo Incorporated's and Blackburn Consulting's detailed experience with on-call service contracts with public agencies, the depth and breadth of the type of experiences/projects completed, and their abilities to respond demonstrated they were the most qualified consultants to perform the anticipated project work.

FISCAL IMPACT

The agreements include a one-year base term with the option of three (3) optional one (1) year extensions. Funding for services will be provided through capital improvement project budgets, professional services operating budgets, or developer reimbursements. Project-specific quotes will be obtained prior to the start of any work. The base year total is not to exceed $100,000 for each consulting firm. Optional one (1) year extensions shall not exceed $100,000 per year per consulting firm, for a total contract amount not to exceed $400,000 for each firm.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

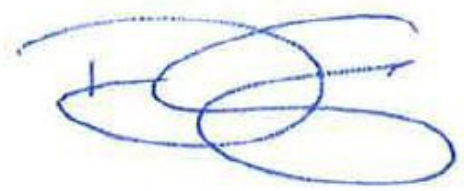
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Ken Peterson, Park Development Project Manager

Jill Geller, Director, Parks, Recreation & Libraries



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-289

Engeo Incorporated, Consultant Services Agreement

Resolution 22-290

Blackburn Consulting Inc, Consultant Services Agreement

RESOLUTION NO. 22-289

APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ENGEO INCORPORATED, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an on-call professional services agreement to provide special inspection and materials testing services, by and between the City of Roseville and ENGEO Incorporated, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said on-call agreement is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20___, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

ON-CALL PROFESSIONAL SERVICES AGREEMENT

Special Inspection and Materials Testing Services

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and ENGEO Incorporated, a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal # 13-107 for professional services consisting of on-call special inspection and materials testing services; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal dated May 9, 2022, which describes the scope of services to be performed by CONSULTANT, and the hourly rates for performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional inspection and material testing services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on June 30, 2023. The City Manager may, in his or her discretion, elect to extend the Agreement in one (1) year increments for up to an additional three (3) years by giving CONSULTANT thirty (30) days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one consultant from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single consultant. In addition, the inclusion of any consultant on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one hundred thousand dollars ($100,000) per year. Total compensation for optional renewal years of this Agreement shall not exceed one hundred thousand dollars ($100,000) per year. Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

4. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement. CONSULTANT's aggregate liability hereunder shall be limited by the CITY of three million dollars ($3,000,000).

5. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY

Workers' Compensation Statutory	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

6. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be

considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Agreement, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

9. Time is of the Essence. Time is of the essence of this Agreement.

10. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

11. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

12. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent

contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to

terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

18. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager.

CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. CONSULTANT understands that continuation of this Agreement past June 30th of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any MATERIAL, notwithstanding any termination or any dispute regarding the amount to be paid.

19. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

22. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Ken Peterson Park Development Project Manager 316 Vernon Street Roseville, CA 95678	Mark Gilbert Principal 2213 Plaza Drive Rocklin, CA 95765

Either party may amend its address for notice by giving notice to the other party in writing.

23. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

ENGEO INCORPORATED, a
California corporation

BY: _____
its: President

and

BY: _____
its: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

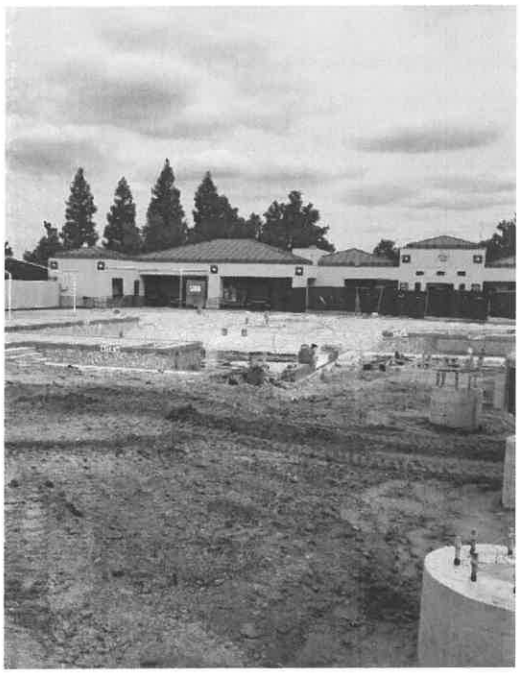
APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JILL GELLER
Parks, Recreation and Libraries Director

EXHIBIT "A"



TAB D

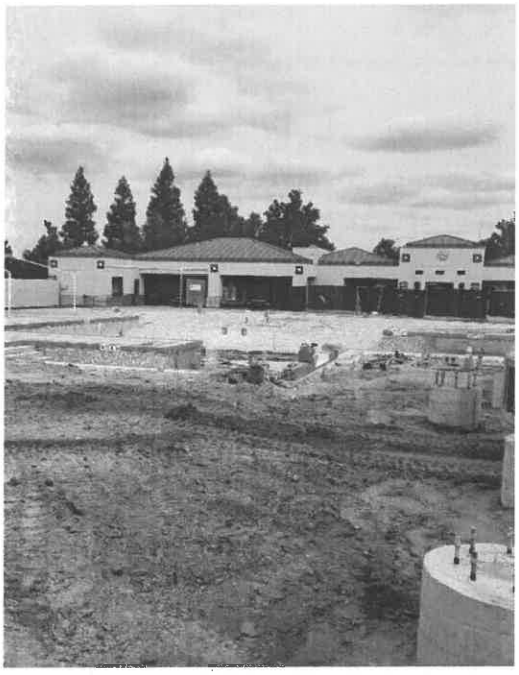
PROJECT UNDERSTANDING

D. PROJECT UNDERSTANDING

Having worked many City projects over the years, we appreciate the wide range of challenges that you face in evaluating, expanding, and maintaining the City's valuable infrastructure. We understand the scope of work could include the following.

- Perform services for any of the Parks, Recreation, and Libraries Department for new project types ranging from new capital improvement to rehabilitation of parks and facilities.
- Provide services in accordance with City Design/Construction Standards, and State Standard Specifications.
- Provide scope and fee for any selected project to the City within 5 working days of City request.
- Coordinate and collaborate with City inspectors regarding field testing frequencies, results, and contractor challenges, as they arise.
- Perform testing on a "test by test basis" or by an entire project.
- Maintain necessary personnel and lab certifications for each test performed prior to testing.
- Performing multiple inspections with each site visit, whenever practical.
- Prepare final reports following the completion of services for a project.

We understand that the City cannot assign any particular amount of work or number of projects to ENGEO, and that the City reserves the right to request proposals from other consultants during the period of this agreement.



TAB E

PROJECT PLAN

E. PROJECT PLAN

We understand that the City of Roseville will select firms that have the technical knowledge, certifications, and proven experience to provide materials testing and inspection, laboratory, and geotechnical services for the City. Our laboratory and field personnel are Caltrans Certified and can meet the requirements to work on the City's projects.

Upon notification of contract award, we anticipate an initial kickoff meeting between the City of Roseville Project Manager and ENGEO's Project Manager, Travis Chatters. Upon receiving notice to proceed (NTP), we anticipate that our services will be based on agreed-upon work plans and schedules that are developed individually for each task (project) assigned.

We anticipate the management of individual tasks will proceed as detailed below:

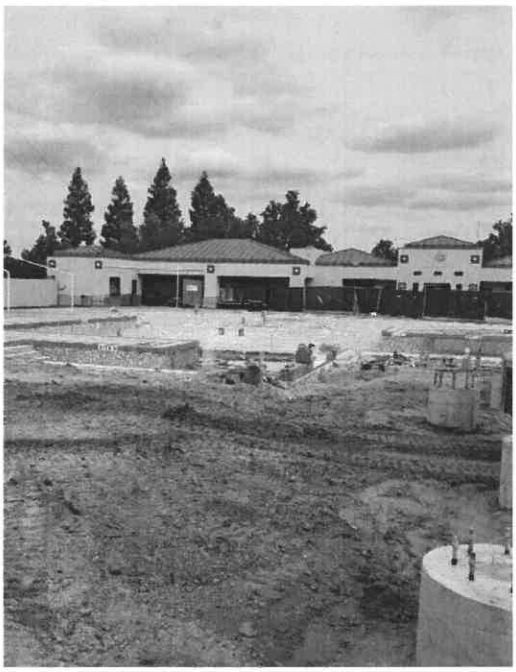
- After reviewing new project plans and specifications, and using input from our special inspectors and construction services manager, we will develop a scope of services for the requested special inspections and/or materials testing. At this stage, we will identify key personnel that have the necessary certifications to perform each stage of the work. This could include identification of staff or special inspectors from our other nearby offices.
- Depending on the construction objectives, the proposed work scope will be prepared to satisfy the appropriate special inspection agreement, project plans, and specifications.
- The scope of services, fee estimate, and project schedule will be prepared and forwarded to the City's Project Manager for approval prior to beginning the scope of work. We anticipate a maximum turnaround of 5 days for scope and fee estimate submission, however we have the resources to meet any turnaround time requested by the City Project Manager to maintain the project schedule.
- We will coordinate directly with our field representative(s) and the City's representative(s) regarding the technical aspects of the scope as well as the schedule and budget. Our Construction Services Manager will be responsible for working closely with City representatives and the contractor to schedule the appropriately certified inspector for each of the requested inspections and assist in the initial review of field reports and test results.
- Our field representatives will prepare daily field reports for each site visit, which will be provided as invoice backup and at the frequency requested by the City.

The primary responsibilities of ENGEO's project manager in this process include:

- Directly communicate with client and team
- Participate in pre-construction meetings
- Monitor, review, and update the City's Project Manager on work progress and budget through weekly progress reports (if desired)
- Allocate and coordinate ENGEO personnel to maintain the project schedule
- Coordinate QA/QC of all project deliverables
- Prepare monthly invoices and appropriate backup

We anticipate communication by way of phone, e-mail, and face-to-face meetings, as appropriate.

EXHIBIT "B"



TAB F

COST PROPOSAL

ENGEO
Expect Excellence

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES
COASTAL/MARINE GEOTECHNICS

PREFERRED CLIENT FEE SCHEDULE
PROFESSIONAL SERVICES
Effective February 2022

President	$450.00 per hour
Principal	$350.00 per hour
Associate	$290.00 per hour
Subject Matter Expert	$400.00 per hour
Senior	$250.00 per hour
Project	$225.00 per hour
Staff	$198.00 per hour
Assistant	$160.00 per hour
Construction Services Manager II	$205.00 per hour*
Construction Services Manager I	$192.00 per hour*
Senior Field Representative II	$170.00 per hour*/**
Senior Field Representative I	$150.00 per hour*/**
Field Representative	$140.00 per hour*/**
Senior Laboratory Technician	$175.00 per hour
Laboratory Technician	$155.00 per hour
Senior GIS Analyst	$180.00 per hour
GIS Analyst	$170.00 per hour
Senior CAD Specialist	$170.00 per hour
CAD Specialist	$155.00 per hour
Network Administrator	$250.00 per hour
Project Assistant	$140.00 per hour

* Two-hour minimum portal to portal and cancellations within 24 hours.

* OVERTIME RATES: Rates increased by factor of 1.5 for all hours worked in excess of eight (8) Monday through Friday, and the first eight (8) hours worked on Saturday. Rates increased by factor of 2.0 for all hours worked in excess of twelve (12) Monday through Friday, all hours worked in excess of eight (8) on Saturday and all hours worked on Sunday and holidays.

** For Prevailing Wage projects, increase the hourly rate by $18.

** Rates increased by factor of 1.25 for night shift hours (hours commencing after 4:00 p.m. or before 4:00 a.m.); rates increased by factor of 1.875 (an additional factor of 1.5) for all night shift hours in excess of eight (8).

ADDITIONAL SERVICES OFFERED

In addition to our core services of geotechnical, hydrologic and environmental engineering, including construction-phase testing and observation, ENGEO provides clients with services for establishment and management of Geologic Hazard Abatement Districts (GHAD) and for Entitlement and Permitting Support (EPS). For more information about these services and associated pricing, please contact ENGEO at (925) 866-9000.

OTHER FEES

- Equipment and materials will be charged in addition to the above hourly rates.
- Outside Consultants, Subcontracted Services and Equipment Rental ..... Cost plus 20%
- Deposition, Mediation, Arbitration, or Court Appearance (Minimum Charge) .....$2,400.00 half day, $4,800.00 full day

TERMS

Invoices will be submitted at completion of work or at approximately four week intervals and are due and payable upon receipt. Statements will be issued at monthly intervals. Charges not paid within 30 days of invoice date will accrue a late charge at a rate of 1.5 percent per month. In the event it becomes necessary to commence suit to collect amount due, Client agrees to pay attorney's fees and costs, as the court may deem reasonable until amount is paid. Fees will be applicable for one year from the effective date above; thereafter, fees will be adjusted annually. Our fees will be billed using an invoice format produced by a standardized accounting software package. A more customized itemization of charges and backup data will be provided upon Client's requests, but at additional fees. Final reports may be withheld until outstanding invoices are paid in full.

Many risks potentially affect ENGEO by virtue of entering into this agreement to perform services on behalf of client. A principal risk is the potential for human error by ENGEO. For client to obtain the benefit of a fee that includes a nominal allowance for dealing with our liability, client agree to limit ENGEO's liability to Client and all other parties for claims arising out of our performance of the services described in the agreement. The aggregate liability will not exceed $50,000 (or ENGEO's fee, whichever is greater, but not more than $1,000,000) for professional acts, errors, or omissions, including attorney's fees and costs that may be awarded to the prevailing party and client agrees to indemnify and hold harmless ENGEO from and against all liabilities in excess of the monetary limit established above.

EQUIPMENT AND MATERIALS CHARGES

DESCRIPTION	COST PER UNIT ($)	UNIT
Air Content Meter	7.00	hour
Bailers (Disposable)	10.00	each
Coatings Thickness Kit (eg. Fireproofing, Protective Paint)	30.00	hour
Concrete Crack Monitor	20.00	each
Coring Machine	30.00	hour
Double-Ring Infiltrometer	50.00	hour
Electronic Water Level Indicator	5.00	hour
Engineering Analysis Software	45.00	hour
Equipment Transport(er)	100.00	hour
Exploration Equipment (Electric Auger)	50.00	hour
Floor Flatness/Floor Level Equipment	40.00	hour
Generator	15.00	hour
GIS Website Portal Maintenance	100.00	month
GPR/GPS Handheld Device	10.00	hour
GPR/GPS/Drone Survey Grade Equipment	210.00	hour
Hand Auger and Soil Sampler	15.00	hour
Hydraulic Pull-Test Equipment	25.00	hour
Interface Probe	2.00	hour
Magnetic Particle Test Equipment	25.00	hour
Moisture Content Test Equipment	6.00	hour
Multi-Parameter Water Meter	15.00	hour
pH Meter/Turbidity Meter	10.00	hour
Photo Ionization Detector	20.00	hour
Reinforcing Bar Locator	100.00	hour
Sampling Tubes	10.00	each
Sand Cone Equipment and Material	5.00	hour
Schmidt Hammer	20.00	hour
Seismometer	50.00	hour
Skidmore Wilhelm Bolt Tension Calib.	40.00	hour
Slope Inclinometer/Settlement Indicator/VW Readout	50.00	hour
Torque Wrench	15.00	hour
Transfer Pump	3.00	hour
Ultrasonic Equipment	50.00	hour
Vapor Emission Test Kit	40.00	kit
Vector Conversion	60.00	conversion
Vehicle, nuclear gauge, equipment, wireless communication. *Add $5.00/hr. for RTK enabled autotesting equipment.	32.00*	hour
Vehicle, equipment, wireless communication	22.00	hour
Vibration Monitor	1800.00	month
Water Sampling Pumps	20.00	hour
Bridge Toll	actual	actual
Mileage	.78	mile
Parking	actual	actual
AutoCAD, Civil 3D, GIS, Drone Data Processing	29.00	hour
Photocopies Black & White	0.25	each
Photocopies Color 11 x 17	1.50	each
Photocopies Color 8½ x 11	1.00	each
Plot - Black & White	3.00	square foot
Plot - Color	4.00	square foot
Postage	actual	actual
Scan - Black & White	1.50	each
Scan - Color	3.75	each
Telephone	0.50	minute

ENGEO
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GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES
COASTAL/MARINE GEOTECHNICS

SUMMARY OF LABORATORY FEES

Effective February 2022

Our Laboratories are accredited by AASHTO, Caltrans, DSA, and the US Army Corps of Engineers

LAB CODE	TEST SPECIFICATION	STANDARD TURNAROUND (BUSINESS DAYS) *	STANDARD PRICING*	RUSH TURNAROUND (BUSINESS DAYS)*	RUSH PRICING*
SOIL AND ROCK					
8800	Caltrans Relative Compaction, CT216	3	$400	Same Day	$800
9100	Clay Lumps and Friable Particles, ASTM C142	5	$105	Next Day	$210
9130	Cleanness Value, CT 227 each	5	$250	2	$500
8310	Compaction, ASTM D1557 (A-C)	4	$350	2	$700
8311	Compaction Point, AASHTO T272	4	$370	2	$740
8312	Compaction, ASTM-1557 (A-D) or ASTM-D698 with Correction	4	$420	2	$840
8313	Compaction, ASTM 1557 (A-D), Same Day Preliminary Results	1	$730	N/A	N/A
8314	Compaction, ASTM-1557 or ASTM-D698, Same Day with Correction	1	$840	N/A	N/A
8315	Compaction, Rock Correction, ASTM D4718	4	$94	Next Day	$187
8316	Compaction, ASTM D4253, Vibratory Table	4	$440	2	$880
8317	Compaction, Cemented Treated, ASTM D558	5	$440	3	$880
8220	Consolidation – Incremental Loading ASTM D2435, Method A	32	$600	16	$1,200
8221	Consolidation – Incremental Loading ASTM D2435, Method B	32	$635	16	$1,270
8230	Consolidation, ASTM D2435 Unload – Reload Cycle	4	$80	2 Additional	$160
8410	Consolidation – CRS, ASTM D4186, Depths from 0 to 75 feet	5	$650	4	$1,300
8411	Consolidation – CRS, ASTM D4186, Depths from 75 feet and below and/or stiff clays	5	$770	4	$1,540
Additional Unload – Reload Cycle (for CRS, Lab Code 8410 and 8411 only)					
8412	Stress Range: 1 - 5 ksf	Variable	$170	N/A	$340
8413	Stress Range: 5 - 10 ksf	Variable	$255	N/A	$510
8414	Stress Range: 10 - 15 ksf	Variable	$340	N/A	$680
8415	Stress Range: 15 - 20 ksf	Variable	$420	N/A	$840
8184	Deep Soil Mix (DSM) Compression Test	5	$94	2	$188
8201	Direct Shear – CD, Additional Cycles (per point) ASTM D3080	2	$82	N/A	$164
8202	Direct Shear – CD, (2-points) ASTM D3080	8	$550	5	$1,100
8203	Direct Shear – CD, (3-points) ASTM D3080	12	$770	8	$1,540
8204	Direct Shear – CD, (4-points) ASTM D3080	16	$950	12	$1,900
8451	Direct Shear – CD, (Additional Point) ASTM D3080	5	$275	3	$550
8991	Cyclic Simple Shear Test (CSS), ASTM D8296	5	$2,100	5	$4,200
8992	Monotonic Simple Shear Test, ASTM D6528 - NOT AVAILABLE AT THIS TIME	5	$1,000	5	$2,000
8900	Durability Index, CT229	5	$275	Next Day	$550
8320	Expansion Index, ASTM D4829	8	$450	4	$900
8321	Expansion Index, ASTM D4829 - Lime Treated in Lab	Dependent on cure time	$495	Dependent on cure time	$990
9630	Fine Aggregate Angularity Percentage, CT 234, AASHTO T304, Method A	5	$160	Next Day	$320
8990	Laboratory Miniature Vane Shear (peak Value), ASTM D4648	5	$140	Next Day	$280
8160	Moisture Content & Unit Weight, ASTM D7263	5	$68	Next Day	$136
8140	Moisture Only, ASTM D2216, CT 226	5	$45	Next Day	$90
8150	Moisture Only, ASTM D4643, CT 370 (By Microwave oven)	5	$110	Same Day	$220
9590	Organic Content of Soil ASTM D2974	5	$180	Next Day	$360
9090	Organic Impurities, ASTM C40	5	$160	Next Day	$320
9120	Percent Crushed Particles, CT205	5	$185	Same Day	$370

SUMMARY OF LABORATORY FEES

Effective February 2022

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LAB CODE	TEST SPECIFICATION	STANDARD TURNAROUND (BUSINESS DAYS) *	STANDARD PRICING*	RUSH TURNAROUND (BUSINESS DAYS)*	RUSH PRICING*
9110	Percent Flat or Elongated Particles, ASTM D4791, CT 235	5	$210	Same Day	$420
8980	Soil pH, percent Lime for Stabilization, ASTM D6276 (Eades and Grimm)	5	$440	Next Day	$880
8040	Hydraulic Conductivity, Falling Head or Constant Head, ASTM D5084 Currently Unavailable	8	$550	4	$1,100
8870	Soil pH, ASTM D4972, CT 643	5	$110	Same Day	$120
8190	Plasticity Index, Dry Method - ASTM D4318	5	$270	Next Day	$540
8191	Plasticity Index, Wet Method - ASTM D4318 (ASTM Default method)	5	$270	Next Day	$540
8510	Rock Core Unconfined Compressive Strength, ASTM D7012	5	$315	Same Day	$330
8970	R-Value - Lime Treated, ASTM D2844 CT301	6	$550	3	$1,100
8290	R-Value, ASTM 2844, CT301	6	$475	3	$950
8280	Sand Equivalent, CT 217, ASTM D2419	5	$215	Next Day	$430
8261	Dry Sieve, ASTM D1140, C117	5	$170	Next Day	$340
8262	#200 Wash, ASTM D1140, C117	5	$120	Next Day	$240
8263	Sieve & #200 Wash, ASTM D422, D6913, C136, CT202	5	$190	Next Day	$380
8264	Sieve & Hydrometer, ASTM D422, D7928	5	$300	2	$600
8250	Specific Gravity, ASTM D854	5	$250	Next Day	$500
8251	Specific Gravity, ASTM C127 or C128	5	$132 Per Size Fraction	Next Day	$265 Per Size Fraction
8660	Specimen Remolding and/or Lab Mixing (per specimen)	Varies	$130	Dependent on type of remolding	$260
8240	California Bearing Ratio (CBR), ASTM D1883	4	$265	Next Day	$530
9070	Sulfate Soundness, CT 214, ASTM C88	6	$270/ Fraction	Dependent on number of fractions	$540/ Fraction
8111	Sulfate Testing in Soils ASTM C1580	5	$220	Next Day	$440
8490	Swell Test A, per point ASTM D4546 - 2004	5	$370	4	$740
8500	Swell Test B, per point ASTM D4546 - 2004	5	$400	4	$800
8501	Swell Test C, per point ASTM D4546 - 2004	5	$350	4	$700
8491	Swell/Collapse Test A, per point ASTM D4546	8	$375	4	$750
8503	Swell/Collapse Test B, per point ASTM D4546	5	$375	Dependent on material behavior	$750
8502	Swell/Collapse Test C, per point ASTM D4546	5	$400	Dependent on material behavior	$400
8170	Soil Cement – Wet/Dry Durability, ASTM D559	Varies	$1,250	N/A	$2,500
8350	Isotropic Triaxial Compression – CU, Single Specimen, Multistage Test ASTM D4767 - Modified	Varies	$1,050/ Stage	Dependent on number of stages and material type	$2,100/ Stage
8340	Isotropic Triaxial Compression – CU (1- point) ASTM D4767, USACE	5	$580	4	$1,160
8341	Isotropic Triaxial Compression – CU (2 points) ASTM D4767, USACE	9	$1,160	8	$2,320
8342	Isotropic Triaxial Compression – CU (3 points) ASTM D4767, USACE	14	$1,825	12	$3,650
8343	Isotropic Triaxial Compression – CU (4 points) ASTM D4767, USACE	18	$2,350	15	$4,700
8330	Isotropic Triaxial Compression – UU (per point) ASTM D2850, USACE	5	$210	Next Day	$420
8180	Unconfined Compression - Soils, ASTM D2166	5	$140	Next Day	$280
8181	Unconfined Compression, Lime/Cement-Treated Soil ASTM D5102/D1633	18	$365	9	$730
8182	Unconfined Compression, Lime/Cement-Treated Soil CTM 373	18	$1,050	9	$2,100

SUMMARY OF LABORATORY FEES

Effective February 2022

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LAB CODE	TEST SPECIFICATION	STANDARD TURNAROUND (BUSINESS DAYS) *	STANDARD PRICING*	RUSH TURNAROUND (BUSINESS DAYS)*	RUSH PRICING*
8183	Unconfined Compression, Lime/Cement -Treated Soil, Additional points	18	$60	9	$120
8179	Unconfined Compressive Strength Testing, Soil-Cement-Bentonite Slurry (field sample), ASTM D1633	Dependent on the specified break schedule	$200	Dependent on the specified break schedule	$400
CONCRETE					
9220	Absorption, ASTM C642	6	$475	Next Day	$950
9013	Shotcrete, Field cores (cored in the field), per core, ASTM C42	5	$110	2	$220
9014	Shotcrete, Lab cores (Cored from panels in the lab), per core, ASTM C42	5	$175	2	$350
9320	Compression Test, per 6" x 12" cylinder, ASTM C39	5	$48	Same Day	$96
9330	Compression Test, per 4" x 8" cylinder ASTM C39	5	$44	Same Day	$88
9941	Flexural Strength of Concrete Beams (4"x4"x14") ASTM C78	5	$135	Same Day	$270
9940	Flexural Strength of Concrete Beams (6"x6"x20") ASTM C78	5	$150	Same Day	$300
9340	Compressive Strength of Lightweight Insulating Concrete (ASTM C495)	5	$165	Same Day	$330
9020	Core Trimming, In Laboratory	5	$70	Same Day	$140
9950	Thickness of Drilled Concrete Cores, ASTM C174	5	$40	Same Day	$80
9060	Laboratory Trial Batch, ASTM C192, Including Test Cylinders	5	$1,000	Same Day	$2,000
9080	Length Change (3 bars, 4 readings, up to 90 days), ASTM C157 modified	28-90	$610	28-90	$1,220
9050	Slab Moisture Determination Test Kit	5	$40	Next Day	$80
9000	Unit Weight of Lightweight Concrete Cylinders (ASTM C495)	5	$60	Next Day	$120
CONCRETE MASONRY UNITS					
9160	Compression, ASTM C140	5	$120	Same Day	$240
9140	Moisture Content as Received, Absorption ASTM C140	5	$80	Next Day	$160
MASONRY PRISMS					
9190	Compression Test, Grouted Prisms, ASTM C1314	5	$325	Next Day	$650
9200	Trimming Grouted Prisms	5	$150	Next Day	$300
MORTAR & GROUT					
9250	Compression Test 2" Mortar Cubes, ASTM C109	5	$70	Next Day	$140
9240	Compression, Grout Prisms, ASTM C39	5	$72	Next Day	$144
9230	Compression, Mortar Cylinder, ASTM C39	5	$70	Next Day	$140
ASPHALTIC CONCRETE					
8010	AC Correction Factor, ASTM D6307, CT 382	N/A	N/A	N/A	$625
8020	RAP Aggregate Gradation Correlation Factor, Caltrans LP-9	N/A	N/A	N/A	$3,000
8070	AC Maximum Density (Avg. of 3 Briquettes) D1188, CT308	N/A	N/A	N/A	$620
8071	AC Maximum Density (Avg. of 3 Briquettes) D1188, CT 308 (S-Value is performed prior to LTMD)	N/A	N/A	N/A	$550
8090	AC Maximum Theoretical Unit Weight ASTM D2041, CT 309 (Rice Specific Gravity)	N/A	N/A	N/A	$470
9460	Asphalt Core Density (4" Core), ASTM D1188, ASTM 2726, CT308	N/A	N/A	N/A	$140
9461	Asphalt Core Density (6" Core), ASTM D1188, ASTM 2726, CT 308	N/A	N/A	N/A	$165
9462	Thickness of Asphalt Cores, CT 308	5	$42	2	$84
8532	Extraction by Centrifuge ASTM 2172	N/A	N/A	N/A	$550
8531	Extraction by Ignition Oven, ASTM D6307, CT 382	N/A	N/A	N/A	$420
8533	Extraction by Reflux Extractor, ASTM D2172 – Method B	N/A	N/A	N/A	$860
8050	Stability Test (Avg. of 3 Briquettes), ASTM D1560, CT 366, (w/o Max. Density test)	N/A	N/A	N/A	$850
8060	Marshall Stability and Flow of Bituminous Mixtures, ASTM D6927	5	$350	3	$700

SUMMARY OF LABORATORY FEES

Effective February 2022

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LAB CODE	TEST SPECIFICATION	STANDARD TURNAROUND (BUSINESS DAYS) *	STANDARD PRICING*	RUSH TURNAROUND (BUSINESS DAYS)*	RUSH PRICING*
VOLUMETRIC PROPERTIES OF HMA					
9660	Absorbed Asphalt Binder CT 367	N/A	N/A	N/A	$210
9600	Air Void Content	N/A	N/A	N/A	$210
9670	Bulk Specific Gravity – Admixture Blend CT 367	N/A	N/A	N/A	$210
9640	Dust Proportions, CT 367, Caltrans LP-4	N/A	N/A	N/A	$210
9680	Effective Asphalt Binder of Volume, CT 367	N/A	N/A	N/A	$210
9690	Effective Binder Content, CT 367	N/A	N/A	N/A	$210
9580	Effective Specific Gravity of Aggregate-Admixture Blend, CT 367	N/A	N/A	N/A	$210
9620	Void Filled With Asphalt CT 367, LP-3	N/A	N/A	N/A	$210
9610	Voids in Mineral Aggregate CT 367, LP-2	N/A	N/A	N/A	$210
Note: Lab fees for volumetric properties of HMA per CT 367 are based on tests CT 202, CT 308, CT 309, and CT 382 have been completed.					
FIREPROOFING					
9990	Oven Dry Density, Fireproofing, per sample	5	$110	Next Day	$220

SUMMARY OF LABORATORY FEES

Effective February 2022

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- *Rush turnaround times are calculated based on the average minimum time required to complete the test and remain compliant with the applicable test standard.
- *Rush turnaround time prioritizes rush testing over other requested testing and dedicates a technician to complete the rush testing as quickly as possible. Rush turnaround times are estimates only and do not guarantee test completion within the estimated rush testing timeframe.
- *Test turnaround time is the amount of time required to perform the test once started. Test start times are dependent on available labor and equipment. Please contact Lab Services at labservices@engeo.com to determine equipment capacity and availability. Turnaround times are estimates only and do not guarantee test completion within the estimated testing timeframe.
- *The testing fees and test durations listed reflect the standard business hours required to perform the test. Samples requiring premium handling will incur additional hourly personnel charges in accordance with the Laboratory Technician Rate presented on our Fee Schedule.
- Add three days to the estimated test duration for soil testing that requires remolded specimens.
- The above fees are reviewed annually and are subject to change. Additional tests are available upon request.
- Prices exclude field collection and transportation to the laboratory.
- Supplemental fees for laboratory preparation of specimens are charged on an hourly basis.
- Where tests are to be run on an immediate need basis (tests to be initiated out of order received and regardless of status of other previously received samples), the expediting fee is 100% of the listed unit rate.
- Sample storage is $110 per month per cubic yard of storage space.
- There is a 3:00 pm cut-off time for sample delivery/test start time.
- Turnaround times are based on samples delivered to the laboratory before 3:00 pm. Turnaround time on samples received after 3:00 pm will begin at 7:00 am the following business day.
- Concrete/masonry compression breaks requested prior to the scheduled break date and/or prior to 7:00 am will be considered rush testing requests and billed a rush fee.
- Witness testing will be billed at $150.00/hour per individual witness. Needs a labor code. 1 unit = $150.
- There is a 100% increase in fees per test for testing contaminated samples.
- Disposal charges for contaminated samples will be billed to the project on a time-and-expense basis.
- All project required weekend work is billed directly to the project with a 2-hour minimum charge.
- Samples requiring premium handling, such as searching for testable portions (Shelby, D&M tubes, etc.), will be billed on a time-and-expense basis to the project.

RESOLUTION NO. 22-290

APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BLACKBURN CONSULTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an on-call professional services agreement to provide special inspection and materials testing services, by and between the City of Roseville and Blackburn Consulting, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said on-call agreement is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20___, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

ON-CALL PROFESSIONAL SERVICES AGREEMENT

Special Inspection and Materials Testing Services

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Blackburn Consulting, a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal # 13-107 for professional services consisting of on-call special inspection and materials testing services; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal dated May 12, 2022, which describes the scope of services to be performed by CONSULTANT, and the hourly rates for performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional inspection and material testing services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on June 30, 2023. The City Manager may, in his or her discretion, elect to extend the Agreement in one (1) year increments for up to an additional three (3) years by giving CONSULTANT thirty (30) days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one consultant from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single consultant. In addition, the inclusion of any consultant on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one hundred thousand dollars ($100,000) per year. Total compensation for optional renewal years of this Agreement shall not exceed one hundred thousand dollars ($100,000) per year. Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

4. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, caused to the extent of the CONSULTANT's negligent act or willful misconduct or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

5. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory

Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

6. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be

considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Agreement, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

9. Time is of the Essence. Time is of the essence of this Agreement.

10. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

11. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

12. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent

contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to

terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

18. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager.

CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. CONSULTANT understands that continuation of this Agreement past June 30th of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any MATERIAL, notwithstanding any termination or any dispute regarding the amount to be paid.

19. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

22. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Ken Peterson Park Development Project Manager 316 Vernon Street Roseville, CA 95678	Bryce Moore Director of Construction Services 2491 Boatman Avenue West Sacramento, CA 95691

Either party may amend its address for notice by giving notice to the other party in writing.

23. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

BLACKBURN CONSULTING, a
California corporation

BY: Tom Blackburn 7-6-22
its: Tom Blackburn, President

and

BY: _____
its: _____

BLACKBURN CONSULTING CORPORATE SEAL OCT. 1, 1998 CALIFORNIA

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JILL GELLER
Parks, Recreation and Libraries Director

EXHIBIT "A"

5.6 TAB D: PROJECT UNDERTSTANDING

The City plans to select one or more geotechnical engineering firms that specialize in special inspections and material testing for roadway and related construction. The types of projects vary from new capital improvement projects to rehabilitation of parks and facilities.

Special Inspections and Materials Testing Services Understanding

Based on our understanding of the City's needs, we will:

- Provide certified field representative and perform laboratory testing in our AASHTO and Caltrans-approved lab.
- Prepare project specific Materials Sampling, Acceptance, and testing plans if requested.
- Provide sampling and acceptance testing in accordance with project specifications, the City's Design & Construction Standards, City of Roseville Parks Constructions Standards, and Caltrans Standard Specifications.
- Maintain a summary log of acceptance testing and monitor that the frequency of testing is within the minimum frequencies specified in the QAP.

Earthwork

- Monitor, sample, and perform compaction testing of trench backfill, structure backfill, embankment, grading, and sidewalk and roadway subgrade and aggregate base.
- Sample and test roadway materials for materials acceptance in accordance with frequencies of testing established in City QAP, Standard Specifications, and/or Caltrans Construction Manual.
  - Structure Backfill, Pervious Backfill, Embankments, Borrow – Sieve Analysis, Sand Equivalent, Maximum Wet Density, Relative Compaction, and R-Value.
  - Stabilized Soils: Unconfined Compressive Strength, Optimum Moisture Content, Application Rate, Uniformity of Stabilized Soil, Sieve Analysis, Relative Compaction, Maximum Wet Density.
  - Subgrade and Aggregate Base – Sieve Analysis, Sand Equivalent, R-Value, Relative Compaction, Maximum Wet Density, and Durability.
  - Reclaimed Pavements: Relative Compaction, Sieve Analysis and Cement Application Rate.

Concrete Structures and Pavement

- Sample and test freshly mixed concrete for slump/penetration, unit weight, air content, temperature, and cast compressive strength cylinders or flexural beams as requested.

Seal Coats and Asphalt Concrete

- Sample and test Asphalt Concrete and Seal Coats during production as determined by the Parks Department Inspector.
  - Periodic temperature checks and monitor overall paving operation.
  - Nuclear density testing to confirm in-place density with contractor QC.
  - Sample HMA for maximum theoretical density determination.
  - Perform coring of asphalt concrete for pavement density of cores if not performed by contractor quality control.

Treated Soil and Reclaimed Pavements

- Mix design review and verification.
- Nuclear density testing of treated soils.
- Application rate verification of cement, lime, or other stabilizers.

5.6 TAB D: PROJECT UNDERTSTANDING CONT'D

Treated Soil and Reclaimed Pavements Cont'd

- Treatment depth verification, including using phenolphthalein spray (pH color indicator) to verify that cement or lime stabilization agents are mixed to the full treatment depth.
- For full-depth reclamation with cement:
  - Verification of minimum and maximum strengths (treated remolded unconfined compressive strength tests).
  - Verification of microcracking.
- Geotechnical construction support as necessary to assist the City with resolving potential treated soil and reclaimed pavement construction issues.

Special Inspection

- Inspect CMU block placement, reinforcing steel, and sample and test masonry products such as mortar, grout, and block.
- Inspect reinforcing steel.
- Post-installed anchor inspection and pull testing if required.
- High-Strength Bolt inspection.
- Torque testing of Proto II soundwall tension bolts.
- Welding inspection of structural steel elements.

Deliverables

Blackburn will prepare and submit:

- Daily Field Reports
- Test Location Maps
- Laboratory Test Reports
- Special Inspection Reports
- Summary Reports
- Staff and Lab certifications/approvals to the City documenting our qualifications.

Field and laboratory reports will be reviewed by Blackburn's Project Manager prior to submittal to the City.

Project Approach/Work Plan

When Blackburn receives a project from the City, Blackburn's Director of Construction Services, Bryce Moore, will determine specific technical skills and certifications required to successfully complete the work. Bryce will submit a cost proposal and detailed scope of work to the City for each project request. The proposal will include:

1. Our understanding of the project and the anticipated construction schedule.
2. A detailed scope of services including the types of materials testing services to be performed.
3. A detailed cost estimate to complete our project services, including a breakdown of our costs by the associated construction phase and/or type of materials to be tested.
4. The name(s) of Blackburn field personnel proposed for the materials testing services on the project, including the basis for selecting a particular Blackburn staff member.

5.6 TAB D: PROJECT UNDERTSTANDING CONT'D

Proposed Work Schedule

Bryce will evaluate staffing needs for each project at least once a week and provide sufficient qualified field personnel to the City throughout the year. Staffing adjustments will be made as needed to increase or decrease staffing based on the contractor's schedule. Any staffing level changes will be discussed with the City before implementing the change.

Blackburn will schedule and assign projects in specific geographical areas to a primary inspector/tester to minimize staffing where practical. If construction schedules dictate additional inspector/testers are necessary, Blackburn will add selected staff to a project to ensure all inspection and testing needs are met as scheduled. Whenever possible, Blackburn will perform concrete sample pickup and short site visits using staff who reside in the greater Roseville area but who commute to our West Sacramento office to reduce cost to the City. The staff we will assign are identified in Tab C: Qualifications of Team.

Required Notice for Testing

We typically require 24hr notice for regular materials testing, and 48hr notice for special inspection. We do our best to accommodate short notice or "rush" staffing requests and have been able to respond to most last-minute calls. Our laboratory prioritizes construction materials laboratory tests over our in-house design project laboratory testing. We move rush construction tests to the front of the line and communicate results as soon as possible.

Major Challenges and Strengths

Availability of Resources

Blackburn understands public works construction, and the major challenge of anticipating field staffing levels and providing sufficient field personnel on a day-by-day or project-by-project basis. We have successfully serviced On-Call Materials Testing contracts ranging from $2,500 to $9M for various State and local agencies. To respond to peak project staffing during the summer and fall months, Blackburn:

- Cross-trains and certifies our field staff, laboratory staff, and junior engineers in materials testing techniques so we can provide additional qualified staff as necessary.
- Strives to assign one cross-trained technician that can perform multiple test types on multiple simultaneous projects, which supports efficiency, cost saving and clear communication.
- Blackburn provides services to multiple on-call contracts within the City of Roseville and have staff working in the area most of the time. This will provide the Parks Department efficient scheduling of inspection and testing staff.

Unforeseen Conditions

A second major challenge of on-call contracts is unforeseen conditions that occur during construction of roadways and public works projects, especially those related to unstable subgrade during or shortly following the rainy season. Field personnel have direct and quick access to Blackburn's senior engineers to resolve problems in an effective manner, preventing unnecessary construction delays and added cost. Blackburn's civil and geotechnical engineers have over 20 years of experience in evaluating and providing cost-effective and schedule-effective mitigation recommendations for unstable subgrade issues to expedite construction in the Placer County region. Our unique knowledge of local soil conditions, materials suppliers, and specifications allow us to provide quick response to conditions that may arise and to identify potential problems early.

5.7 TAB E: PROJECT PLAN

Special Inspection and Materials Testing Project Methodology

Blackburn's methodology to complete successful special inspections and materials testing projects include:

- **We Take A Partnering Approach:** Blackburn pursues and develops excellent relationships inside and outside our firm. These relationships are the key to our success and our clients' success. We encourage open and frequent communication between all parties regarding known or potential project issues and constraints. We provide timely and effective support and solutions.
- **Flexible Staffing:** We can reduce or decrease inspection/testing staff quickly to meet the needs of the City.
- **Thorough And Timely Documentation And Action:** We require thorough and timely reports by our staff to accurately document conditions on every project. We track all non-conformance testing and inspection items and work diligently with the City and the contractor to resolve these issues as soon as possible. Once all work is satisfactorily complete, we prepare a summary letter.
- **Experienced Staff:** Our inspection/testing staff is experienced at overseeing multiple projects, which allows us to cover more with less resources.
- **Engineering Support:** Our flat organizational structure provides our Director of Construction Services and field personnel with direct and quick access to senior engineers to resolve problems in an effective manner, preventing unnecessary construction delays and added cost.
- **Cross-Trained Technicians:** Our field technicians are cross-trained and certified to test concrete, soils, and hot mix asphalt. We can dispatch one technician to test all materials, which saves time and money.
- **Daily Field Report Control:** Blackburn equips field staff with laptops and cellular WIFI connection devices. This enables each inspector/tester to complete and transmit draft field reports and test results electronically daily. Blackburn's Project Manager reviews each draft daily field report, and submits final, signed reports for each project. Laboratory test results will be reviewed by our Laboratory Manager and/or Project Manager prior to being transmitted electronically to City representatives on a timely basis.

Equipment and Training

Our technicians are ACI and Caltrans certified, and Blackburn will provide laptops, cellular WIFI connections, company, vehicles, and the proper sampling equipment to perform the work. All equipment and material needed for testing will be supplied to our technicians for the duration of the project.

Invoicing Procedures

Blackburn will provide invoicing that meets the City's needs regarding format and content. We can customize invoicing for individual projects as needed if there are special requirements such as certified payroll and other federal funding requirements. At a minimum, Blackburn will provide invoices to the City monthly that will include the following:

- Project Name
- Date of service
- Citywide Project Number
- Types of services performed,
- Staff who performed the task
- Invoice Number
- Test rate, and/or hourly rate

Blackburn will provide a separate invoice for each project.

Project Closeout

After completion of each project, Blackburn will keep electronic and hard copy files of all relevant information regarding each project. Blackburn can provide summary letters of work performed, test results, and lab results if requested.

EXHIBIT "B"

Auburn Main Office:
11521 Blocker Drive, Suite 110
Auburn, CA 95603
(530) 887-1494, Fax (530) 887-1495

West Sacramento Office:
2491 Boatman Avenue
West Sacramento, CA 95691
(916) 375-8706, Fax (916) 375-8709

BLACKBURN CONSULTING
www.blackburnconsulting.com

Fresno Office:
4186 W. Swift Avenue, Suite 107
Fresno, CA 93722
(559) 438-8411, Alt. (559) 276-4246

2022 SCHEDULE OF FEES - City of Roseville On-Call

Geotechnical ▪ Geo-Environmental ▪ Construction Services ▪ Forensics

PROFESSIONAL HOURLY RATES:

Senior Project Manager	$220	Construction Manager	$180
Principal	$251	Clerical	$100

SPECIAL INSPECTION PERSONNEL HOURLY RATES:

Prevailing Wage

	Regular	Saturday/OT	Sunday/Holiday/2x
Special Inspector/Group 2	$183	$212	$241
Special Inspector/Group 2 (2nd shift)	$196	$228	$261
Materials Tester/Group 3	$166	$191	$217
Materials Tester/Group 3 (2nd shift)	$178	$205	$233

Non-Prevailing Wage

	Regular	Saturday/OT	Sunday/Holiday/2x
Special Inspector	$144	$171	$199
Materials Tester/Group 3	$121	$148	$176

MINIMUM BASIC CHARGES:

Outside Equipment & Services	Cost plus 15%
Technician Services	Charge includes time from office and return to office, minimum charge - 2 hours
Overtime	Before 7:00am or after 4:00pm
Report Copies	4 Report copies provided

EQUIPMENT: *(personnel not included)*

Hand Sampling Equipment	$284 / Day	Double Ring Infiltrometer Equipment	$314 / Day
Nuclear Moisture/Density Testing	$18 / Test	Level Survey Equipment	$269 / Day
6" Sand Cone Testing	$49 / Test	Pachometer	$137 / Day
12" Sand Cone Testing	$198 / Test	Rock Point Load Test Equipment	$137 / Day
Coring Bit Charge	$49 / Core	Roto Hammer	$132 / Day
Coring Machine	$274 / Day	Schmidt Hammer	$112 / Day
Dynamic Cone Penetrometer	$284 / Day	Torque Wrench	$76 / Day
Electrical Resistivity Equipment	$259 / Day	Seismic Refraction:12 Channel	$487 / Day
Generator	$76 / Day	MASW Survey Equipment	$487 / Day
Groundwater Level Indicator	$71 / Day	Traffic Control/Safety	$314 / Day
Inclinometer Survey Equipment	$659 / Day	Concrete Vapor Emission Test Kit	$41 / Ea
pH Test Strip Package	$61 / Ea		

Revised 05/11/2022

Auburn Main Office:
11521 Blocker Drive, Suite 110
Auburn, CA 95603
(530) 887-1494, Fax (530) 887-1495

West Sacramento Office:
2491 Boatman Avenue
West Sacramento, CA 95691
(916) 375-8706, Fax (916) 375-8709

Fresno Office:
4186 W. Swift Avenue, Suite 107
Fresno, CA 93722
(559) 438-8411, Alt. (559) 276-4246

BLACKBURN CONSULTING
www.blackburnconsulting.com

2022 SCHEDULE OF FEES - City of Roseville On-Call

Geotechnical ▪ Geo-Environmental ▪ Construction Services ▪ Forensics

SOIL CLASSIFICATION		
#200 Sieve Wash	Construction Manager	$127
Sieve Analysis to #200	ASTM D6913, CAL 202	$196
Standard Hydrometer with Sieve Analysis	ASTM D422	$385
Plasticity Index	ASTM D4318	$279
Specific Gravity - Soils	AASHTO T100	$122
MOISTURE / DENSITY		
Moisture Content	ASTM D2216, CAL 226	$46
Moisture/Density		$86
SOIL COMPACTION		
Standard Proctor (*4" or 6" mold*)	ASTM D698	$350
Modified Proctor (*4" or 6" mold*)	ASTM D1557	$350
California Impact	CAL 216	$350
Check Point (*Standard or Modified*)		$162
VOLUME CHANGE		
One-Dimensional Consolidation	ASTM D2435	$553
(6 load increments, includes 2 time rate curves and 2 rebound decrements)		
Additional Load or Rebound Decrement		$39/ea
Additional Time Rate Curves		$120/ea
Expansion Index	ASTM D4829	$279
One-Dimensional Settlement Swell	ASTM D4546	$248
STRENGTH		
Unconfined Compression	ASTM D2166	$162
Compression, Rock *Prep & Photos included*	ASTM D7012	$188
Rock Point Load (up to six points)	ASTM D5731	$76
California Bearing Ratio (CBR), with curve	ASTM D1883	$862
California Bearing Ratio (CBR), without curve	ASTM D1883	$517
Resistance Value	CAL 301, ASTM D2844	$380
Direct Shear: *(per point)*		
Undisturbed	ASTM D3080	$218
Remolded	ASTM D3080	$279
Triaxial Compression: *(per point) Photos of failure upon request*		
Undrained, Unconsolidated w/out Pore Pressure	ASTM D2850	$198
Consolidated, Undrained w/ Pore Pressure Measurements	ASTM D4767	$573
Consolidated, Drained		$821
Consolidated, Undrained, no Pore Pressure Measurements		$324
Specimen Remolding		$127

** Client requests for rush testing require pre-approval and 20% surcharge.*

CORROSIVITY ANALYSIS		
Corrosion Analysis Package	CAL 643, 417, 422	$355
Includes Soil Resistivity, Soil pH, Sulfates / Chlorides. Minimum size is 1,000 grams		
pH	CTM643	$46
Resistivity	CTM643	$149
PERMEABILITY		
Flex-wall Permeability	ASTM D5084	
Either Constant head or Falling Head / rising Tail Water. Method depends on soil type		$507
Each Additional Effective Stress		$127
Specimen Remodeling		$125
TREATED SOIL TESTS		
% Lime for Stabilization - per point (%)	ASTM D6276	$142
pH of Soil	CTM643	$46
Modified Proctor	ASTM D1557	$416
Unconfined Compression Test	ASTM D5102	$233
One Dimensional Swell	ASTM D4546	$233
AGGREGATES		
Bulk Specific Gravity - Course & Fine Aggregate	ASTM C127 & 128, CAL 206, 207	$122
Coarse Durability	CAL 229	$208
Fine Durability	CAL 229	$208
Sand Equivalent	CAL 217, ASTM D2419	$145
Cleanness Value	CAL 227	$196
Moisture Content	CAL 226/370	$112
Percent of Crushed Particles (per size fraction)	CAL 205	$183
Fine Aggregate Angularity	AASHTO T304, Method A	$183
Flat and Elongated Particles (per size)	AASHTO D 4791	$183
Combined Grading 1" through no. 200	CAL 201/202	$195
Bin Grading (First 2 Bins)	CAL 201/202	$195
Each Bin Thereafter		$76
LP-9 (RAP) Burn	LP-9, CT382	$122
ASPHALT		
Bulk Specific Gravity - Compacted Hot Mix Asphalt	CAL 308	$61
Theoretical Max Specific Gravity (Rice)	CAL 309	$213
LTMD (Set of 5)	CAL 375	$421
Binder Content		
Ignition Oven Correction Factor	CAL 382	$360
Ignition Oven	CAL 382	$213
Solvent	AASHTO T164	$269
Stability (Set of 3)	CAL 366	$375
Void Content		
With Stability and Rice	CAL 367	$41
CONCRETE & MASONRY		
Concrete Compression Test 6" x 12" or 4" x 8"	ASTM C39	$41
Masonry or Grout Compression		$59
Compression Test of Cored Concrete Spec. (per core)		$132
Compression Test of Shotcrete Cores (per core)		$166

Other Tests Quoted Upon Request

** Client requests for rush testing require pre-approval and 20% surcharge.*

MID PACIFIC ENGINEERING, INC.
2022 Prevailing Wage Schedule of Fees – West Sacramento Office

LABOR	Rate per Hour
Field Testing and Inspection Technician (Concrete)	$120
Field Testing and Inspection Technician (Soils, Anchors and Miscellaneous Inspections)	$130
Senior Field Testing and Inspection Technician (Welding, Bolting and Masonry)	$140
Senior Field Testing and Inspection Technician (Non Destructive Testing)	$150
Managing Technician	$150
Laboratory Technician	$105
Draftsperson	$100
Staff Engineer/Geologist	$145
Project Engineer/Geologist	$165
Senior Engineer/Geologist	$185
Principal Engineer	$205

Overtime and Double Time, including travel, (work beyond 8 hour days, weekends and Holidays) will be billed at a rate of 1.5 and 2 times the hourly rate presented above, respectively. A 2-hour minimum charge will apply on all projects. A 4-hour minimum charge will apply on Saturday and Sundays. An 8-hour minimum charge will apply on Holidays.

LABORATORY TESTING Soil and Aggregate	Rate per Test
Absorption of Sand or Gravel	$80
Aggregate Unit Weight	$75
Aggregate Crushed Particles	$125
Atterberg Limits	$200
California Impact Method 216	$275
Compaction Curve	$280
Consolidation Test	$655
Corrosion Testing	$185
Direct Shear Test	$180
Durability	$210
Expansion Index	$210
Grain Size Analysis - Total Sieve (200, Fine and Coarse)	$275
Grain Size Analysis - Fine or Coarse Sieve	$130
Grain Size Analysis - Soils Finer than No. 200	$120
Grain Size Analysis - Hydrometer	$200
Moisture Content	$50
Permeability	$440
Resistance Value - Untreated	$385
Resistance Value - Treated with Lime or Cement	$440
Sand Equivalent	$180
Specific Gravity	$150
Triaxial Shear - Undisturbed	$435
Triaxial Shear - Remolded	$530
Unconfined Compression Test	$145
Unit Weight and Moisture Content - Undisturbed Sample	$55
Unit Weight and Moisture Content - Loose Sample	$80
Concrete and Masonry	
Compression Testing - Concrete 4x8 or 6x12	$40
Compression Testing - Grout, Mortar or CLSM	$55
Compression Testing - Masonry Unit or Brick	$75
Compression Testing - Masonry Prism	$220
Compression Testing - Concrete Core Including Trimming	$65
Compression Testing – Shotcrete Core	$70
Compression Testing - Hold Sample	$35
Flexural Strength – 6" x 6" concrete beam	$150
Length Change of Hardened Concrete - Batching, Compression Testing and Shrinkage Measurement	$1325
Length Change of Hardened Concrete - Shrinkage Measurement	$465
Masonry Unit Linear Shrinkage, Absorption and Moisture	$585
Splitting Tensile Test – 6" x 12" Cylinders	$75
Trial Batch – Compression Testing set of 5	$700
Reinforcing and Structural Steel	
Anchor Bolt or Prestressing Strand Tensile Strength	$100
Fire Proofing Unit Weight	$70
Machining of Special Fittings, Fixtures or Tensile Coupons - per hour	$100
Rebar Tensile and Bend 1 - 7 bar	$145
Rebar Tensile and Bend 8 - 14 bar	$200
Structural Bolt Set Tensile and Hardness	$410
Please contact our office for laboratory testing not listed on this fee schedule	Quote

MISCELLANEOUS	
Mileage – Billed Portal to Portal	$0.80/mile
Per Diem	$190/day
Outside Services	Cost +20%
Final Report of Inspection	$400
Department of Idustrial Relations Wage Reporting	$180/month

TIMBER PRODUCTS ®

City of Roseville
On-Call Special Inspection and Materials Testing Services

2022 Cost Proposal

Glu-lam Inspection Services

- Work Time - $150/ hr.
- Travel Time - $150/hr.
- Mileage - $0.55/mi.
- Meals – Invoiced on a $41 per diem
- Hotels – Passed through to the customer

COUNCIL COMMUNICATION

CC #: 2228
File #: 0704

Title:	Roseville Sports Complex - Professional Design Services Agreement Amendment
Contact:	Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council adopt a resolution to approve the First Amendment to Professional Design Services Agreement for Design and Construction Document Preparation for the West Roseville Soccer Complex with Verde Design Inc., and authorize the City Manager to execute the agreement.

BACKGROUND

The West Roseville Sports Complex is located on Westbrook Boulevard just south of Blue Oaks Boulevard. The original 25-acre park site, combined with a smaller 3-acre park site immediately to the north, was intended to be developed as a regional sports complex featuring up to six multi-use rectangular fields.

In March 2021, a Request for Qualifications/Proposals was issued seeking experienced professional landscape architectural design firms to submit their qualifications and proposals for professional design services for the West Roseville Soccer Complex. Two responses were submitted.

After a panel review and based on the firm's methodology, sports complex project experience, familiarity with the City standards and development processes and technical expertise, Verde Design Inc. was selected.

The original agreement amount was approved by Council in July 2021 for $826,245.

In December 2021, Council approved a Purchase and Sales Agreement to purchase 20 acres of property directly to the south of the Sports Complex in order to expand the planned six field complex to a ten field complex. With the work already underway, the additional land purchase expanded the scope of services and therefore staff is seeking approval of the Professional Design Services Agreement Amendment of $421,340. Because of the current work, this amendment meets the criteria of a sole source contract as approved by both the City Manager and City Attorney. If approved, the total agreement amount will be $1,247,585.

FISCAL IMPACT

Work performed under this professional design agreement and amendment will be paid from West Roseville citywide park funds allocated in FY2014-15 toward this capital improvement project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

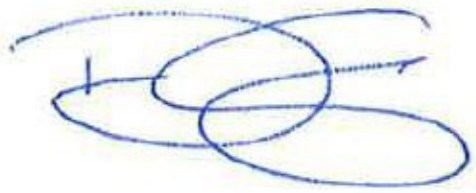
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal D - Enhance economic vitality
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Tara Gee, Park Planning & Development Superintendent

Jill Geller, Parks, Recreation & Libraries Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

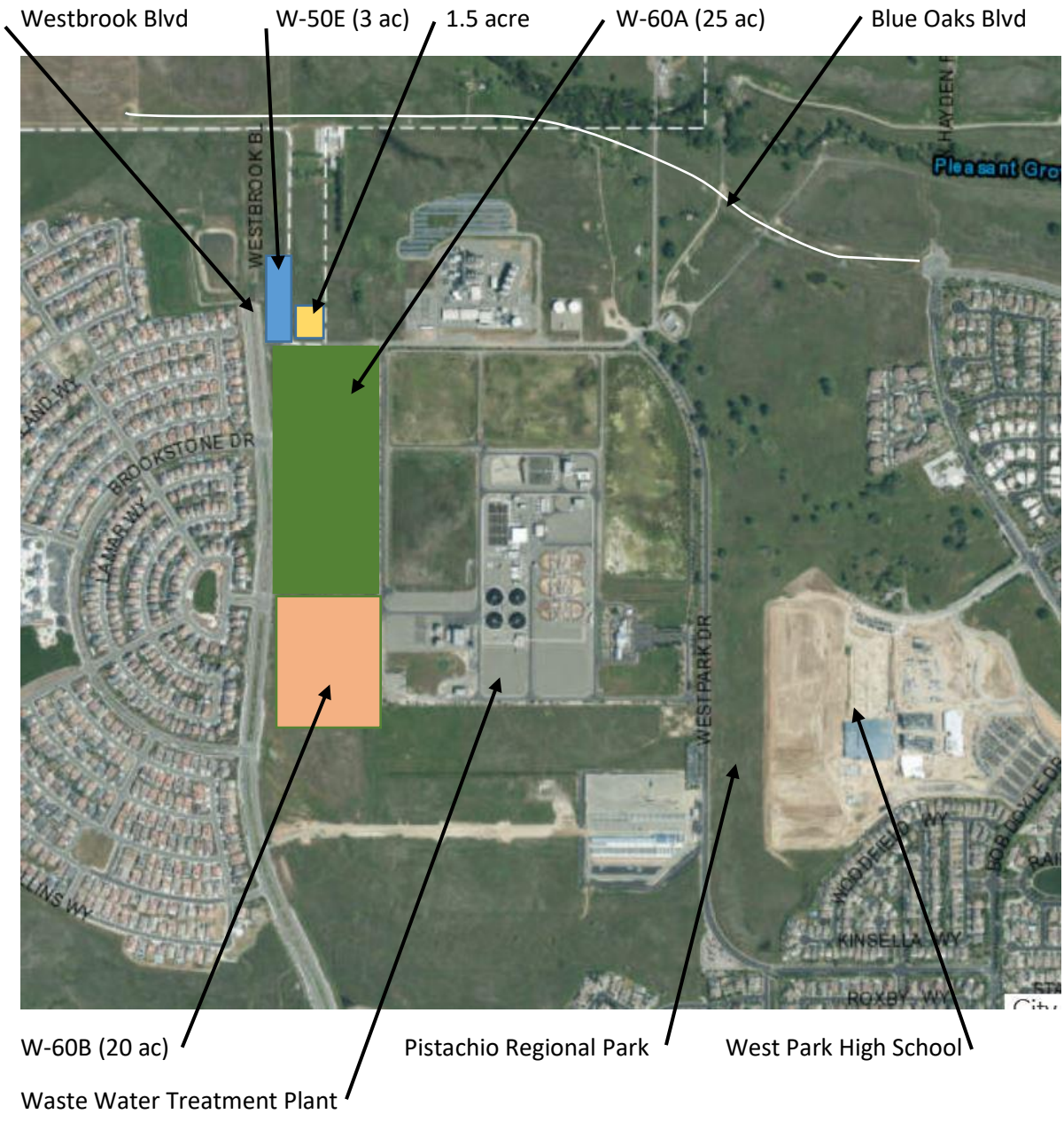
Vicinity Map

Resolution 22-287

Professional Services Agreement Amendment - Verde

Regional Soccer Complex

Vicinity Map



RESOLUTION NO. 22-287

APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND VERDE DESIGN, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a First Amendment to Professional Design Services Agreement for the Design and Construction Document Preparation for the West Roseville Soccer Complex Project, by and between the City of Roseville and Verde Design, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO

PROFESSIONAL DESIGN SERVICES AGREEMENT

Project: Design and Construction Document Preparation for the West Roseville Soccer Complex

THIS FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Verde Design, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated July 7, 2021 ("Agreement") regarding design and construction document preparation for the West Roseville Soccer Complex ("Project");

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated May 3, 2022, which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services; and

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay four hundred twenty-one thousand three hundred forty dollars ($421,340), in consideration of the additional services as set forth in Exhibit "A" to the First Amendment to Agreement. This brings the total not to exceed contract amount to one million two hundred forty-seven thousand five hundred eighty-five dollars ($1,247,585)."

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

VERDE DESIGN, INC., a California corporation

BY: _____
its: Secretary

and

(SIGNATURES CONTINUED ON NEXT PAGE)

ATTEST:

BY: _____
its: _____

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JILL GELLER
Parks, Recreation & Libraries Director

EXHIBIT “A”

VERDE DESIGN

1843 Iron Point Rd, Suite140
Folsom, CA 95630
t 916.415.6554 f 408.985.7260
www.VerdeDesignInc.com

May 3, 2022

Mrs. Tara Gee
City of Roseville Parks, Recreation and Libraries
316 Vernon Street
Roseville, CA 95678

SUBJECT: Additional Service Request 001- Expansion of Soccer Complex and Accessible Playground
Roseville Soccer Complex
Verde Design Project No. 2103801

Dear Tara,

Verde Design has previously been retained to develop a twenty (20) acre parcel for the Roseville Soccer Complex. The City has acquired an additional twenty (20) contiguous acres on the southern end of the site to expand the Roseville Soccer Complex. The City of Roseville is requesting additional design and engineering services related to the design of the larger complex between 8-10 fields, parking to accommodate the added fields, maintenance yard building, and the addition of an all-inclusive playground operating independent of the soccer complex and having a budget of around $3.5 million dollars the overall. Soccer complex has a target budget of around $35 million with this expansion.

Our original scope and contract for the playground was based on a $1 million dollar budget. Our fee was based on past park projects that we had designed for the City of Roseville. The playground elements included an upper and lower age play structure with bark surfacing, site furnishings, shade structure and would be designed on a level elevation. The playground program has now changed to be an all-inclusive design with a budget of $3.5 million dollars.

The larger budget allows for more creative and more complex solution such the use of elevation changes and small hillsides where the kids can climb up and down. There will be various types of surfaces that will be designed and coordinated with the play elements. These materials can be synthetic, rubberized playground surfacing and, and bark the combination of these requires additional detailing. Additional material boards, theming and customization will be needed for review and approval.

To obtain a more holistic design for the play elements this will also require (2) two additional meetings with the district, along with one public meeting to review the style and layout of play components. This will better understand the demographic of the usurers and will meet their needs with well thought out design components. The playground will require intensive through design on multiple layers of accessibility and components and how they relate to the identified programing elements for the end users, the design will also take a longer time to construct. We believe an all-inclusive playground should also have some graduated level of more traditional play elements to allow opportunities for new challenges for user groups as well.

This additional service covers the additional work for Verde Design and our subconsultant team including the electrical, structural engineer, architectural and the surveyor. The survey to include topographic survey, property line, rights of way and easements along with ALTA/NSPS land title survey, underground utility locating services and title report. The fees are broken down on the attached fee sheet but are summarized below

Expansion of Soccer Complex

Verde Design	
Verde Design	$181,500
Subconsultant Fees:	
Surveyor	$ 36,300
Electrical Engineer	$ 47,575
Architectural Engineer	$ 22,220
Structural Engineer	$ 12,090
Subtotal Fee	**$ 118,185**
Total Expansion Soccer Fee	**$ 299,685**

Accessible Playground

Verde Design	$ 121,655
TOTAL NOT TO EXCEED FEE	**$ 421,340**

Tara, this proposal is considered an addition to the original contract, if this proposal meets with your approval, please have the authorized representative sign this proposal as identified below. Thank you.

Respectfully submitted,
Verde Design, Inc.

Mark S. Baginski RLA LEED AP
Principal
cc: Verde Design Distribution

PROPOSAL APPROVED BY:
City of Roseville Parks, Recreations and Libraries

_____ _____
Date

COUNCIL COMMUNICATION

CC #: 2229
File #: 0704 & 0400-04-12-1

Title:	Solaire Park (WB-50) - Award of Contract
Contact:	Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution to approve a design-assist construction agreement with Carter/Kelly, Inc. for the Solaire Park project, and authorize the City Manager to execute it on behalf of the City.

BACKGROUND

Solaire Park (formerly WB-50) is an 8.74-acre park site located in the Westbrook area of Sierra Vista off of Solaire Drive near Silver Spruce Drive. Development of the park is being performed as a Design-Assist-Build contract. This delivery model was chosen in order to achieve a higher level of cost controls, be more efficient in ensuring timelines for completion and to minimize change orders through early collaboration with a contractor.

A Request for Proposals (RFP) for contractors was issued using 30% completion of construction drawings developed by Callander Associates Landscape Architecture, Inc. under a separate Design-Assist-Build Professional Design Agreement that was approved by Council at the July 21, 2021 meeting along with the park master plan. The 30% construction drawings included in the RFP for construction include a children's play and swing area, shaded picnic area, a baseball/softball field, a restroom, a game area with game tables, an exercise pod area, multi-use turf, a perimeter walkway connecting to the adjacent elementary school and educational signs (about the solar system). The Design-Assist Construction RFP is broken into two phases: pre-construction services which include design refinement and value engineering, and the second phase is defined as construction.

Proposals for the RFP were received March 9, 2022, with Carter/Kelly, Inc. submitting the sole response to the RFP, with an estimated Guaranteed Maximum Price (GMP) of $1,620,438 based on the City-directed 30% drawings and a City-directed hard cost construction estimate of $1,125,000, plus contractor's Cost Proposal. Following preconstruction services and further development of the Scope of Work, and when Construction Documents are 90% complete, a revised GMP will be presented for City approval to be incorporated by Change Order.

Given the rise in construction costs and labor and manufacturing challenges, it is anticipated that

full build-out of the master plan will not occur. The value engineering component of this contract will help identify what can be constructed within the budgeted amount. Once identified, staff will inform the community of any required changes.

FISCAL IMPACT

Funding for construction of the park was included in the FY2021-22 CIP budget through the Westbrook Park Development Fund (Fund 3318). The total budget for construction of Solaire Park $1,825,000, including all hard (construction) and soft (permits, design, inspection, etc.) costs. The funding source for maintenance is provided through the Westbrook Community Facilities District No. 2 (Public Services).

ENVIRONMENTAL REVIEW

Development of the WB-50 Neighborhood/School Park was previously evaluated in the Sierra Vista Specific Plan (SVSP) EIR (certified May 5, 2010, SCH No. 2008032115) and identified in the associated Sierra Vista Specific Plan. As proposed, construction of the WB-50 Neighborhood Park is within the scope of the project covered by the SVSP Final EIR. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including parks, pedestrian bridges, and bike trails, to the extent applicable. Because the project is consistent with the SVSP Final EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the SVSP EIR will be implemented during the design and construction of the WB-50 Neighborhood/School Park. Because the proposed project meets the requirements identified in Section 15183 of the State CEQA Guidelines, no additional CEQA review is required.

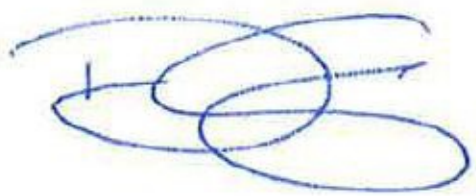
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Joel De Jong, Park Development Project Manager

Jill Geller, Director, Parks, Recreation & Libraries



Dominick Casey, City Manager

ATTACHMENTS:

Description

Vicinity Map

Resolution 22-288

Agreement

PLEASANT GROVE BL
MOON DREAM WY
ASTRONOMER WY
CLOUD BURST WY
SKY WATCH WY
STAR GATE DR
STAR TRAIL WY
COSMIC CT
SANTUCCI BL
SOLIS DR
DAYLIGHT DR
UNIVERSAL LN
DAYSTAR DR
AFTERLIGHT LN
ELEMENT LN
STARBURST LN
HEMISPHERE LN
COMPASS LN
TAURUS LN
ZODIAC LN
JUNO LN
DUSK LN
FIELDVIEW LN
ORBITAL LN
STARRY NIGHT LN
SUNGATE LN
VOYAGER CT
EQUATOR LN
GEMINI LN
EARTHLIGHT LN
LEO LN
OVERJOY LN
FULHAM WY
WESTBROOK BL
SOLAIRE DR
SOLAR FLARE WY
SUN DROP WY
FIRELIGHT DR
GOLDEN GLOW WY
SUN BEAM WY
SUNBELT PL
SUNBELT WY
Solaire Park (WB-50)
SPLENDOR LN
NEW MOON DR
MOONRAKER LN
SILVER SPRUCE DR
VOLANS PL
CONSTELLATION CI
MILKY WAY CI
SUPER MOON WY
VELA PL
NOVA PL
TITAN LN

RESOLUTION NO. 22-288

APPROVING A DESIGN-ASSIST CONSTRUCTION AGREEMENT, BY AND BETWEEN CARTER/KELLY, INC. AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Design-Assist Construction Agreement for the Solaire (formerly WB-50) Park project, by and between Carter/Kelly, Inc. and the City of Roseville, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

DESIGN-ASSIST CONSTRUCTION AGREEMENT
(PROJECT: Solaire (formerly WB-50) Park)

This Design-Assist Construction Agreement ("Agreement") is made and entered into this ____ day of _____, 20___, by and between the City of Roseville, a municipal corporation ("CITY") and Carter/Kelly, Inc., a California corporation ("CONTRACTOR").

RECITALS

WHEREAS, CITY has issued a Request for Proposals pursuant to which CITY solicited proposals from design-assist contractors to construct the Solaire Park project ("Project"); and

WHEREAS, CONTRACTOR has submitted a Proposal in response to RFP #13-106, dated March 9, 2022, attached hereto and made a part hereof as Exhibit F, and CITY has selected CONTRACTOR to provide design and construction services as set forth in this Agreement; and

WHEREAS, CONTRACTOR is ready, willing and able to perform the aforementioned services required in accordance with the terms and conditions of this Agreement; and

NOW, THEREFORE, CITY and CONTRACTOR agree as follows:

ARTICLE 1

DEFINITIONS

1.1 "Applicable Laws" means all laws, codes, ordinances, rules and regulations of governmental authorities having jurisdiction over the Site and/or the Work.

1.2 "Application for Payment" means the document prepared by CONTRACTOR and submitted to CITY showing CONTRACTOR's entitlement to progress payments, the requirements of which are more fully described in Section 5.3 hereof.

1.3 "Architect/Engineer" means a licensed professional(s) (and/or entity(ies)) retained by CITY, who provides architectural, design and/or engineering services as may be required by the Work. The Architect/Engineer shall be registered in the State of California and the architect and/or engineer of record for the Work pursuant to their design responsibilities. The Architect/Engineer may be substituted or replaced at the discretion of CITY.

1.4 "Authorized Representatives" means the Design-Assist Team and those individuals appointed by CITY and CONTRACTOR from time to time in accordance with the provisions of Section 3.1.1.

1.5 "Business Day" means any day when the office of the City Clerk of the City of Roseville is open for business.

1.6 "Certificate of Substantial Completion" means a certificate prepared by CONTRACTOR in accordance with Section 5.12 and forwarded to CITY.

1.7 "Certificate of Final Completion" means a certificate prepared by CONTRACTOR and forwarded to CITY stating that the Project is finally complete and that CONTRACTOR is entitled to Final Payment in accordance with Article 5 hereof.

1.8 "Change Directive" means a written order signed by CITY directing a change in the Work. A Change Directive shall state a proposed basis for adjustment, if any, in the GMP or Schedule. CITY may order changes in the Work within the general scope of the Contract, and a Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

1.9 "Change Order" means a written order signed by CONTRACTOR and CITY authorizing a change in the Work, which also may adjust the GMP and/or the Schedule, and which shall constitute a Modification. The GMP and/or Schedule may be changed only by Change Order.

1.10 "Change Proposal" means a proposal for a Change Order submitted by CONTRACTOR to CITY, either at the request of CITY, or at CONTRACTOR's own initiative.

1.11 "Construction Allowance Items" [reserved]

1.12 "Construction Documents" means the plans and specifications prepared by the Design-Assist Team for the Project, approved by CITY, and incorporated into this Agreement by reference after such approval, to be used to construct the Project. The Construction Documents shall set forth in detail all items necessary to complete the construction of the Project in accordance with the Contract Documents (subject to their completion following commencement of the Construction Phase). All amendments and modifications to the Plans and Specifications must be approved by CITY prior to incorporation into this Agreement. CONTRACTOR's attention is hereby directed to the confidentiality requirements of Section 2.2.

1.13 "Construction Notice to Proceed" means the notice given by CITY to CONTRACTOR stating that the Site is available to CONTRACTOR and directing CONTRACTOR to commence construction of the Project in accordance with Section 4.2.1.

1.14 "Construction Phase" means the period beginning with the issuance of the Construction Notice to Proceed and ending on the date of Final Completion of the Project.

1.15 "Construction Work" means that portion of the Work consisting of the provision of labor, materials, equipment and services in connection with the construction of the Project as set forth in the Contract Documents.

1.16 "Contingency Costs" means those items of Cost of the Work attributable to a contingency for which CITY is responsible and which are payable by CITY to CONTRACTOR pursuant to a Change Order as provided in Article 6.

1.17 "Contract Documents" means this 1) Agreement, 2) its Exhibits, and 3) the Construction Documents, all of which, together with this Agreement, form the entire integrated agreement between CITY and CONTRACTOR. In the event of a conflict between any of these documents, this Agreement controls, followed by its Exhibits.

1.18 "Contract" or "Agreement" means this Design-Assist Construction Agreement, its exhibits, and all amendments and/or modifications hereto executed by the parties.

1.19 "Contract Time" means the period of time, including authorized adjustments, allotted in the Schedule for the Final Completion of the Work.

1.20 "CONTRACTOR" means the individual or entity identified in the preamble to this Agreement.

1.21 "CONTRACTOR Event of Default" shall have the meaning set forth in Section 12.1 hereof.

1.22 "Cost of the Work" consists of those items of Work, which are paid for by CITY to CONTRACTOR, and consist of those categories of costs set forth as allowable on Exhibit A.

1.23 "CPM" means a critical path method schedule in the form of precedents, networks and time sequences.

1.24 "Day" or "Days" means calendar days.

1.25 "Delay Costs" means those items of Cost of the Work attributable to an Excusable Delay for which CITY is responsible and which are payable by CITY to CONTRACTOR pursuant to a Change Order as provided in Article 6.

1.26 "Design-Assist Team" includes the following: Architect/Engineer; CONTRACTOR; and/or others as coordinated by CONTRACTOR and CITY.

1.27 "Design Development Documents" means the drawings, specifications and other documents prepared by the Design-Assist Team for CITY's review and approval prior to the preparation of the Construction Documents. The Design Development Documents shall illustrate the scale and relationship of Project components, outline the nature and structural exterior and three dimensional scale of the Project and shall fix and describe in detail the configuration and character of the Project concerning all items of the Project necessary for the complete and final preparation of the Construction Documents in accordance with the requirements of the Contract Documents, including architectural and electrical systems, materials and such other elements as may be appropriate. CONTRACTOR's attention is hereby directed to the confidentiality requirements of Section 2.2.

1.28 "Design Materials" means any and all documents, shop drawings, electronic information, data, plans, drawings, sketches, illustrations, specifications, descriptions, models

and other information developed, prepared, furnished, delivered or required to be delivered by CONTRACTOR to CITY under the Contract Documents or developed or prepared by CONTRACTOR specifically to discharge its duties under the Contract Documents. CONTRACTOR's attention is hereby directed to the confidentiality requirements of Section 2.2.

1.29 "Design-Assist Work" means that portion of the Work consisting of the design-assist services required to be provided in connection with the Architect/Engineer's design of the Project as set forth in the Contract Documents, which shall be performed consistent with the standards of care set forth herein.

1.30 "Excusable Delay" shall have the meaning set forth in Section 4.4.2 hereof.

1.31 "Fee", if applicable, means the fee payable to CONTRACTOR pursuant to this Agreement and as part of the GMP, if shown on Exhibit A attached hereto.

1.32 "Final Completion" means the point at which the Work has been completed in accordance with the terms and conditions of the Contract Documents, including completion of all Punch list items.

1.33 "Force Majeure" means labor dispute (excluding labor shortage), fire, unusual delay in transportation or delivery, unavoidable casualty, flood (assuming CONTRACTOR has taken reasonable precautions), earthquake, epidemic, civil disturbance, war, freight embargo, riot, sabotage (by persons other than CONTRACTOR or Subcontractors), material shortage or any other similar act or condition, in each case only to the extent the event in question is beyond the reasonable control of and without the fault or negligence of CONTRACTOR.

1.34 "Governmental Approvals" means those CITY approvals necessary for the completion of the Project, including, but not limited to, modification of existing zoning, vacation of certain streets and/or alleys, and modifications to or variances from applicable building or zoning regulations.

1.35 "Guaranteed Maximum Price" or **"GMP"** means the amount set forth on Exhibit A hereto, which may be increased or decreased in accordance with the provisions of the Contract Documents.

1.36 "Hazardous Materials" means those items identified on Exhibit C hereto.

1.37 "Indemnified Parties" includes, but is not limited to, CITY, its agents, officers, employees, and volunteers.

1.38 "Liquidated Damages" means the damages payable by CONTRACTOR to CITY in the event CONTRACTOR does not achieve Final Completion of the Project by the date required on the Schedule, as adjusted, as more fully described in Section 4.6 hereof.

1.39 "Modification" means an amendment to this Agreement executed by the parties after the date hereof.

1.40 "Party" shall mean CITY or CONTRACTOR individually, and **"Parties"** shall mean CITY and CONTRACTOR collectively.

1.41 "Payment and Performance Bonds" means the payment bond and performance bond issued by an admitted Surety covering the faithful performance and completion of the Construction Work, including payment for all materials and labor furnished or supplied in connection with the Construction Work, by CONTRACTOR. Such bonds shall be in the form described in Exhibit E.

1.42 "Project" means the design and construction of the project described in the Recitals, together with all on-site infrastructure, site improvements and appurtenances to be designed, constructed and installed in connection therewith, as more fully set forth and described in the Contract Documents and as required thereby or reasonably inferred therefrom.

1.43 "Project Manager" means the person assigned by the director of the CITY administering department to monitor the Project and Work.

1.44 "Punch List" means those minor items of Work to be completed after Substantial Completion and prior to Final Completion, which do not prevent the Project from being used for the purpose for which it is intended and which will not prevent beneficial occupancy or use.

1.45 "Retention" means the amount withheld from progress payments from CITY to CONTRACTOR from time to time, as more fully described in Article 5 hereof.

1.46 "Schedule" means the schedule pursuant to the Proposal and/or other Contract Documents to which CONTRACTOR has agreed to complete the Work. The Schedule shall be adjusted pursuant to the provisions of the Contract Documents. In the event the Schedule is not contained within the Proposal, then CONTRACTOR shall provide to CITY, within fifteen (15) days of issuance of a notice to proceed by CITY, with a complete milestone schedule identifying, among other things, critical paths (if any) and total calendar days until Substantial and Final Completion. In the event the Schedule is contained in the Proposal, the start of the Schedule shall be adjusted by the CONTRACTOR to reflect the date of the Notice To Proceed.

1.47 "Scheduled Date of Substantial Completion" means the date CONTRACTOR has agreed to achieve Substantial Completion of the Project in accordance with the Schedule, as adjusted.

1.48 "Scope Change Costs" means those items of Cost of the Work attributable to changes in scope of the Work and payable by CITY to CONTRACTOR pursuant to a Change Order, as provided in Article 6.

1.49 "Separate Contractors" means those individuals or entities (including, but not limited to, concessionaires) who have entered into arrangements with CITY for the provision of labor, materials or other services in connection with the Project.

1.50 **"Site"** is the real property on which the Project will be located.

1.51 **"Subcontract"** means an agreement between CONTRACTOR and another person or entity engaged to perform a portion of the Work.

1.52 **"Subcontractor"** means an individual or entity who has entered into an agreement with CONTRACTOR or another Subcontractor for the provision of labor, materials or other services required to be performed by CONTRACTOR under the Contract Documents.

1.53 **"Substantial Completion"** means the stage in the progress of the Work when the Work or a designated portion thereof is sufficiently complete in accordance with the Contract Documents so that CITY may use the Project for its intended purpose.

1.54 **"Surety"** means one or more issuers of the Payment and Performance Bonds, each of which shall be admitted and licensed to do business in the State of California.

1.55 **"Unexcusable Delay"** shall have the meaning set forth in Section 4.4.

1.56 **"Work"** or **"Scope of Work"** means the Project, inclusive of all labor, materials and services required to be performed or provided by CONTRACTOR officers, employees, agents, Subcontractors or Suppliers pursuant to the provisions of this Agreement and its Exhibits (including, the entirety of Exhibit F).

ARTICLE 2
SCOPE OF WORK / PROJECT REQUIREMENTS

2.1 **Performance of Work.** CONTRACTOR shall perform the Work in accordance with this Agreement. CONTRACTOR covenants and agrees that it shall be responsible for performing and completing, and for causing all Subcontractors to perform and complete, the Work in accordance with the Contract Documents, standard professional and trade practices, and Applicable Laws. CONTRACTOR covenants that the Work and the materials provided thereunder shall be appropriate for the purposes stated in the Request for Proposal and Proposal. Although it is the responsibility of CONTRACTOR to conform the Work to Applicable Laws at all times, to the extent there is a change in one or more Applicable Laws after the date of execution of this Contract, and such change has the effect of increasing the cost or time of performance of the Work, such change may be the subject of a Change Order under the provisions of Article 6 hereof.

2.1.1. Noise and Night Work. CONTRACTOR shall comply with CITY's noise ordinance.

2.2 **Professional Standard; Ownership of Documents.**

2.2.1 **Standards of Performance.** The Work shall be performed by CONTRACTOR in accordance with the professional standards applicable to projects, buildings or work of

complexity, quality and scope comparable to the Work and the Project. CONTRACTOR may make such additions or substitutions to personnel and responsibilities as it deems necessary or appropriate in order to carry out its responsibilities hereunder, provided such personnel shall be suitably qualified. Nothing in this Agreement shall be construed to create any contractual liability with CITY toward any Subcontractor.

2.2.2 Design Documents and Materials, and Confidentiality.

2.2.2.1 CITY shall have unlimited rights to copy and use in connection with the Project all Design Materials, including the right to use same on the Project at no additional cost to CITY, regardless of degree of completion, provided that said services performed have been fully paid for as required by the terms of this Agreement. CONTRACTOR and its Sub-contractors shall keep all design documents confidential, and shall not disclose such documents except as may be required in performance of the Work or pursuant to legal process.

2.3 Local Conditions; Environmental Site Conditions.

2.3.1 Local Conditions. CONTRACTOR represents that it has taken steps reasonably necessary to ascertain the nature and location of the Work, and that it has investigated and satisfied itself as to the general and local conditions which are applicable to the Work such as (a) conditions bearing on transportation, disposal, handling and storage of materials; (b) the availability of labor, water, power and roads; (c) normal weather conditions; (d) observable physical conditions at the Site; (e) the surface conditions of the ground; and (f) the character of equipment and facilities needed prior to and during the performance of the Work. To the extent CONTRACTOR encounters subsurface or concealed conditions which differ materially from that actually known by CONTRACTOR on the date of this Agreement or from those ordinarily found to exist and generally recognized as inherent in the activities of the character provided in the Contract Documents; then CONTRACTOR shall give notice to CITY promptly before conditions are disturbed and in no event later than two (2) Days after the first observance of the conditions if a Change Order is contemplated by CONTRACTOR due to such condition. Such materially different conditions may entitle CONTRACTOR to an equitable adjustment in the GMP and/or Schedule pursuant to the Change Order provisions of this Agreement.

2.3.2 Hazardous Materials. The Parties' agreement as to the handling of Hazardous Materials discovered at the Site (and not brought there by CONTRACTOR or any Subcontractor) is set forth in Exhibit C hereto, and the only duties and responsibilities of CONTRACTOR in connection therewith are as therein specified, notwithstanding any other provision of this Agreement.

2.4 Design Development Documents and Construction Documents.

2.4.1 General. The Design-Assist Team understands that all construction documents, working drawings and specifications ("Submittals") must be coordinated with, and approved by, CITY prior to construction. CONTRACTOR shall allow CITY a minimum of fourteen (14) days for review of Submittals and corrections made thereto. CONTRACTOR shall work with the Design-Assist Team to prepare, for the approval of CITY, working drawings and specifications

setting forth in detail the requirements for the construction of the Project in its entirety including the necessary bidding information. CITY's review of the Design Development Documents and the Construction Documents shall not relieve CONTRACTOR from its responsibilities under this Agreement, or be deemed to be an approval or waiver by CITY of any deviation from, or of CONTRACTOR's failure to comply with, any provision or requirement of the Contract Documents, unless such deviation or failure has been identified as such in writing in the document submitted for approval by CONTRACTOR and approved by CITY. CONTRACTOR shall comply with all CITY construction standards as deemed applicable by the CITY. CONTRACTOR shall provide CITY with a complete, accurate, full size, and current set of as-built drawings in a hard copy acceptable to City prior to Final Completion.

The Architect/Engineer is the entity professionally responsible for the design of the Project. CITY acknowledges that CONTRACTOR is a general contractor and not an architect or engineer. Except with respect to any subcontractors of CONTRACTOR providing architectural or engineering services for the Project as design-build work, CONTRACTOR's review of or input for any design documents, or CONTRACTOR's recommendation for any design concepts, is made solely in CONTRACTOR's capacity as a licensed contractor and not as a licensed design professional. CONTRACTOR is not responsible for any errors in the design or failure of the design to comply with applicable laws, codes, rules and regulations, or lawful orders of public authorities. However, if CONTRACTOR observes any such nonconformity or errors it shall promptly notify CITY and the Architect/Engineer.

2.4.2 Reliance on Approvals. CONTRACTOR shall be entitled to rely on the approvals of CITY with respect to the Design Materials. If CITY revokes, modifies or otherwise changes in a material way its approval of a given system after such system has been designed and approved, or modifies the original Scope of Work in a material manner requiring modification to one or more systems which have been designed and approved, CONTRACTOR shall be entitled to a Change Order in accordance with the provisions of Article 6 hereof. No Change Order shall be issued to the extent such modification is due to the fault or neglect of CONTRACTOR.

2.4.3 Review of Contract Documents and Field Conditions. CONTRACTOR shall take field measurements and verify field conditions and shall carefully compare such field conditions and other information known to CONTRACTOR with the Contract Documents before commencing activities. CONTRACTOR shall perform the Work in accordance with the Contract Documents and submittals approved in accordance with the procedures set forth in this Agreement.

2.5 Legal Requirements. CONTRACTOR shall comply with Applicable Laws, and shall give applicable notices pertaining thereto. Except with respect to Governmental Approvals, CONTRACTOR shall prepare and file all documents required to obtain the necessary approvals of governmental authorities having jurisdiction over the Work and/or the Project and shall secure and pay for permits and governmental fees, licenses and inspections necessary for the proper execution of the Work and completion of the Project. Notwithstanding the foregoing, CITY has informed CONTRACTOR that fees in connection with building permits, street use permits, and similar permits relating to construction will be waived and are not to be included in the GMP. If

and to the extent charges in the future for such permits are imposed in the future, such charges shall be paid by CITY, or shall be the subject of a Change Order to the Contract in accordance with the Change Order provisions of this Agreement.

2.6 Services and Facilities.

2.6.1 General. CONTRACTOR shall provide everything required for the orderly progress and proper execution and completion of the Work and the Project in accordance with the requirements of the Contract Documents, whether temporary or permanent and whether or not incorporated or to be incorporated into the Work, including, but not limited to, services, labor, materials, equipment, furnishings, tools, construction equipment and machinery, utilities, transportation and other facilities and services.

2.6.2 Supervision. CONTRACTOR shall supervise and direct the Work in accordance with its best skill and attention. CONTRACTOR shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures. CONTRACTOR shall be responsible to CITY for the acts and omissions of, and whenever this Contract refers to the negligence, fault or omission of CONTRACTOR, such term shall include the negligence, fault or omission of, CONTRACTOR's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under an agreement with CONTRACTOR. CONTRACTOR shall not be relieved of obligations to perform the Work in accordance with the Contract Documents by tests, inspections or approvals required or performed by persons other than CONTRACTOR.

2.6.3 Coordination. CONTRACTOR shall coordinate construction requirements with governmental agencies, utilities, and all other parties either involved in infrastructure improvements or otherwise affected by the design and construction requirements.

2.6.3.1 Design-Assist Development Coordination. CONTRACTOR understands and agrees that all Design Development Documents and time schedules prepared by Architect/Engineer must be coordinated with CONTRACTOR and CITY. CONTRACTOR shall participate and provide recommendations in the development of the drawings and other documents to fix and describe the size and character of the Project in its entirety as to structural, and electrical systems, materials and other essentials in CONTRACTOR's capacity as a general contractor and not as a design professional, focusing on constructability and cost implications of the evolving design.

2.6.3.2 Construction Documents Coordination. [reserved]

2.6.4. Cooperation. CONTRACTOR shall cooperate with the Architect/Engineer, and CITY's financial, design and construction consultants and all other designated representatives during the design and construction of the Project.

2.6.5 Management. CONTRACTOR shall implement suitable management systems and work plans for the Project relative to Project safety, quality assurance and managing and controlling the Work.

2.6.6 Reports. CONTRACTOR shall prepare and submit to CITY monthly progress reports on the Work accomplished during the previous monthly period, which reports shall be prepared in a manner and in a format reasonably acceptable to CITY. Such reports shall be furnished at the time of submission of each monthly Application for Payment. As part of such report, CONTRACTOR shall provide an updated Schedule, including CPM, if any, illustrating the progress that has been made, by reference to the initial CPM, and specifying whether the Work is on schedule or behind schedule and actions being taken to correct Schedule slippage. The monthly report shall also set forth CONTRACTOR's projected progress for the forthcoming month.

2.7 Warranty. CONTRACTOR warrants to CITY that any and all materials, equipment and furnishings incorporated in the Work will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Construction Work will be free from defects not inherent in the quality required or permitted, and that the Construction Work will conform with the requirements of the Contract Documents. Construction Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective by CITY at its sole discretion.

CONTRACTOR shall warranty the Construction Work for a period of one-year commencing upon recording of the notice of completion. If within this one-year warranty period any of the Work is found to be defective or not in accordance with the requirements of the Contract Documents, CONTRACTOR shall correct it promptly after receipt of written notice from CITY to do so. CITY shall give such notice promptly after discovery of the condition. CONTRACTOR shall bear the cost of correction.

CONTRACTOR's attention is directed to Section 9.3 below regarding Warranty Bond requirements.

2.8 Taxes. CONTRACTOR shall pay, as Cost of the Work, all existing and future applicable federal, state and local sales, consumer, use and similar taxes, whether direct or indirect, relating to, or incurred in connection with, the performance of the Work (excluding taxes based on CONTRACTOR's income). In the event CONTRACTOR is obligated to pay any new or increased taxes or duties adopted after the date hereof, the amount of such new or increased taxes shall increase the GMP pursuant to the Change Order provisions of this Contract. In the event CONTRACTOR receives the benefit of a tax exemption or tax reduction taking effect after the date hereof, the amount of such exemption or reduction shall decrease the GMP pursuant to the Change Order provisions of this Contract

2.9 Access by CITY. CONTRACTOR shall afford CITY and its authorized designees access to the Project Site at all times, subject to reasonable prior notice for access outside of normal business hours.

2.10 Use of Site. CITY shall be permitted beneficial use of the Work.

2.11 Patents, Trademarks, Copyrights. CONTRACTOR shall pay, as a Cost of the Work, all-applicable royalties and license fees on any matters arising in connection with the Work. CONTRACTOR shall defend all suits or claims for infringement of patent, trademark, and copyrights against the Indemnified Parties, and shall save the Indemnified Parties harmless from loss on account thereof for any and all matters arising in connection with the Work or the Project (such costs to be paid as Cost of the Work), except with respect to any particular design process or the product of a particular manufacturer or manufacturers specified and required by CITY, other than pursuant to the recommendation or suggestion of CONTRACTOR or a subcontractor; provided however, if CONTRACTOR has reason to believe that the design, process or product so specified is an infringement of a patent, CONTRACTOR shall be responsible for any loss resulting unless CONTRACTOR has provided CITY with prompt written notice of CONTRACTOR's belief, and CITY has nevertheless elected to go forward with such design, process or product so specified.

2.12 Rubbish; Debris; Cleanup. During the performance of all on-site Work, CONTRACTOR shall at all times, as a Cost of the Work, keep the Site and adjacent streets, properties and sidewalks reasonably free from waste materials, debris and/or rubbish, and shall employ adequate dust control measures. If accumulation of such materials, debris, rubbish or dust constitutes a nuisance or safety hazard or is otherwise objectionable in the reasonable opinion of CITY, CONTRACTOR shall promptly remove them. Upon Substantial Completion of the Work, or any portion or component thereof, CONTRACTOR shall remove from the Site, or applicable portion thereof, all tools, construction equipment, machinery, surplus materials, waste materials and rubbish and shall leave the Site in a "broom clean" condition. If CONTRACTOR fails to clean up as provided in the Contract Documents, CITY may do so and the cost thereof shall be charged to CONTRACTOR as a Cost of the Work.

2.13 Permits, Fees and Notices. Unless otherwise provided in the Contract Documents, and subject to the provisions of Section 2.5 hereof, CONTRACTOR shall secure all permits, governmental fees, licenses and inspections necessary for the proper execution and completion of the Work. To the extent there is a change in the type or cost of any of such permits, fees, licenses or inspection occurring after execution of this Agreement, there shall be an equitable adjustment in the GMP and Schedule on account of such change in accordance with the Change Order provisions. CONTRACTOR shall comply with and give notices required by Applicable Laws.

2.14 Shop Drawings, Product Data, Samples and Other Submittals.

2.14.1 Documents and Samples at the Site. From and after commencement of the Construction Work, CONTRACTOR shall maintain at the site one record copy of the Construction Documents, and any and all amendments thereto, in good order and marked to record changes and selections made during the Construction Phase. In addition, CONTRACTOR shall maintain at the site approved shop drawings, product data, samples and similar required submittals. These shall be provided to CITY upon completion of the Work.

2.14.2 Shop Drawings, Product Data, Samples and Other Submittals.

2.14.2.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by CONTRACTOR, a Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

2.14.2.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by CONTRACTOR to illustrate materials or equipment for some portion of the Work.

2.14.2.3 Samples are physical examples, which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

2.14.2.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required the way CONTRACTOR proposes to conform the construction to the Construction Documents.

2.14.2.5 Submission of items listed in section 2.14.2.4. [reserved]

2.14.3 Responsibility. CONTRACTOR shall not be relieved of responsibility for the deviations from requirements of the Contract Documents by CITY's approval of Shop Drawings, Product Data, Samples or similar submittals unless CONTRACTOR has specifically informed CITY of such deviation at the time of the submittal and CITY has given written approval to the specific deviation. CONTRACTOR shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by CITY's approval thereof.

2.15 Tests and Inspections

2.15.1 Initial Tests and Inspections. Tests, inspections and approvals of portions of the Construction Work shall be made as required by the Contract Documents, Applicable Laws or normal construction practices and/or as directed by CITY. Unless otherwise provided, CONTRACTOR shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to CITY, or with the appropriate public authority. The costs of such tests, inspections and approvals shall be a cost paid by CONTRACTOR. CONTRACTOR shall give CITY timely notice of when and where tests and inspections are to be made so that CITY may observe such procedures. All costs of tests, inspections or approvals imposed upon CONTRACTOR by changes in Applicable Laws occurring after execution of this Agreement shall be an increase to the GMP in accordance with the Change Order provisions herein.

2.15.2 Additional Tests and Inspections. If CITY, or any other public authority having jurisdiction, determines that portions of the Construction Work require additional testing, inspection or approval beyond that required by subsection 2.15.1, CITY will instruct CONTRACTOR to make arrangements for such additional testing, inspection or approval by an entity acceptable to CITY, and CONTRACTOR shall give timely notice to CITY of when and where tests and inspections are to be made so CITY may observe such procedures. If such additional tests and/or inspections reveal failure of the portions of the Work to comply with the

requirements of the Contract Documents, the costs of such tests and required correction shall be paid as a Cost of the Work, subject to the limitations set forth in Section 2.22 hereof. If the additional tests and/or inspections show that the portions of the Work comply with the requirements of the Contract Documents, the costs thereof shall be an increase to the GMP in accordance with the Change Order provisions of this Agreement.

2.15.3 Required Certificates. Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by CONTRACTOR and promptly delivered to CITY.

2.1 5.4 Timing of Testing. Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

2.16 Execution, Correlation and Intent.

2.16.1 Execution of Agreement. Execution of this Agreement by CONTRACTOR is a representation that CONTRACTOR has visited the Site, become familiar with the local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

2.16.2 Intent of Contract Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by CONTRACTOR. The Contract Documents are complementary and what is required by one shall be as binding as if required by all; performance by CONTRACTOR shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

2.16.3 Organization of Materials. Organization of the Design Materials into divisions, sections and articles, and arrangement of drawings does not necessarily control CONTRACTOR in dividing the Construction Work among Subcontractors or in establishing the extent of Construction Work performed by any trade.

2.16.4 Meaning of Words. Unless otherwise stated in this Agreement, words which have well-known technical or construction industry meanings are used in accordance with such recognized meanings.

2.17 Labor and Materials; Liens (Stop Payment Notice Claims); Indemnity. Unless otherwise provided in the Contract Documents, CONTRACTOR shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. CONTRACTOR shall enforce strict discipline and good order among CONTRACTOR's employees, subcontractors, and other persons carrying out the Work. CONTRACTOR shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

CONTRACTOR shall not permit any Subcontractor, materialman, or laborer to place liens on the Project covering any portion of the Work for which CITY has made payment to CONTRACTOR. If any liens (e.g., stop payment notice claims) are imposed, CITY may withhold payment in the amount of 125% of the claim until such time an unconditional release is provided in a form satisfactory to CITY. CONTRACTOR shall indemnify, defend, and hold harmless CITY regarding any claim or lien that proceeds to, or is the subject of litigation. CITY may withhold payment(s) pending compliance with this provision.

2.18 Cutting and Patching.

2.18.1 Cutting and Patching of the Work. CONTRACTOR shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

2.18.2 Damage to Work of CITY or Separate Contractors. CONTRACTOR shall not damage or endanger a portion of the completed Work, fully or partially completed construction of CITY, or work or construction by Separate Contractor(s) by cutting, patching or otherwise altering such construction or work, or by excavation. CONTRACTOR shall not cut or otherwise alter such construction by CITY or a Separate Contractor except with written consent of CITY and of such Separate Contractor, such consent not to be unreasonably withheld.

2.19 Uncovering of Construction Work.

2.19.1 Uncovering. If a portion of the Construction Work is covered contrary to CITY's written request to observe such work prior to it being covered or contrary to requirements of the Contract Documents, it must, if directed in writing by CITY, be uncovered for CITY's observation and be replaced without change in the Schedule or GMP. The costs of such uncovering and replacement shall be Cost of the Work, subject to the limitation set forth in Section 2.22 hereof.

2.19.2 Covering of Work Requested to be Observed. If a portion of the Construction Work has been covered which CITY has not specifically requested to observe prior to its being covered, CITY may request to see such Construction Work and it shall be uncovered by CONTRACTOR. If such Construction Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be charged to CITY and shall increase the GMP. An appropriate time extension shall also be given. If such Construction Work is not in accordance with the Contract Documents, CONTRACTOR shall pay such costs as Cost of the Work, unless such condition was caused by CITY or a Separate Contractor in which event CITY shall be responsible for payment of such costs by appropriate Change Order, and an appropriate time extension shall also be given.

2.20 Correction of Work.

2.20.1 Work Rejected by CITY. CONTRACTOR shall promptly correct Construction Work rejected by CITY or failing to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed

or completed. CONTRACTOR shall bear the costs of correcting such rejected Construction Work, as a Cost of the Work, including additional testing and inspection and compensation for services and expenses of CITY made necessary thereby.

2.20.2 [Intentionally deleted].

2.20.3 Removal of Work. CONTRACTOR shall remove from the Site portions of the Construction Work, which are not in accordance with the requirements of the Contract Documents and are neither corrected by CONTRACTOR nor accepted by CITY. The costs incurred in removing such Work shall be a Cost of the Work, subject to the limitation set forth in Section 2.22 hereof.

2.20.4 Failure to Correct Nonconforming Work. If CONTRACTOR fails to correct nonconforming Construction Work within a reasonable time, CITY may correct it in accordance with the terms of this Agreement. If CONTRACTOR does not proceed with correction of such nonconforming Construction Work within a reasonable time fixed by written notice from CITY, CITY may remove it and store the salvageable materials or equipment at CONTRACTOR's expense. If CONTRACTOR does not pay costs of such removal and storage within ten (10) Days after written notice, CITY may, upon ten (10) additional Days written notice, sell such materials and equipment at auction or at private sale and shall account for the proceeds thereof, after deducting costs and damages that should have been borne by CONTRACTOR, including compensation for services and expenses made necessary thereby. If such proceeds of sale do not cover costs which CONTRACTOR should have borne, CONTRACTOR shall pay such excess to CITY. If such proceeds are in excess of the costs which CONTRACTOR should have borne, such excess shall be paid by CITY to CONTRACTOR. If such costs arise during the performance of the Work, such costs shall be charged against the Cost of the Work. If such costs arise after Substantial Completion, such costs shall be payable as provided in Section 5.1.

2.20.5 Damaged or Destroyed Work. CONTRACTOR shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of CITY or Separate Contractors caused by CONTRACTOR's correction or removal of Construction Work which is not in accordance with the requirements of the Contract Documents. If such costs arise during the performance of the Work, such costs shall be charged against the Cost of the Work. If such costs arise after Substantial Completion, such costs shall be payable as provided in Section 5.1.

2.20.6 No Limitation. Nothing contained in this section 2.20 shall be construed to establish a period of limitation with respect to other obligations which CONTRACTOR might have under the Contract Documents.

2.21 Value Engineering. CONTRACTOR shall suggest to CITY value engineering to reduce the cost of the Project, which CITY may accept at its sole discretion. To the extent that CONTRACTOR provides value engineering suggestions or comments with respect to the Project's design, CITY acknowledges that such services are advisory only and not professional design services. CITY shall refer all such suggestions and comments to the Architect/Engineer for review and evaluation prior to CITY's acceptance thereof. CITY shall cause the

Architect/Engineer to revise the Project's design documents to reflect all value engineering suggestions and comments accepted by CITY without delay or disruption to the timely and orderly progress of the Work, including revisions needed to address the impact of an agreed value engineering solution on other portions of the Work. The GMP and Contract Time shall be adjusted by Change Order promptly after CONTRACTOR's review and pricing of the change to the Work reflected in the revised design documents.

2.21.1 Subcontractors Bids. CONTRACTOR shall make recommendations to the Architect/Engineer regarding the appropriate quality of materials, equipment, component systems and types of construction for the most reasonable prices for inclusion in the Construction Documents, and CONTRACTOR shall also recommend to the Architect/Engineer and CITY reasonable adjustments in the scope of the Project so that the total cost bid by the bidding Subcontractors will not exceed the estimate.

2.22 Acceptance of Nonconforming Work. If CITY prefers to accept Work, which is not in accordance with the requirements of the Contract Documents, CITY may do so instead of requiring its removal and correction, in which case the GMP will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

2.23 Contractor Registration. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, CONTRACTOR and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONTRACTOR is hereby notified that this Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

ARTICLE 3
CITY'S RIGHTS AND RESPONSIBILITIES

3.1. Information and Services Required of CITY.

3.1.1 CITY Designation of Authorized Representative. Both Parties shall designate, from time to time, one or more representatives authorized to act on their behalf with respect to the Project, together with the scope of his/her respective authority. CONTRACTOR shall not be entitled to rely on directions from anyone outside the scope of that person's authority as set forth in written delegations pursuant to this Agreement. Directions and decisions made by Authorized Representative(s) of CITY shall be subject to any further approval(s) required by any provisions of CITY's Charter or the Roseville Municipal Code.

3.1.2 Communication. During the term of this Contract, CITY shall communicate with Subcontractors, suppliers and others performing any part of the Work only through CONTRACTOR's Authorized Representative.

3.1.3 Governmental Approvals. CITY shall be responsible for obtaining the Governmental Approvals. Any delay in obtaining the Governmental Approvals may entitle

CONTRACTOR to an equitable adjustment in the Schedule and GMP in accordance with the Change Order provisions of this Agreement, except to the extent such delay is due to the fault or neglect of CONTRACTOR.

3.2 [Intentionally deleted.]

3.3 [Intentionally deleted.]

3.4 Activities on the Site by CITY or Separate Contractors.

3.4.1 CITY's Right to Award Separate Contracts. CITY reserves the right to perform work or operations related to the Project, with CITY's own forces, and to award separate contracts to Separate Contractors in connection with other portions of the Project.

3.4.2 Integration of the Work with Separate Contractors. Following the request of CITY, CONTRACTOR shall prepare a plan in order to integrate the work performed by Separate Contractors with the performance of the Work, and shall submit such plan to CITY for approval. The plan shall be fair and reasonable for CONTRACTOR and the Separate Contractors, and CONTRACTOR shall work with the Separate Contractors to reach agreement on such plan. CONTRACTOR shall arrange the performance of the Work so that the Work and the work of the Separate Contractors are, to the extent applicable, properly integrated, jointed in an acceptable manner, and performed in the proper sequence so that any disruption or damage to the Work or to any work of Separate Contractors is avoided.

3.4.3 Coordination. CONTRACTOR shall provide for the coordination of the activities of CONTRACTOR and its Subcontractors with the activities of the Separate Contractors. CONTRACTOR shall participate with all Separate Contractors and CITY in reviewing and coordinating the schedules of the Separate Contractors with the Schedule. CONTRACTOR shall make any revisions to the Schedule deemed necessary to properly incorporate the work of the Separate Contractors with the Work. To the extent (a) the date of Substantial Completion is extended by such Schedule revision; (b) CONTRACTOR is required to perform its Work materially out of sequence, and in a manner which is not as efficient or cost effective as originally planned; or (c) the Scope of Work is increased, an equitable adjustment in the GMP and the Schedule shall be made in accordance with the Change Order provisions of this Agreement.

3.4.4 Use of Site. CONTRACTOR shall afford CITY and all Separate Contractors reasonable opportunity for storage of materials and equipment and performance of their work. CONTRACTOR shall also connect and coordinate its Work and operations with CITY and all Separate Contractors' operations as required by the Contract Documents. CITY shall direct the Separate Contractors to cooperate with CONTRACTOR and to avoid actions or omissions, which could interfere with or delay the activities of CONTRACTOR.

3.4.5 Deficiency in Work of Contractors. If part of CONTRACTOR's Work depends upon proper execution or results upon construction or operations by CITY or a Separate Contractor, CONTRACTOR shall, prior to proceeding with that portion of the Work, promptly

report to the Separate Contractor and CITY apparent discrepancies or defects in such other construction that would render it unsuitable for proper execution and results by CONTRACTOR. CONTRACTOR and the Separate Contractor shall use good faith efforts to resolve any such discrepancies or defects or any disagreements relating thereto. Failure of CONTRACTOR to report such discrepancies or defects shall constitute acceptance by CONTRACTOR of the work of Separate Contractors as fit and proper to receive CONTRACTOR's Work (except as to those defects or discrepancies that are not apparent).

3.4.6 Claims Involving Separate Contractors. In the event that CONTRACTOR unnecessarily and unreasonably delays the work of Separate Contractors by not cooperating with them as required hereby, or by not affording them reasonable opportunity to perform their work as stated herein, CONTRACTOR shall, in such event, pay, as Cost of the Work, all reasonable direct incremental costs and expenses incurred by such Separate Contractors due to any such delays. If any Separate Contractor shall assert a claim or bring an action against CITY alleging damage due to the fault or neglect of CONTRACTOR, CITY shall immediately notify CONTRACTOR, who shall defend such claim. If it is determined that CONTRACTOR was at fault, CONTRACTOR shall pay all costs of defense, including attorney's fees, as well as any resulting judgment or settlement, as a Cost of the Work.

3.5 Assignment of Separate Contracts. If CITY determines that it wishes to assign to CONTRACTOR one or more contracts between CITY and a Separate Contractor, it shall give CONTRACTOR written notice of such desire, including in such notice a copy of such contract for CONTRACTOR's review and approval. The Separate Contractor shall be fully qualified to perform the work under the to-be-assigned contract, shall possess the financial capability to perform its obligations under such to-be-assigned contract, and shall provide one hundred percent (100%) payment and performance bonds covering such work from sureties meeting the standards set forth in Section 1.53 hereof. Such contract shall contain provisions similar to those contained in CONTRACTOR's agreements with its Subcontractors with respect to liability, indemnification, retention, payment, labor, warranty, and other material items. Upon CONTRACTOR's approval of the assignment of such contract, which approval shall not be unreasonably withheld, delayed or conditioned, such Separate Contractor shall cease to be a Separate Contractor and shall thereafter be deemed to be a Subcontractor of CONTRACTOR, and the GMP shall be increased by Change Order in the amount of (a) such assigned contract, and (b) the additional Fee pursuant to the provisions of Section 6.5.1.

3.6 CITY's Right to Stop the Work. If CONTRACTOR persistently fails to correct Work which is not in accordance with the requirements of the Contract Documents and this Agreement or persistently fails to carry out the Work in accordance with the Contract Documents, CITY, by written order signed by CITY, may deliver a notice to CONTRACTOR setting forth that such a persistent and material failure is occurring and has occurred, and demanding that CONTRACTOR commence a cure of such persistent and material failure within twenty (20) Days and diligently pursue such cure thereafter. In the event that the cure is not commenced and pursued diligently, CITY may, by written notice to CONTRACTOR, order CONTRACTOR to stop the Work, or any portion thereof, until the use for such order has been eliminated; provided, however, that the right of CITY to stop the Work shall not give rise to a duty on the part of CITY to exercise this right for the benefit of CONTRACTOR or any other person or entity and shall

not give rise to any liability of CITY to CONTRACTOR resulting from any delay (except to the extent that such order is found to be improper).

3.7 CITY's Right to Carry out the Work. If CONTRACTOR defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven (7) Day period after receipt of written notice from CITY to commence and diligently continue correction of such default or neglect with diligence and promptness, CITY may after such seven (7) Day period give CONTRACTOR a second written notice to correct such deficiencies within such second seven (7) Day period. If CONTRACTOR within such second seven (7) Day period after receipt of such second notice fails to commence and diligently continue to correct any deficiencies, CITY, without prejudice to other remedies CITY may have, may correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due to CONTRACTOR the cost of correcting such deficiencies, including Compensation for additional services and expenses made necessary by such default, neglect or failure. If payments then or thereafter due to CONTRACTOR are insufficient to cover such amounts, CONTRACTOR shall pay the difference to CITY.

ARTICLE 4
TIME

4.1. Progress and Completion. Time limits stated in the Contract Documents are of the essence of this Agreement. By executing this Agreement, CONTRACTOR confirms that the Contract Time is a reasonable period of time for achieving Final Completion of the Work.

4.2 Schedule Obligations.

4.2.1 Contract Schedule and Notice To Proceed. CONTRACTOR shall provide a schedule as stated in Section 1.46. CONTRACTOR shall begin work pursuant to this Agreement and in accordance with the Schedule (as described in Exhibit F) within fifteen (15) calendar days of the date of issuance of a Notice To Proceed by CITY, unless extended at the request made to and at the sole discretion of City. CONTRACTOR shall update said schedule to commence from the date of this Agreement, and the overall timeline shall remain consistent with the original schedule. CITY may issue the Notice To Proceed within fifteen (15) days of full execution of this Agreement.

4.2.2 Prosecution of the Work. CONTRACTOR shall prosecute the Work so that the portion of the Work completed at any point in time shall be not less than as required by the Schedule. If the rate of progress is such that the total amount of Work and/or the degree of completion of the Project accomplished by CONTRACTOR within any time period required by the Schedule is less than the amount therein specified, CONTRACTOR shall so notify CITY. If the delay is an Unexcused Delay, CONTRACTOR shall prepare a recovery schedule for CITY's review and approval, showing how CONTRACTOR will compensate for the delays and achieve Final Completion by the date shown on the Schedule. If CONTRACTOR is unable to demonstrate how it will overcome Unexcused Delays, CONTRACTOR shall employ such extraordinary measures as are necessary to bring the Work into conformity with the Final

Completion Date set forth therein, the costs of which shall be a Cost of the Work and not exceed the GMP. If the delay is an Excusable Delay, CITY shall either (a) authorize an equitable extension in the Schedule to account for such delay, and equitably adjust the GMP on account of such delay, to the extent permitted by Article 6; or (b) request that CONTRACTOR prepare a recovery schedule showing how (if possible) CONTRACTOR can achieve Substantial Completion by the date shown on the Schedule (as modified), and equitably adjust the GMP in accordance with the Change Order provisions of this Agreement on account of any extraordinary activities required of CONTRACTOR on account of such recovery schedule. Schedule float (total float) shall be owned by CITY. As float is an expiring resource, if the Work is delayed on the critical path due to a delay caused by the CONTRACTOR and/or Architect/Engineer, the CONTRACTOR may not use any float created by such a delay on any other path without the express written approval of CITY.

4.3 Pre-construction Activities. Within thirty (30) Days after execution of this Agreement, CONTRACTOR shall submit to CITY for review a detailed schedule of pre-construction activities, by expanding the pre-construction activities set forth on the Schedule. This pre-construction schedule shall be prepared using the CPM, and shall show in sufficient detail the starting and completion times sequences of Subcontract award activities of CONTRACTOR, and identify all interface activities of CITY.

4.4 Extensions of Time.

4.4.1 General. An extension in the scheduled date of Final Completion will only be granted in the event of Excusable Delays affecting Work activities on the critical path.

4.4.2 Excusable Delays. Subject to 4.4.1 and 4.5.2, to the extent any of the following events results in an actual delay in the Work affecting Work activities on the critical path, such shall constitute an **"Excusable Delay"** (to the extent not set forth below, a delay will be considered an **"Inexcusable Delay"**).

4.4.2.1 Failure or inability of CITY to make available any or all of the Site in accordance with the requirements of the Schedule.

4.4.2.2 Failure or inability of CITY or CONTRACTOR to obtain necessary zoning changes, variances, code changes, permits or approvals from any governmental authority, or failure to obtain any street or alley vacations required for the performance of the Work, except to the extent due to the fault or neglect of CONTRACTOR.

4.4.2.3 Delays resulting solely from the acts or omissions of Separate Contractors; provided however, only to the extent Separate Contractors perform their work improperly and not in accordance with any applicable critical path schedule.

4.4.2.4 Delays resulting from Force Majeure.

4.4.2.5 Differing, unusual or concealed site conditions that could not reasonably have been anticipated by CONTRACTOR in preparing the Schedule.

4.4.2.6 Delays resulting from the existence or discovery of Hazardous Materials on the Site not brought to the site by CONTRACTOR or any Subcontractor.

4.4.2.7 Delays resulting from changes in Applicable Laws occurring after the date of execution of this Agreement.

4.4.2.8 Delays occurring solely due to the acts or omissions of CITY and those within the control of CITY, including, but not limited to, Separate Contractors.

4.4.2.9 Delays resulting from weather conditions, which shall be determined as follows: Should CONTRACTOR prepare to begin work at the regular starting time of any working day on which inclement weather, or the conditions resulting from the weather, prevents the Work from beginning at the usual starting time and the crew is dismissed as a result thereof and CONTRACTOR does not proceed with at least 75% of the normal labor and equipment force engaged in the current operations for at least 60% of the total daily time being spent, CONTRACTOR will not be charged for a working day, even if the conditions change during the course of the day. At the start of such days, CONTRACTOR shall notify CITY if CONTRACTOR believes that inclement weather or conditions resulting from the weather exist. A non-working day determination of such conditions shall be made by CITY, who will immediately notify CONTRACTOR.

4.4.2.10 Delays resulting from unproductive work days, which shall be determined as follows: When CONTRACTOR is prevented from working on current operations due to site conditions, CITY action, or force majeure for at least 60% of the total daily time on the controlling operations. Controlling operations are determined by the critical path method schedule described in the applicable CITY construction standards. The critical path schedule used in this determination shall be no more than thirty (30) days old. CONTRACTOR shall notify CITY if CONTRACTOR believes an unproductive work day exists upon discovery of such condition. A non-working day determination of such conditions shall be made by CITY, who will immediately notify CONTRACTOR.

4.4.3 Requirements for Schedule Amendment due to Excusable Delays. In order to obtain an extension of time due to an Excusable Delay, CONTRACTOR shall comply with the following requirements:

4.4.3.1 CONTRACTOR shall notify CITY of the Excusable Delay as soon as practicable, but in no event more than four (4) Business Days after CONTRACTOR becomes aware of the occurrence of the Excusable Delay. Such notice shall describe the Excusable Delay and shall state the approximate number of Days CONTRACTOR expects to be delayed. After the cessation of the Excusable Delay, CONTRACTOR shall notify CITY of the number of Days CONTRACTOR believes that its activities were in fact delayed by the Excusable Delay. In the event that the delay arises as a result of a Change Order request by CITY, the request for an extension of time contained in the resulting Change Order proposal shall be deemed sufficient for purposes of this subsection.

4.4.3.2 CONTRACTOR shall demonstrate to the satisfaction of CITY that the Excusable Delay in fact delayed the critical path for performance of the Work (by use of CPM analysis). Any delay that impacts the CPM will be presented to the Project Manager at the monthly meeting, and prior to completion of each activity.

4.4.4 Decision by CITY. Within thirty (30) Days after cessation of an event giving rise to either an Excusable Delay or Inexcusable Delay, the parties will use good faith efforts to agree on the extent to which the Work has been delayed and whether the delay is an Excusable Delay or an Inexcusable Delay. In the absence of agreement between the parties as to the then current status of Excusable Delays and Inexcusable Delays, CITY will provide CONTRACTOR with written notice of CITY's determination of the respective number of Days of Excusable Delay and/or Unexcusable Delay within ten (10) Days after receipt by CITY of CONTRACTOR's written request for such determination. The issuance by CITY of such a determination shall not, however, be deemed a concurrence by CONTRACTOR of the matters set forth therein, and CONTRACTOR may invoke the dispute resolution procedures with respect to such determination. Pending completion of dispute resolution procedures, CONTRACTOR may take such acceleration or other measures required on account of CITY's determination of Inexcusable Delay, and if completion of the dispute resolution procedures results in CITY's determination being changed to Excusable Delay, the costs associated with such measures shall be paid by CITY as an increase to the GMP in accordance with the Change Order provisions of this Agreement.

4.5 Adjustment in GMP on Account of Extensions of Time.

4.5.1 Certain Excusable Delays. Section 4.5 governs the extent to which CONTRACTOR is entitled to an extension of time due to Excusable Delays. Provisions governing the payment of additional compensation on account of such Excusable Delays, (if any) are set forth in Article 6.

4.5.2 Concurrent Delays. To the extent CONTRACTOR is entitled to an extension of time due to an Excusable Delay, but the performance of the Work would have been suspended, delayed or interrupted by the fault or neglect of CONTRACTOR, any subcontractor and/or by an Inexcusable Delay, CONTRACTOR shall not be entitled to any additional costs for the period of such concurrency.

4.6 Liquidated Damages.

4.6.1 General. CONTRACTOR and CITY acknowledge that in the event that CONTRACTOR fails to achieve Final Completion of the Project by the date established, CITY will incur substantial damages that shall be incapable of accurate measurement. Nonetheless, the parties acknowledge that on the date of this Agreement, the amount of liquidated damages set forth below represents a good faith estimate as to the actual potential damages that CITY would incur as a result of late Completion of the Project. Such liquidated damages shall be in-lieu of actual damages resulting from late completion. The amount of the liquidated damages calculated hereunder does not include any penalty.

4.6.2 Amount of Liquidated Damages. If CONTRACTOR fails to achieve Final Completion of the Work on or before the Notice of Completion date, as adjusted for Excusable Delays, CONTRACTOR shall pay to CITY liquidated damages in the amount of $500.00 (five hundred dollars) per Day for each calendar day the date of Final Completion is inexcusably delayed. Payment of liquidated damages shall be made contemporaneously with CITY's required payment to CONTRACTOR, and such payments may be offset against each other.

ARTICLE 5
PAYMENT AND COMPLETION

5.1 Guaranteed Maximum Price ("GMP"). CITY shall pay for CONTRACTOR's performance under this Agreement the Cost of the Work and Fee (as described in Exhibit A hereto); provided, however, that the sum of the Cost of the Work and the Fee shall not exceed the GMP, as adjusted by Change Order/Directive in accordance with the Contract Documents.

5.2 Schedule of Values. Before the first Application for Payment, CONTRACTOR shall submit to CITY, and CITY shall approve, a schedule of values, setting forth the various portions of the Work, and the portions of the GMP allocated to each portion. This schedule of values shall be used as a basis for payment.

5.3 Applications for Payment. CONTRACTOR shall deliver to CITY not more than once each month an Application for Payment covering the Cost of Work and Fee applicable to the Work performed during the immediately preceding month. With each Application for Payment CONTRACTOR shall submit such evidence as may be necessary to demonstrate costs incurred on account of Cost of the Work during such month and the percentage of completion of each category of Work. CITY may reject requests for payment, or portions thereof, for Work, or portions thereof, not performed or completed.

5.4 Amount of Progress Payments. CITY shall pay CONTRACTOR the actual Cost of the Work and Fee, if any, through the period covered by the Application for Payment, less Retention as set forth in Section 5.5 below, provided that the aggregate payment amount before retention will not exceed the percentage of completion of the Work multiplied by the GMP (excluding items of the GMP not subject to retention). CITY may additionally withhold from progress payments such amounts pursuant to stop payment notice claims as required by law and CITY administrative regulation 4.01.

5.5 Retention; Escrow Agreement; Final Payment. Five percent (5%) Retention shall be withheld from each progress payment until the expiration of thirty-five (35) days following the recordation of the notice of completion; provided however, City shall continue to retain such amount as required by law and/or CITY administrative regulation 4.01. CONTRACTOR may elect to establish an escrow account for securities in-lieu of the five percent (5%) Retention in a form of escrow agreement compliant with law and subject to approval by the City Attorney (form of escrow agreement is attached as Exhibit D). Release of Retention monies shall constitute the Final Payment.

5.6 Early Release of Subcontractor Retention. [reserved]

5.7 Payment for On-Site and Off-Site Stored Materials. [reserved]

5.8 Title to Construction Work. CONTRACTOR warrants that title to all Construction Work covered by an Application for Payment shall pass to CITY no later than the time of payment. CONTRACTOR further warrants that upon submittal of an Application for Payment, all Construction Work for which Applications for Payment have been previously issued and payments received from CITY shall, to the best of CONTRACTOR's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of CONTRACTOR, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials or equipment relating to the Construction Work.

5.9 Withholding of Payment. CITY may withhold payment on account of an Application for Payment if required or authorized by any Applicable Law, or to the extent necessary to protect CITY from loss because of:

5.9.1 defective Work not remedied;

5.9.2 third party claims filed or reasonable evidence indicating probable filing of such claims;

5.9.3 failure of CONTRACTOR to make payments of undisputed amounts to Subcontractors for labor, materials or equipment;

5.9.4 damage to CITY or a Separate Contractor caused by the fault or neglect of CONTRACTOR to the extent not reimbursed by insurance; or

5.9.5 reasonable evidence that the Work will not be Substantially Completed within the Contract Time due to Inexcusable Delay, and that the unpaid balance of the GMP would not be adequate to cover liquidated damages for the anticipated Inexcusable Delay.

5.10 Failure of Payment; Interest. In accordance with Public Contract Code §20104.50, CITY shall pay CONTRACTOR interest on any progress payment, which is made by CITY more than thirty (30) days after CITY receives an undisputed and properly submitted written payment request. Said interest shall be equal to the rate set forth in Code of Civil Procedure §685.010(a), and shall begin to accrue upon the expiration of said thirty (30) day period. Any written request for a progress payment which CITY determines to be disputed, improper or not suitable for payment for any reason shall be returned to CONTRACTOR within seven (7) days after receipt by CITY, along with a written statement of the reason or reasons why such request is disputed, improper or not suitable for payment.

5.11 Occupancy by CITY Prior to Acceptance. CITY reserves the right to Beneficial Occupancy and without charge by CONTRACTOR. In those areas of the Work which are completed, CITY may store materials, equipment, and supplies, and may perform partial operation.

5.12 Substantial Completion. When CONTRACTOR considers the entire Work complete and ready for its intended use, CONTRACTOR shall certify in writing to CITY that the entire Work is substantially complete provide CITY with a Certificate of Substantial Completion. Within a reasonable time thereafter, CITY and CONTRACTOR shall make an inspection of the Work to determine the status of completion. If CITY does not consider the Work substantially complete, CITY will notify CONTRACTOR in writing giving reasons therefor. If CITY considers the Work substantially complete, CITY will accept a corresponding partial Certificate of Substantial Completion. There shall be attached to the Certificate a Punch List of items to be completed or corrected before Final Acceptance and Final Payment.

5.13 Final Completion. When the Work is fully completed, CONTRACTOR shall provide CITY with a Certificate of Final Completion and shall request final inspection in writing. Additionally, CONTRACTOR shall provide legally effective releases or waivers satisfactory to CITY of all lien rights arising out of or liens filed in connection with the Work. Within ten (10) calendar days of receipt of such completed request form, CITY shall make final inspection. If following final inspection CITY determines that the Work (including all Punch List items) has been fully completed, CITY will process a Notice of Completion. If CITY determines that the Work is not complete after receipt of certification from CONTRACTOR, CONTRACTOR shall be notified in writing of deficiencies. After the deficiencies have been corrected, the procedure for final inspection as set forth above shall again be initiated by CONTRACTOR. In the event CITY determines the Work is fully completed, CITY shall initiate process of attaining a notice of completion.

5.13.1 Waiver of Claims at Final Payment. Acceptance of final payment by CONTRACTOR shall constitute a waiver of all claims by CONTRACTOR, except those previously made in writing and identified as unsettled at the time of final payment.

5.14 Construction Allowance Items. [reserved]

5.15 Superintendent. CONTRACTOR shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Construction Work. The superintendent shall represent CONTRACTOR, and communications given to the superintendent shall be as binding as if given to CONTRACTOR.

5.16 Documents and Samples at the Site. CONTRACTOR shall maintain at the site for CITY one record copy of the drawings, specifications, addenda, Change Order and other Modifications, in good order and marked currently to record changes and selections made during construction, and in addition approved Shop Drawings, Product Data, Samples and similar required submittals. CONTRACTOR shall also prepare one reproducible set of as-built drawings. These shall be provided to CITY upon completion of the Work.

5.17 Contingency. [reserved]

ARTICLE 6
CHANGES IN THE WORK; CLAIMS

6.1 Changes. Changes in the Work shall be performed under applicable provisions of the Contract Documents. If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are so changed in a proposed Change Order or Change Directive that application of such unit prices to quantities of Work proposed will cause substantial inequity to CITY or CONTRACTOR, the applicable unit prices for such change order/directive shall be equitably adjusted. No GMP adjustment on account of a Change Order shall include CONTRACTOR's or Subcontractor's profit, Fee, home office overhead or a formula allocation of indirect costs unless otherwise specifically allowed hereunder.

6.2 Change Directives. The following procedures shall apply with respect to Change Directives:

6.2.1 Upon receipt of a Change Directive signed by CITY, CONTRACTOR shall promptly proceed with the change in the Work involved and advise CITY of CONTRACTOR's agreement or disagreement with the method, if any, provided in the Change Directive for determining the proposed adjustment in the GMP or the Schedule. If CONTRACTOR receives a written communication signed by CITY which CONTRACTOR believes is a Change Directive but is not so identified, it shall not proceed with the change in the Work until it receives from CITY a written confirmation that such communication is in fact a Change Directive.

6.2.2 A Change Directive signed by CONTRACTOR indicates the agreement of CONTRACTOR with the contents thereof, and shall convert the Change Directive to a Change Order.

6.2.3 If CONTRACTOR does not respond promptly or disagrees with the method for adjustment in the GMP or Schedule, the method and adjustment shall be determined as provided in Sections 6.5 or 6.10 below, as applicable. In such case, CONTRACTOR shall keep and present, in such form as CITY may request, an itemized accounting, together with appropriate supporting data.

6.2.4 Pending final determination of cost to CITY, amounts not in dispute shall be included in Applications for Payment. The amount of credit to be allowed by CONTRACTOR to CITY for a deletion or change which results in a net decrease in the GMP shall be actual net cost. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for Fee shall be figured on the basis of net increase, if any, with respect to that change.

6.2.5 If CITY and CONTRACTOR do not agree with the adjustment in the Schedule or the GMP, such disagreement shall be submitted for dispute resolution in accordance with the provisions of this Contract.

6.3 Change Proposals. If CITY requests CONTRACTOR to submit a Change Proposal which would entitle CONTRACTOR to an increase in the GMP for costs of preparation of such

Change Proposal pursuant to the provisions of this Section 6.3, CONTRACTOR shall first estimate the costs of preparing such Change Proposal and inform CITY in writing of such costs. CITY shall then direct CONTRACTOR either to proceed with the Change Proposal or cancel the Change Proposal. If CITY directs CONTRACTOR to proceed with the Change Proposal and then elects not to proceed with the Change Order contemplated therein, a Change Order shall be issued to reimburse CONTRACTOR for costs reasonably incurred by CONTRACTOR on account of such Change Proposal, but only to the extent the Change Order contemplated by such Change Proposal involves a material change to the scope of the Work requiring modification to one or more systems which have been designed and approved in accordance with the standards set forth in the technical specifications. To the extent the preparation of such Change Proposal impacts the Schedule (e.g., other Work is suspended pending a decision on such Change Proposal or the design or Design-Assist Work is delayed due to the preparation of the Change Proposal), an equitable adjustment in the Schedule shall be made.

6.4 Claims. CONTRACTOR shall submit any claims for additional compensation to CITY in writing. The claim shall set forth the reason(s) that CONTRACTOR believes additional compensation will or may be due, the nature of the costs involved, and insofar as possible, the amount of the potential claim. The notice must be given to the Project Manager prior to the time that CONTRACTOR shall have performed the work giving rise to the potential work for additional compensation, if based on an act or failure to act by CITY, or in all other cases within fifteen (15) calendar days after happening of the event, thing or occurrence giving rise to the potential claim. Any and all Claims not presented as required herein shall be waived.

6.5 Change Orders Increasing or Decreasing Scope.

6.5.1 Increased Scope. With respect to Change Orders which increase the Scope of Work described on Exhibit F, are not due to the errors or omissions of CONTRACTOR and are not attributable to Excusable Delays or the contingencies set forth in Section 6.6 below, the GMP shall be increased by the following "Scope Change Costs":

6.5.1.1 Construction Work and Mark Ups.

6.5.1.1.1 The estimated increase in the Cost of the Work attributable to the Change Order and which would not have been incurred but for the Change Order and/or Work Directive. In addition, CONTRACTOR may add a markup of up to ten percent (10%), subject to the discretion of the Project Manager, to the increase in the Cost of the Work due to the Change Order. This markup shall constitute full compensation for all delay costs, overhead costs and profit. The GMP shall be revised accordingly.

6.5.1.1.2 When Change Order work is performed by a Subcontractor(s), each Subcontractor may add a markup of up to ten percent (10%), subject to the discretion of the Project Manager, to their direct costs for labor, materials and equipment used in performing the Change Order work. The GMP shall be revised accordingly.

6.5.2 Decreased Scope. With respect to Change Orders, which decrease the Scope of Work described on Exhibit F, the GMP shall be decreased by the Cost of Work attributable to

such Change Order and/or Work Directive. Furthermore, if the Change Order deletes a part of the Scope of Work, CONTRACTOR shall be entitled to retain a value of five percent (5%) of the full value of the reduction in Cost of Work attributable only to the portion of the Scope of Work deleted from the Scope of Work. The GMP shall be revised accordingly.

6.6 Change Orders on Account of Contingencies. With respect to Change Orders which are attributable to the following contingencies, the GMP shall be adjusted (increased or decreased) by the following **"Contingency Costs,"** consisting of the following:

6.6.1 With respect to new or increased taxes arising after the date of this Agreement (other than taxes assessed based on the income of CONTRACTOR), the Change Order shall consist of the incremental amount of such new or increased taxes only. With respect to reductions in taxes arising after the date of this Agreement (other than taxes assessed based on the income of CONTRACTOR), the Change Order shall consist of the incremental amount of such reduced taxes only.

6.6.2 With respect to increases or decreases in fees for permits or other governmental certificates or instruments arising after the date of this Agreement, the Change Order shall consist of the incremental amount of such increases or decreases. To the extent this Agreement states that a permit or certificate is not required and CONTRACTOR is later required to procure such permit or certificate, all out-of-pocket costs reasonably associated therewith shall be included in the Change Order.

6.7 Change Orders on Account of **Excusable Delay.** With respect to Change Orders, which are attributable to Excusable Delays, and subject to the exceptions set forth in Section 6.7.3 below, the GMP shall be increased by the following "Delay Costs":

6.7.1 Construction Work.

6.7.1.1 Increased allowable labor costs resulting from wage increases paid due to the delay;

6.7.1.2 Premiums for overtime and extra shifts incurred in accelerating the Work, but only if acceleration is required in advance by CITY:

6.7.1.3 Proven increased material costs;

6.7.1.4 Additional general conditions costs which would not have been incurred but for the delay (itemized, and not based on a formula allocation);

6.7.1.5 Demobilization and remobilization costs; and

6.7.1.6 Additional items of Cost of the Work attributable to the Excusable Delay and which would not have been incurred but for the Excusable Delay.

6.7.2 Intentionally left blank.

6.7.3 Exceptions. The following exceptions to the provisions of Section 6.7.1 above shall apply:

6.7.3.1 With respect to the Excusable Delay described in Section 4.4.2.1, the cost described in Section 6.7.1 shall not be compensable delay costs if such Excusable Delay occurs prior to the commencement of the Construction Work.

6.7.3.2 With respect to the Excusable Delay described in Section 4.4.2.2, the cost described in Section 6.7.1 shall not be compensable delay costs if such Excusable Delay occurs prior to the commencement of the Construction Work.

6.7.3.3 With respect to the Excusable Delay described in Section 4.4.2.4, costs incurred in connection with such delay are chargeable against the Cost of the Work but shall not increase the GMP.

6.7.3.4 With respect to the Excusable Delay described in Section 4.4.2.5, in addition to the compensation provided in Section 6.7.1, CONTRACTOR shall be entitled to the additional costs set forth in Section 6.10.

6.7.3.5 With respect to the Excusable Delay described in Section 4.4.2.7, additional compensation shall only be paid if the change in Applicable Law is not a change in law of general application (e.g., CAL/OSHA), but is a change in law specifically affecting the Project.

6.8 Force Majeure. There shall be no additional compensation to CONTRACTOR on account of Force Majeure.

6.9 Intentionally left blank.

6.10 Change Orders on Account of Differing Site Conditions. If CONTRACTOR encounters conditions described in Section 4.4 which constitute Excusable Delay, in addition to the increase in the GMP on account of delay costs incurred by CONTRACTOR (as described in Section 6.7.1), the GMP shall also be increased by the additional Cost of the Work attributable to such conditions which would not have been incurred but for such conditions.

6.11 Time Extensions on Account of Change Orders. CONTRACTOR shall be entitled to a time extension in connection with any Change Order to the extent its time of performance is extended due to such Change Order. CONTRACTOR shall present to CITY a CPM analysis showing how the Change Order affects the critical path of the Work.

ARTICLE 7
CORRECTION OF WORK

7.1 Correction of Work Prior to Completion. Prior to the date of Final Completion, CONTRACTOR shall correct Work which (a) CITY reasonably rejects as being defective or

nonconforming to the requirements of the Contract Documents in a written notice delivered to CONTRACTOR or (b) CONTRACTOR recognizes is defective or nonconforming to the Contract Documents. If other portions of the Work are adversely affected by or are damaged by such defective Work, CONTRACTOR shall also correct, repair or replace such affected or damaged Work, as well as any other property of CITY or others damaged by such defective or nonconforming Work. Prior to the date of Final Completion, the cost of correcting any damaged or defective work shall be paid as a Cost of the Work.

7.2 Correction of Work After Completion. For defects identified by CITY and for which CITY has notified CONTRACTOR within a period of twelve (12) months after the date of Final Completion, or within such longer period as may be provided by special warranties contained in the Contract Documents, CONTRACTOR shall re-execute, correct, repair or replace all Work found to be defective or nonconforming to the Contract Documents (whether arising from a construction defect, error, omission or deficiency). If other portions of the Work are adversely affected by or damaged by such defective Work, CONTRACTOR shall also correct, repair or replace such affected or damaged Work, as well as any other property of CITY or others damaged by such defective or nonconforming Work.

7.3 Acceptance of Nonconforming Work. If CITY prefers to accept Work, which is not in accordance with the requirements of the Contract Documents, CITY may do so instead of requiring its removal and correction, in which case the GMP will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

7.4 No Effect on Limitations. Nothing contained in this Article shall be construed to establish a period of limitation with respect to other obligations, which CONTRACTOR may have under the Contract Documents.

ARTICLE 8
SUBCONTRACTORS

8.1 Subcontracts

8.1.1 Incorporation of Contract Documents. CONTRACTOR may enter into Subcontracts with various Subcontractors for portions of the Work. The Subcontracts shall require each Subcontractor, to the extent of the Work to be performed by such Subcontractor, to assume towards CONTRACTOR all the obligations and responsibilities which CONTRACTOR assumes towards CITY. All Subcontracts shall incorporate the terms of this Agreement and the Contract Documents to the extent applicable to the Work to be performed by the Subcontractor.

8.1.2 Approval of Subcontractors. Those portions of the Construction Work that the CONTRACTOR does not intend to perform with CONTRACTOR's own personnel shall be performed under Subcontracts. A proposed list of Subcontractors shall be submitted to CITY for approval. Proposed Subcontractors will be deemed accepted unless CITY objects in writing within five (5) days after submission by CONTRACTOR.

ARTICLE 9
INSURANCE AND BONDS; INDEMNIFICATION

9.1 Insurance to be provided by CONTRACTOR:

A. **Evidence of Coverage.** CONTRACTOR shall, at all times, maintain in full force and effect at a minimum the insurance required by this section; and CONTRACTOR shall not allow any subcontractor to commence Work until similar insurance required of the subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. CONTRACTOR shall provide ten (10) Days prior written notice to CITY of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. **Qualifying Insurers.** With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. **Insurance Required.** Commercial General Liability, automobile liability, and worker's compensation insurance shall be maintained as follows:

1.	Commercial General Liability Minor Construction Project (Projects under $1,000,000)	$2,000,000 each occurrence $4,000,000 aggregate
		Personal Injury: $2,000,000 each occurrence $4,000,000 aggregate
	Commercial General Liability for Major Construction Projects (Projects over $1,000,000)	$5,000,000 each occurrence $10,000,000 aggregate Personal Injury: $5,000,000 each occurrence $10,000,000 aggregate

The Commercial General Liability policy shall include coverage or endorsements for:

a. Completed operations.
b. Losses related to independent contractors, products and equipment.
c. Explosion, collapse and underground hazards.

The Commercial General Liability Insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees and volunteer, as additional insured (except for workers' compensation as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the Insurance Services Office ("ISO") CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsements must include coverage for on-going and completed operations. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. Cross liability and severability of interest clauses providing that the insurance applies separately to each insured except with respect to the limits of liability.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither CITY nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of the CONTRACTOR.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. CONTRACTOR shall furnish a certificate for the period covered.

SPECIAL NOTICE - CLAIMS MADE COVERAGE:

Liability insurance coverage may not be written on a "claims made" basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

2. Comprehensive Automobile Liability for bodily injury (including death) and property damage which provides total limits of not less than One Million Dollars ($1,000,000) combined single limits per accident, applicable to all owned, non-owned, and hired vehicles.

3. Statutory Workers' Compensation and Employer's Liability Insurance, including a waiver of subrogation endorsement and a Broad Form "All-States" Endorsement for all employees engaged in services or operations under the Contract. The employer's liability insurance shall provide limits of not less than One Million Dollars ($1,000,000) per occurrence. Both the worker's compensation and employer's liability policies shall contain the Insurer's waiver of subrogation in favor of CITY, its officers, agents, employees, and volunteers.

4. Builder's Risk/Course of Construction Insurance: CONTRACTOR shall be responsible for all loss, damage or destruction whatsoever to the Work called for by this Contract until the approval of a Notice of Completion. CONTRACTOR shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the Work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or

its place of manufacture. At any time, the policy shall cover the value of the Work completed. The policy shall cover hazards including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name CITY as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with CITY. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

D. Other Insurance Provisions.

1. The requirements of the Contract Conditions as to types and limits of insurance coverage to be maintained by CONTRACTOR, and any approval of insurance by CITY, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude CITY from taking any other action available to it under any other provision of the Contract or law.

2. CITY acknowledges that some insurance requirements contained in the Contract Conditions may be fulfilled by self-insurance on the part of CONTRACTOR. However, this shall not in any way limit liabilities assumed by CONTRACTOR under the Contract. Any self-insurance must be approved in writing by CITY, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by CITY in writing. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

3. CONTRACTOR agrees to include in its contracts with all subcontractors the same requirements and provisions of this Contract, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONTRACTOR shall require its subcontractors to agree to be bound to CONTRACTOR and CITY in the same manner and to the same extent as CONTRACTOR is bound to CITY under this Contract. Additionally, CONTRACTOR shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request. Alternatively, CONTRACTOR may insure subcontractor(s) under its own policy.

4. CITY, its officers, agents, employees and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of CONTRACTOR; and with respect to liability arising out of work or operations performed by or on behalf of CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible.

5. The limits of insurance required in this Contract may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before the CITY's own insurance shall be called upon to protect it as a named insured.

6. In the event CONTRACTOR retains the Architect/Engineer, CONTRACTOR shall require its Architect/Engineer to provide professional liability (errors and omissions) insurance (certificate and additional insured endorsement) in the amount of $2,000,000.

7. CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

9.2 Insurance to be provided by CITY. [not applicable]

9.3 Payment, Performance and Warranty Bonds. CONTRACTOR shall furnish and deliver to CITY Performance, Labor & Materials, and Warranty Bonds issued by a surety prior to, and as a condition precedent to, commencement of the Construction Work on the Site; provided, however, the Warranty Bond shall be waived if such bond is not required pursuant to CITY's request for proposals for the Project. The Payment and Performance Bonds shall be in a penal sum equal to one hundred percent (100%) of the GMP, and the Warranty Bond shall be in the penal sum equal to ten percent (10%) of the GMP. All bonds shall be in the form as set forth in Exhibit E hereto. All premiums for the Performance, Labor & Materials, and Warranty Bonds shall be a Cost of the Work. CITY shall have the right to withhold any payment(s) under this Agreement until CONTRACTOR has fully complied with this sub-section.

9.4 Indemnification. To the fullest extent allowed by law, CONTRACTOR shall defend, indemnify, and hold harmless, CITY, its officers, employees, agents, and volunteers, and each and every one of them, from and against all actions, damages, claims, losses, expenses or other liabilities of every type and description, including reasonable attorney fees, to which they may be subjected or put, by reason of, or resulting from, the performance of the Work, whether upon or off the Work, including the loss of use thereof, that is caused in whole or in part by willful or reckless misconduct and/or any negligent or wrongful act or omission of CONTRACTOR, any Subcontractor, and anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not it is caused in part by a party indemnified

hereunder, except for such claims arising from the sole or active negligence of CITY. The parties intend that this provision shall be broadly construed.

CONTRACTOR's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

ARTICLE 10
PROTECTION OF PERSONS AND PROPERTY

10.1 Safety Precautions and Programs.

10.1.1 Site Safety. CONTRACTOR shall be responsible for initiating, maintaining and providing supervision of safety precautions and programs in connection with the Work, and shall also comply with any and all insurance carrier-mandated safety requirements and programs.

10.1.2 Safety Notices. In connection with the performance of the Work, CONTRACTOR shall provide notices and comply with all Applicable Laws bearing on the safety of persons and property and their protection from damage, injury or loss.

10.2 Safety of Persons and Property.

It is the intent of the parties that CITY is not an exposing, creating, controlling, or correcting employer under California Labor Code Section 6400. In accordance with generally accepted fabrication and construction practices and all applicable Laws and Standards and Codes, CONTRACTOR shall have the authority and be solely and completely responsible for the safety of all property utilized and all persons performing under this Agreement. Moreover, the CONTRACTOR shall be the controlling employer and has the authority and responsibility to enforce safety for all fabrication, construction work, and Work performed under this Agreement. The services of CITY's contract administrator, if any, in conducting a review of CONTRACTOR's performance under this Agreement is not intended to include a review of the adequacy of CONTRACTOR's work methods, equipment or safety measures. If CITY and/or its contract administrator observes a safety violation related to the CONTRACTOR's performance under this Agreement, then CITY and/or its contract administrator will report the violation to the CONTRACTOR who is then responsible for assuring the violation is abated.

CONTRACTOR is hereby informed that work on this Project could be hazardous. CONTRACTOR shall carefully instruct all personnel performing under this Agreement in potentially hazardous work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property.

All Equipment, Work and materials provided under this Agreement shall be in strict accordance with all applicable Laws and Standards and Codes, and attention is drawn to the requirements of CAL/OSHA.

CONTRACTOR shall perform under this Agreement so as not to expose personnel to, or to discharge into the atmosphere from any materials brought to the Site by CONTRACTOR, smoke, dust, asbestos, toxic chemicals or other air contaminants in violation of applicable Laws and Standards and Codes.

10.2.1 Reasonable Precautions. CONTRACTOR shall take all precautions and implement all safety measures and requirements imposed by any Applicable Law. Without limiting the generality of the foregoing, CONTRACTOR shall take necessary precautions for the safety of, and shall provide necessary protection to prevent damage, injury or loss to:

10.2.1.1 Employees on the Work and other persons who may be affected thereby;

10.2.1.2 The Work and materials and equipment to be incorporated therein, whether in storage on or off the Site under care, custody or control of CONTRACTOR; and

10.2.1.3 Other property at the Site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of the Construction Work.

10.2.2 Safeguards. CONTRACTOR shall erect and maintain, as required by existing conditions and performance of the Work, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying CITY and users of adjacent sites and utilities, and shall comply fully with the requirements of CAL/OSHA.

10.2.3 Use of Explosives. Use of explosives is prohibited, unless approved in advance in writing by CITY. CITY may impose reasonable conditions on the use of explosives.

10.2.4 Remedy of Damage. CONTRACTOR shall promptly remedy damage and loss to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by CONTRACTOR, or anyone employed by or in control of CONTRACTOR, or any Subcontractor. All costs incurred by CONTRACTOR in connection with its obligations under this Section shall be cost of the Work, but shall not increase the GMP.

10.2.5 Designation of Safety Coordinator. [reserved]

10.2.6 Loads. CONTRACTOR shall not load or permit any part of the Construction Work or the Site to be loaded so as to endanger its safety.

10.3 Security. CONTRACTOR shall take any and all precautions that may be reasonably necessary to render all portions of the Work, the Site and any adjacent areas affected by the Work secure in all material respects, to decrease the likelihood of accidents, and to avoid vandalism and other contingencies which are liable to delay the Work or give rise to claims or liabilities. CONTRACTOR shall furnish and install all necessary facilities to provide safe means

of access to all points where Work is being performed. CONTRACTOR shall take all precautions and measures as may be reasonably necessary to secure the Project at all hours, including evenings, holidays and non-work hours. Such precautions may include provision of security guards.

10.4 Damage to Property at the Site. CONTRACTOR shall be responsible for any and all damage or loss to property at the Site, except to the extent caused by the acts or omissions of CITY or its representatives, agents or employees. The costs and expenses incurred by CONTRACTOR under this Article shall be paid as a Cost of the Work to the extent that such costs and expenses are in excess of or are not covered by required insurance, and to the extent of any deductibles. If such damage or loss is caused by CONTRACTOR, payment of such costs as Cost of the Work shall be limited by the provisions of Section 2.20.5 hereof.

10.5 Damage to Property of Others. CONTRACTOR shall avoid damage, as a result of CONTRACTOR's operations, to existing sidewalks, curbs, streets, alleys, pavements, utilities, adjacent property, the work of Separate Contractors and the property of CITY. CONTRACTOR shall repair any such damage caused by the operations of CONTRACTOR, which costs shall be paid as a Cost of the Work to the extent that such costs and expenses are in excess of or are not covered by required insurance, and to the extent of any deductible.

10.6 Failure of CONTRACTOR to Repair Damage. If CONTRACTOR fails to commence the repair of damage to property as set forth in this Article, and/or diligently pursue such repair, then CITY, after ten (10) Days prior written notice to CONTRACTOR (provided CONTRACTOR has not commenced such repair during such ten (10) Day period), may elect to repair such damages with its own forces and to deduct from payments due or to become due to CONTRACTOR amounts paid or incurred by CITY is correcting such damage.

10.7 Emergencies. In an emergency affecting the safety of persons or property, CONTRACTOR shall act, at CONTRACTOR's discretion, to prevent threatened damage, injury or loss. Additional costs or extensions of time caused by CONTRACTOR on account of an emergency not caused by the fault or neglect of CONTRACTOR shall be determined as provided in Section 6.2 hereof.

ARTICLE 11
DISPUTES

11.1 Disputes between CITY and CONTRACTOR. In the event of any dispute arising between CITY and CONTRACTOR regarding any part of the Contract or the Contract Documents, or the Parties' obligations or performance thereunder, and subject to any claims presentation requirements set forth in the Contract Documents, either Party may institute the dispute resolution procedures set forth herein. The Parties shall continue performance of their respective obligation hereunder notwithstanding the existence of a dispute.

11.2 Dispute Resolution Procedures. CONTRACTOR must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public

Contract Code. Each such claim must be sent to CITY by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the Work and will be handled in accordance with the procedures set forth in Section 9204 of the Public Contract Code.

ARTICLE 12
EVENTS OF DEFAULT AND REMEDIES; TERMINATION

12.1 CONTRACTOR Events of Default. The following shall be considered "CONTRACTOR Events of Default":

12.1.1 If CONTRACTOR fails or neglects to carry out the Work in accordance with the provisions of the Contract Documents, and fails, after seven (7) Days' notice from CITY, to commence a cure to correct such failure or neglect and thereafter diligently pursue such cure to completion;

12.1.2 If CONTRACTOR materially breaches this Agreement and fails, after seven (7) Days' notice from CITY, to commence a cure to correct such breach and thereafter diligently pursue such cure to completion (such breach to include, but not be limited to, failure to make payment to Subcontractors for materials or labor in accordance with the respective agreements between CONTRACTOR and the Subcontractors or violation of Applicable Laws);

12.1.3 If a custodian, trustee or receiver is appointed for CONTRACTOR, or if CONTRACTOR becomes insolvent or bankrupt, is generally not paying its debts as they become due or makes an assignment for the benefit of creditors, or CONTRACTOR causes or suffers an order for relief to be entered with respect to it under applicable bankruptcy law or applies for or consents to the appointment of a custodian, trustee or receiver for CONTRACTOR, or bankruptcy, reorganization, arrangement or insolvency proceedings, or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors, are instituted by or against CONTRACTOR, and in any of the foregoing cases such action is not discharged or terminated within sixty (60) Days of its institution.

12.2 Remedies of CITY upon a CONTRACTOR Event of Default.

12.2.1 Termination of Contract. Upon the occurrence of a CONTRACTOR Event of Default, CITY shall have the right to terminate this Contract upon an additional seven (7) Days written notice to CONTRACTOR, provided that CONTRACTOR has not commenced a cure within such seven (7) Day period. Without prejudice to any other rights or remedies of CITY, CITY may:

12.2.1.1 Take possession of the Site and of all materials, equipment, tools and construction equipment thereon owned by CONTRACTOR;

12.2.1.2 Accept assignment of Subcontracts; and

12.2.1.3 Finish the Work by whatever reasonable method CITY may deem expedient.

12.2.1.4 When CITY terminates the Contract as aforesaid, CONTRACTOR shall not be entitled to receive further payment until the Work is finished. If the unpaid balance of the GMP exceeds costs incurred in finishing the Work, such excess shall be paid to CONTRACTOR, up to the amount due CONTRACTOR for work performed prior to termination. If such costs exceed the unpaid balance of the GMP, CONTRACTOR shall pay the difference to CITY.

12.2.2 Recourse to Payment and Performance Bonds. Upon the occurrence of a CONTRACTOR Event of Default and termination of this Contract by CITY, CITY may call upon the Surety to perform its/their obligations under the Payment and Performance Bonds, if applicable.

12.3 Remedies not Exclusive. Except as otherwise provided in this Agreement, no remedy hereunder is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other available legal or equitable remedy, existing now or hereafter. No delay or omission to exercise any right or power accruing shall impair any such right or power nor shall it be construed to be a waiver of any Event of Default or acquiescence therein, and every such right and power may be exercised from time to time as often as may be deemed expedient.

12.4 Termination or Suspension for Convenience.

12.4.1 Termination for Convenience. CITY may, without cause, terminate this Contract, or any portion of Work to be performed hereunder at any time by a notice in writing from CITY to CONTRACTOR for CITY's convenience. In such case, CITY shall pay to CONTRACTOR all funds due CONTRACTOR for work performed up to the date of termination, plus all demobilization and close-out costs, including, but not limited to, any amounts payable to Subcontractors for early termination, plus reasonable overhead and profit on Work performed. All funds due hereunder, including unpaid Retention, shall be released within thirty (30) Days of termination of the Contract for convenience, subject to any withholding required or authorized by any Applicable Law. In no event shall such amounts owed to CONTRACTOR exceed the GMP.

12.4.2 Suspension for Convenience. CITY may, without cause, order CONTRACTOR in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as CITY may determine. An adjustment shall be made for increases in the cost of performance of the Work, including Fee on the increased cost of performance, caused by the suspension, delay or interruption, in accordance with the Change Order provisions of this Contract. No adjustment shall be made to the extent (1) the performance is, was or would have been so suspended, delayed or interrupted by another cause for which CONTRACTOR is responsible or (2) that an equitable adjustment to the GMP and/or Schedule is made or denied under another provision of this Contract. Adjustments made in the cost of performance may have a mutually agreed fixed or percentage Fee.

12.5 Termination by CONTRACTOR. In the event that CITY and CONTRACTOR cannot agree to a revised GMP as provided in Section A of Exhibit A to this Agreement, CONTRACTOR may terminate this Agreement with 10 days written notice to CITY. In such case, CITY shall pay to CONTRACTOR all funds due CONTRACTOR for work performed up to the date of termination. In no event shall such amounts owed to CONTRACTOR exceed the GMP.

ARTICLE 13
MISCELLANEOUS PROVISIONS

13.1 Governing Law. This Contract shall be construed with and governed by the laws of the State of California.

13.2 Successors and Assigns. CITY and CONTRACTOR respectively bind themselves, their partners, shareholders, successors, assigns and legal representatives to the other Party hereto and to shareholders, successors, assigns and legal representatives of such other Party in respect to covenants, agreements and obligations contained in the Contract Documents. Neither Party shall assign the Contract without the prior written consent of the other.

13.3 Notice. Any notices to Parties required by this Agreement shall be delivered or mailed, U.S. first class, postage prepaid, addressed as follows:

If to CITY:	**If to CONTRACTOR:**
Joel De Jong	Greg Witherow
Park Development Project Manager	Senior Project Manager
316 Vernon Street, Ste. 400	P.O. Box 1477
Roseville, CA 95678	Placerville, CA 95667

Address for Notice may be changed by Notice to the other Party.

13.4 Prevailing Wages. For purposes of this Agreement, CONTRACTOR and its Subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONTRACTOR shall forfeit as a penalty to the City Two Hundred Dollars ($200) for each calendar Day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-Site under the Agreement by CONTRACTOR or by any Subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar Day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONTRACTOR or the applicable Subcontractor.

Pursuant to the provisions of California Labor Code Sections 1773, the Department has identified the source, stated below, of the General Prevailing Rate of Wages applicable to the work to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm, which is a part of this Agreement.

Pursuant to Labor Code Section 1773.2, General Prevailing Wage Rates set forth above, which forms a part of this Agreement, shall be posted by CONTRACTOR at a prominent place at the Site. Prevailing wage rates to be posted at the Site will be furnished by the Department. The possibility of wage increases is one of the elements to be considered by CONTRACTOR in determining its Proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

13.5 Modifications. No Modifications or Change Orders shall be valid unless in writing and signed by CITY and CONTRACTOR.

13.6 Interpretation. Any and all headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words of any gender shall be deemed and construed to include correlative words of the other gender. Words importing the singular number shall include the plural number and vice versa, unless the context shall otherwise be deemed to include all supplements and/or amendments to any such exhibits or documents entered into in accordance with the terms hereof and thereof. All references to any person or entity shall be deemed to include any person or entity succeeding to the rights, duties and obligations of such person or entity in accordance with the terms of this Agreement. Where reference is made in this Agreement to another Contract Document, the reference refers to that provision as amended or supplemented by the other provisions of the Contract Documents. In the event of any conflict between or among the Contract Documents, the provisions of this Agreement shall govern.

13.7 Severability. If any provision of this Agreement is held to be inoperative or unenforceable as applied in any particular case because it conflicts with any other provision hereof or any constitution, statute, ordinance, rule of law or public policy, or for any other reason, such holding shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case, or of rendering any other provision herein contained inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof, and they shall otherwise remain in full force and effect.

13.8 Whole Agreement. This Agreement, the Exhibits hereto and the Contract Documents, specifications and Drawings shall constitute the entire agreement between the Parties, and no inducements, considerations, promises or other references shall be implied in this Agreement that are not expressly addressed herein

13.9 Accounting Records. CONTRACTOR shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under this Agreement; the accounting and control systems shall be reasonably satisfactory to CITY. CITY and CITY's accountants shall be afforded access to CONTRACTOR's records, books, correspondence, instructions, drawings, receipts, Subcontracts, vouchers, memoranda and other data relating to this Agreement, and CONTRACTOR shall preserve these for a period of three (3) years after final payment, or for such longer period as may be required by law.

13.10 Intentionally left blank.

13.11 No Waiver. Neither the inspection by CITY or its agents, nor any order or certificate for payment of money, nor payment for, nor acceptance of the whole or any part of the work by CITY, nor any extensions of time, nor any position taken by CITY or its agents shall operate as a waiver of any provision of this Agreement or of any power herein reserved to CITY or any right to damages herein provided, nor shall any waiver of any breach of this Agreement be held to be a waiver of any other or subsequent breach.

13.12 CONTRACTOR Shall Assume Risks. Until the Final Completion or acceptance by CITY of all Work under this Contract, the Work shall be under CONTRACTOR's responsible care and charge. CONTRACTOR shall rebuild, repair, restore and make good all injuries, damages, corrections, and repairs occasioned or rendered necessary by accidental causes of any nature, to all or any portions of the Work, except as otherwise stipulated.

13.13 General Liability of CONTRACTOR. Except as otherwise herein expressly stipulated, CONTRACTOR shall perform all the work and furnish all the labor, materials, tools power and light, and appliances, necessary or proper for performing and completing the Work herein required in the manner within the time herein specified. The mention of any specific duty or liability of CONTRACTOR shall not be construed as a limitation or restriction of any general liability or duty of CONTRACTOR and, any reference to any specific duty or liability shall be construed to be the purpose of explanation.

13.14 Attorney's Fees and Venue. If either Party commences any legal action against the other Party arising out of this Agreement or the performance thereof, the prevailing Party shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. To the extent permitted by applicable law, each Party waives any defense that it may have based on lack of *in personam* jurisdiction or *forum nonconveniens*.

13.15 Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20___, and CONTRACTOR has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation:

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY:_____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE

By:_____
JILL GELLER
Parks, Recreation & Libraries Director

CARTER/KELLY, INC., a
California corporation

BY:_____
its: JAMES E. CARTER / PRESIDENT

and

BY:_____
its: MAUREEN CARTER / CORP. SECRETARY

LIST OF EXHIBITS:

Exhibit A **Guaranteed Maximum Price**

Exhibit B **Construction Allowance Items [reserved]**

Exhibit C **Hazardous Materials**

Exhibit D **In Lieu of Securities Escrow Agreement**

Exhibit E **Performance, Labor & Materials, and Warranty Bonds**

Exhibit F **CONTRACTOR's Proposal**

EXHIBIT A

GUARANTEED MAXIMUM PRICE, FEE, AND COST OF WORK

A. GUARANTEED MAXIMUM PRICE: The **Guaranteed Maximum Price** as of the date of execution of this Agreement is one million, six hundred twenty thousand, four hundred thirty eight dollars ($1,620,438), U.S. Currency.

B. CITY understands and agrees that the GMP provided as of the date of execution of this Agreement is an estimate by CONTRACTOR based on the CITY-directed 30% drawings and a CITY-directed hard cost construction estimate of $1,125,000, plus CONTRACTOR's Cost Proposal as provided in Tab F of Exhibit F to this Agreement (CONTRACTOR's Cost Proposal). Following preconstruction services and further development of the Scope of Work, and when Construction Documents are 90% complete, CONTRACTOR will propose to CITY a revised GMP to be incorporated by Change Order pursuant to Article 6 of this Agreement. In the event that CITY and CONTRACTOR cannot agree to a revised GMP, CONTRACTOR shall have the right to terminate this Agreement pursuant to Section 12.5.FEE AND CONTINGENCY: The Fee and Contingency amounts, if any, are as stated in the Proposal.

C. COST OF THE WORK:

1. "Cost of the Work." The term "Cost of the Work" shall mean costs incurred by CONTRACTOR in the performance of the Work, that do not exceed the GMP. The following are categories of cost and expense to be paid by CITY to CONTRACTOR as Cost of the Work:

2. Construction Costs.

2.1 Labor Costs.

2.1.1 Wages of construction workers directly employed by CONTRACTOR to perform the construction of the Work at the Site or, with CITY's agreement, at off-site workshops.

2.1.2 Wages or salaries of CONTRACTOR's supervisory and administrative personnel when stationed at the Site and wages, salaries and other costs of project management, pre-construction services, form design, foundation engineering, manpower planning, purchasing, estimating and data processing, whether performed at the Site or in CONTRACTOR's offices, including, but not limited to services rendered during the Design Phase of the Project.

2.1.3 Wages and salaries of CONTRACTOR's supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

2.1.4 Costs paid or incurred by CONTRACTOR for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in subsections 2.1.1 through 2.1.3 above.

2.2 Subcontract Costs. Amounts due Subcontractors in accordance with the requirements of the Subcontracts.

2.3 Costs of Materials and Equipment Incorporated in the Completed Construction. Costs, including transportation, of materials and equipment incorporated or to be incorporated in the completed construction.

2.4 Costs of other Materials and Equipment, Temporary Facilities, and Related Items.

2.4.1 Costs, including transportation, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by the construction workers, which are provided by CONTRACTOR at the Site and fully consumed in the performance of the Work; and cost, less salvage value, on such items if not fully consumed, whether sold to others or retained by CONTRACTOR. Costs for items previously used by CONTRACTOR shall mean fair market value.

2.4.2 Rental charges for temporary facilities, machinery, equipment and hand tools not customarily owned by the construction workers, which are provided by CONTRACTOR at the Site, whether rented from CONTRACTOR or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof. Rental charges for equipment owned by CONTRACTOR shall be at then prevailing rates.

2.4.3 Costs of removal of debris from the Site.

2.4.4 Costs of facsimiles, telegrams and long distance telephone calls, postage and delivery charges (whether originating at the Site or at the offices of CONTRACTOR or CONTRACTOR), telephone service at the Site and reasonable petty cash expenses of the Site office.

2.5 Premiums; Taxes; Fees; Royalties.

2.5.1 That portion directly attributable to this Agreement of premiums for insurance and the Payment and Performance Bonds.

2.5.2 Sales, use, gross receipts or similar taxes imposed by a governmental authority, which are related to the Work and for which CONTRACTOR is liable.

2.5.3 Fees and assessments for any permits, licenses and inspections required by the Contract Documents.

2.5.4 Fees of testing laboratories for tests required by the Contract Documents or government authorities.

2.5.5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents. The costs of defending suits or claims for infringement of patent rights arising from such requirement by the Contract Documents; payments made in accordance with legal judgments against CONTRACTOR or CONTRACTOR resulting from such suits or claims and payments of settlements in connection therewith.

2.5.6 Deposits lost for cause other than CONTRACTOR's negligence.

2.6 Emergencies. Costs incurred in taking action to prevent threatened damage, injury or loss in case of emergency affecting the safety of persons and property, as provided in Section 10.7 of this Agreement.

2.7 Other Costs. Other costs incurred in the performance of the Work, if and to the extent approved in writing by CITY, which approval shall not be unreasonably withheld.

3. Items not Included in Cost of the Work.

3.1 Salaries and other compensation of CONTRACTOR's personnel stationed at CONTRACTOR's principal office or offices other than the Site, except as specifically provided in subsections 2.1.2 and 2.1.3 above.

3.2 Expenses of CONTRACTOR's principal office and offices, other than the Site office.

3.3 Overhead and general expenses, except as may be included in Sections 1 and 2 above.

3.4 The capital expenses of CONTRACTOR, including interest on capital employed for the Work.

3.5 Costs that would cause the GMP to be exceeded.

EXHIBIT B

CONSTRUCTION ALLOWANCE ITEMS

(reserved)

EXHIBIT C

HAZARDOUS MATERIALS

1. Certain Definitions.

1.1 "Hazardous Materials means any substance:

1.1.1 the presence of which requires investigation or remediation under federal, state or local law, statute, regulation, ordinance, order, action, policy or common law;

1.1.2 which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any federal, state or local law, statute, regulation, rule or ordinance or amendments thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 USC §§9601 et seq. ("CERCLA"), as amended, or the Resource, Conservation and Recovery Act, as amended, 42 USC §§6901 et seq. ("RCRA");

1.1.3 which is petroleum, including crude oil or any fraction thereof not otherwise designated as a "hazardous substance" under CERCLA, including without limitation gasoline, diesel fuel or other petroleum hydrocarbons;

1.1.4 which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority or instrumentality;

1.1.5 the presence of which on the Site causes or threatens to cause a nuisance upon the Site or to the adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Site; or

1.1.6 the presence of which on adjacent properties could constitute a trespass by CONTRACTOR or CITY.

1.2 "Underground Storage Tank" shall have the definition assigned to that term by RCRA §9001, 42 USC §6991, and also shall include:

1.2.1 any tank of 1,100 gallons or less capacity used for storing motor fuel;

1.2.2 any tank used for storing heating oil for consumption on the premises where stored;

1.2.3 any septic tank; and

1.2.4 any pipes connected to items 1.2.1-1.2.3.

1.3 "Environmental Requirements" means all Applicable Laws, statutes, regulations, rules, ordinances, codes, licenses, permits, orders and similar items of all federal, state or local governmental agencies or other instrumentalities and all applicable judicial, administrative and regulatory decrees, judgments and orders relating to the protection of human health or the environment, including, without limitation:

1.3.1 all requirements, including but not limited to, those pertaining to reporting, licensing, permitting, investigation and remediation of emissions, discharges, releases or threatened releases of Hazardous Materials into the air, surface water, ground water or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of Hazardous Materials; and

1.3.2 all requirements pertaining to the protection of the health and safety of employees or the public.

1.4 "Environmental Damages" means all claims, judgments, damages, losses, penalties, fines, liabilities, encumbrances, liens, costs and expenses of investigation and defense of any claim, including, without limitation, attorney's fees, which are incurred at any time as a result of the existence of Hazardous Materials upon, about or beneath the Site or migrating or threatening to migrate to or from the Site, and including, without limitation:

1.4.1 damages for personal injury, or injury to property or to natural resources occurring upon or off the Site;

1.4.2 fees incurred for the services of attorneys, consultants, CONTRACTOR, experts, laboratories and all other costs incurred in connection with the investigation or remediation of such Hazardous Materials or violation of Environmental Requirements; and

1.4.3 liability to any third party or governmental agency or political subdivision to indemnify such party, agency or political subdivision for costs expended in connection with the items listed in subparagraph 1.4.2.

1.5 "Environmental Conditions" means collectively, Hazardous Materials and Underground Storage Tanks existing on the Site and not brought there by CONTRACTOR or any Subcontractor.

2. Investigation of Site.

2.1 Upon written notice from CITY, CONTRACTOR shall prepare for approval and execution by CITY, one or more contracts ("Environmental Contracts") with suitably qualified consultants and/or engineers ("Environmental Engineers"), for purposes of performing an investigation and analysis of the Site prior to demolition and excavation activities, to determine the presence of any Environmental Conditions on, in or under the Site. The Environmental Contracts shall provide for a commercially reasonable scope of investigation approved by CITY, and may provide for conducting the investigation and testing in phases acceptable to CITY. The Environmental Contracts shall also provide that the Environmental Engineers shall begin their

tests and inspections at the Site as soon as CITY is able to arrange access to the Site, or any portions thereof, for such purposes. The Environmental Contracts shall provide that CONTRACTOR, acting as agent of CITY, shall coordinate the activities of the Environmental Engineers.

2.2 The Environmental Contracts shall provide that the Environmental Engineers shall prepare such reports, feasibility studies and remedial plans ("Environmental Assessments") as may be reasonably necessary in order to identify and explain the quantity, scope and nature of the Environmental Conditions found to exist at the Site. The Environmental Assessments shall contain a detailed analysis of the Environmental Conditions discovered, and the actions ("Remedial Actions") required for the response, removal, cleanup or remediation of such Environmental Conditions (i) which are required by Environmental Requirements, or (ii) which are reasonably necessary to mitigate Environmental Damages.

2.3 The Environmental Contracts shall provide that the Environmental Engineers shall promptly provide CITY and CONTRACTOR with a copy of each Environmental Assessment, together with any other reports and test results generated pursuant to the Environmental Contracts. CONTRACTOR shall, promptly after receipt of the foregoing matters from the Environmental Engineers, prepare and submit to CITY a written report setting forth CONTRACTOR's understanding of whether and to what extent any recommended Remedial Actions may result in an amendment to the Schedule and the progress of the Work.

2.4 The Environmental Contracts shall provide that it shall be the responsibility of the Environmental Engineers to give any necessary notice to the appropriate regulatory agency or agencies of the presence of any Environmental Conditions; to pursue all necessary negotiations with such agencies concerning preparation and approval of a plan for clean-up to the extent required; and to obtain all necessary permits to perform any Remedial Actions.

3. Remedial Actions.

3.1 If so instructed by CITY, based upon the results of the Environmental Assessments, CONTRACTOR shall, as agent for CITY, obtain bids from remediation contractors ("Remediation Contractors) suitably qualified and approved by CITY, to perform the Remedial Actions selected by CITY and shall submit such bids to CITY, together with CONTRACTOR's recommendation of the Remediation Contractor(s) to be retained. If CITY elects to go forward with all or any portion of the Remedial Actions covered by the bids submitted, CITY will so advise CONTRACTOR in a written notice on or before the date which is sixty (60) Days after receipt of the foregoing matters from CONTRACTOR. Promptly after receipt of such notice, CONTRACTOR shall prepare for CITY's execution remediation contracts ("Remediation Contracts") with the Remediation Contractors identified in such notice.

3.2 CONTRACTOR, as agent for CITY, shall be responsible for coordinating the work and services performed by the Remediation Contractors, and coordinating such remediation work with the Work.

3.3 If in the course of performance of the Work, CONTRACTOR encounters on the Site any Hazardous Materials not previously disclosed and remediated by the Environmental Engineers or the Remediation Contractors, CONTRACTOR shall immediately suspend the Work in the area affected and promptly thereafter report the condition to CITY.

4. Payments: Liability of CONTRACTOR.

4.1 All payments due under the Environmental Contracts and the Remediation Contracts shall be made by CITY directly to the Environmental Engineers and the Remediation Contractors. Such payments will be based on requisitions, which requisitions shall be approved by CONTRACTOR prior to submission to CITY.

4.2 All payments due under the Environmental Contracts, the Remediation Contracts and for Environmental Damages, shall not be a part of the GMP, and shall be the sole responsibility of CITY, except as expressly provided otherwise in Section 5 hereof.

4.3 It is understood and agreed that with respect to any Environmental Conditions existing on the Site, CONTRACTOR is not, and shall not be deemed to be, a generator, arranger, operator, treater, storer, transporter or disposer of, or otherwise responsible for, any such Environmental Conditions. It is understood and agreed that CONTRACTOR shall have no right to direct the means or methods of performance of any Environmental Engineer or Remediation Contractor.

4.4 CITY shall indemnify, defend and hold harmless CONTRACTOR, from and against any Environmental Damages asserted against or sustained by CONTRACTOR as a result of CONTRACTOR being deemed or determined to be a generator, arranger, operator, treater, storer, transporter or disposer of, or otherwise responsible for, any such Environmental Conditions.

5. Environmental Responsibilities of CONTRACTOR.

5.1 CITY acknowledges and agrees that CONTRACTOR shall not commence or continue any demolition or construction activities on any portion of the Site on or in which Remedial Actions are to be performed until such Remedial Actions are to the point where construction activities will not interfere with such Remedial Actions, as evidenced by appropriate certification by the applicable Environmental Engineer and/or Remediation CONTRACTOR and any required approval of any applicable government agency. CONTRACTOR agrees to use good faith diligent efforts to adjust and reschedule its activities at the Site so as to minimize, to the extent reasonably practical, the adverse effect on the progress of the Work resulting from any Remedial Actions.

5.2 CONTRACTOR shall not bring Hazardous Materials to the Site, and shall not include Hazardous Materials in any construction materials, unless permitted by Environmental Requirements. CONTRACTOR shall comply, and shall cause all Subcontractors to comply, with all Environmental Requirements regarding the generation, handling, storage, treatment and disposal of Hazardous Materials.

5.3 CONTRACTOR shall indemnify, defend and hold harmless the Indemnified Parties from and against any Environmental Damages asserted against or sustained by such parties as a result of any Environmental Conditions caused or created by CONTRACTOR or any Subcontractor, or of any violation by CONTRACTOR or the Subcontractors, of any Environmental Requirement arising out of the performance of the Work.

EXHIBIT D

IN LIEU OF SECURITIES ESCROW AGREEMENT

(form of agreement follows this page)
(use is optional by Contractor)

ESCROW No. _____

ESCROW AGREEMENT FOR SECURITY DEPOSITS IN LIEU OF RETENTION

(Project: _____)

THIS ESCROW AGREEMENT is made and entered into on this ____ day of _____, 20__ by and between the:

City of Roseville, whose address is:

311 Vernon Street
Roseville, CA 95678

(hereinafter called "CITY"); and

_____, whose address is:

_____

_____

(hereinafter called "CONTRACTOR"); and

_____, whose address is:

_____

_____

(hereinafter called "ESCROW AGENT").

For the consideration hereinafter set forth, CITY, CONTRACTOR, and ESCROW AGENT agree as follows:

1. Pursuant to Section 22300 of the Public Contract Code of the State of California, CONTRACTOR has the option to deposit securities, subject to prior approval of CITY, with ESCROW AGENT, as a substitute for retention earnings required to be withheld by CITY pursuant to the contract for public works entered into between the CITY and CONTRACTOR for the Project in the amount of _____

_____ dollars ($_____) dated _____, (hereinafter referred to as the "Contract"). Alternatively, on written request of CONTRACTOR, CITY shall make payments of the retention earnings directly to the ESCROW AGENT.

When CONTRACTOR deposits the securities as a substitute for Contract earnings, the ESCROW AGENT shall notify CITY within ten (10) days of the deposit. The market value of the securities at the time of the substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the Contract between CITY and CONTRACTOR. Securities shall be held in the name of ESCROW AGENT, and shall designate CONTRACTOR as the beneficial owner, and shall be limited to those types of acceptable securities as described in Public Contract Code Section 22300.

2. CITY shall make progress payments to CONTRACTOR for those funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that ESCROW AGENT holds securities in the form and amount specified above.

3. When CITY makes payment of retentions earned directly to ESCROW AGENT, ESCROW AGENT shall hold them for the benefit of CONTRACTOR until the time that the escrow created under this Agreement is terminated. CONTRACTOR may direct the investment of the payments into securities. All terms and conditions of this Agreement and the rights and responsibilities of the parties shall be equally applicable and binding when CITY pays ESCROW AGENT directly.

4. CONTRACTOR shall be responsible for paying all fees for the expenses incurred by ESCROW AGENT in administering the Escrow Account and all expenses of CITY. These expenses and payment terms shall be determined by CITY, CONTRACTOR, and ESCROW AGENT.

5. The interest earned on the securities or the money market accounts held in escrow and all interest earning on that interest shall be for the sole account of CONTRACTOR and shall be subject to withdrawal by CONTRACTOR at any time and from time to time without notice to CITY.

6. CONTRACTOR shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to ESCROW AGENT accompanied by written authorization from CITY to ESCROW AGENT that CITY consents to the withdrawal of the amount sought to be withdrawn by CONTRACTOR.

7. CITY shall have a right to draw upon the securities in the event of default by CONTRACTOR. Upon seven (7) days' written notice to ESCROW AGENT from CITY of the default, ESCROW AGENT shall immediately convert the securities to cash and shall distribute the cash as instructed by CITY.

8. Only upon receipt of written notification from CITY certifying that the Contract is final and complete, and that CONTRACTOR has complied with all requirements and procedures applicable to the Contract, ESCROW AGENT shall release to CONTRACTOR all securities and interest on deposit less escrow fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.

9. ESCROW AGENT shall rely on the written notifications from CITY and CONTRACTOR pursuant to Sections (5) to (8), inclusive, of this Agreement and CONTRACTOR shall hold ESCROW AGENT harmless from ESCROW AGENT's release and disbursement of the securities and interest as set forth above.

10. The parties hereto mutually agree that this Agreement is substantially similar to the form under Public Contracts Code Section 22300.

11. The names of the persons who are authorized to give written notice or to receive written notice on behalf of CITY and on behalf of CONTRACTOR in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of CITY:

_____
Title

_____
Name

_____
Signature

_____
Address

On behalf of CONTRACTOR:

_____
Title

_____
Name

_____
Signature

_____
Address

On behalf of ESCROW AGENT:

_____
Title

_____
Name

_____
Signature

_____
Address

12. At the time the Escrow Account is opened, CITY and CONTRACTOR shall deliver to ESCROW AGENT a fully executed counterpart of this Agreement.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement by its City Manager and attestation by its City Clerk under the authority of Resolution No. 87-141, adopted by the Council of the City of Roseville on the 5th day of August, 1987, and CONTRACTOR and ESCROW AGENT have authorized the execution of this Agreement.

CITY OF ROSEVILLE, a municipal corporation:

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
DENNIS KAUFFMAN
Assistant City Manager/Chief Financial Officer

CONTRACTOR:
CARTER/KELLY, INC., a California corporation

BY: _____

its: _____

and

BY: _____

its: _____

ESCROW AGENT:

BY: _____

its: _____

and

BY: _____

its: _____

ACKNOWLEDGED BY ADMINISTERING DEPARTMENT:

BY:_____

JILL GELLER
Parks, Recreation & Libraries Director

EXHIBIT F

CONTRACTOR'S PROPOSAL

CARTER-KELLY INC.
(530) 621-0950
P.O. Box 1477 • Placerville, CA 95667
Contractors License #407415

Tab F: Cost Proposal

FEE STRUCTURE

Proposal Item	Description	Unit
1	Preconstruction Services: Value Engineering, Constructability, etc.. ONE TIME FLAT FEE	$5,000
2	Estimated Construction Cost - Per the RFP	$1,125,000
3	General Conditions (To include: Onsite Supervision, Temporary Facilities, Temporary Fencing, Portable Bathroom, Dumpsters, final cleaning, winterization, SWPPP) **Subtotal**	20.00% $225,000
4	GC Payment and Performance Bonds **Subtotal**	1.00% **$11,250**
5	Insurance (Including Flood and Earthquake) **Subtotal**	1.00% **$11,250**
6	Builder's Risk Insurance (Owners Option) **Subtotal**	0.50% **$5,625**
7	Overhead and Profit **Subtotal**	8.00% **$90,000**
8	**Estimated Final Cost of Construction (Sum of Proposal Items 1-7)**	**$1,473,125**
9	Design Contingency (E&O) Percentage Unused contingency returned to the owner	5.00% **$73,656**
10	Construction Contingency Percentage Unused contingency returned to the owner	5.00% **$73,656**
11	Total Estimated GMP - Including Contingency	**$1,620,438** Under Budget

Used $1,125,000 as Hard Cost

COUNCIL COMMUNICATION

CC #: 2237
File #: 0800-03

Title:	California Greenhouse Gas Cap-and-Trade Program – 2023 Directly Allocated Allowance Allocation
Contact:	David Siao 916-746-1613 dsiao@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.5.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution directing all 334,821 of the City's 2023 directly allocated allowances under the state's Greenhouse Gas Cap-and-Trade Program to Roseville's compliance account for its direct compliance obligation.

BACKGROUND

In 2006, the State of California passed Assembly Bill 32 (AB 32), the "Global Warming Solutions Act of 2006." This law created the statewide Cap-and-Trade program designed to reduce greenhouse gas (GHG) emissions in California to 1990 levels by 2020. To address the City's legal and fiscal responsibilities under the California Greenhouse Gas Cap-and-Trade Program, Roseville Electric developed a Greenhouse Gas Cap-and-Trade Program that was approved by City Council in August 2012, and was revised in February 2013. This program defines how Roseville Electric will use the emission allowances it receives from the State each year.
Prior to the first business day of September, the City must allocate the succeeding calendar year's allowances between those used to meet its direct compliance obligation and those to be auctioned with Roseville receiving the proceeds. Roseville's direct compliance obligation is accrued from Roseville Energy Park (REP) generation and out-of-state imports of electricity. Roseville will receive 334,821 allowances of 2023 vintage. Roseville Electric will apply directly allocated allowances to the compliance obligations associated with REP generation as well as out-of-state imports of electricity. The combination of Roseville increasing its transmission capacity to the northwest in 2018, and the REP's increased utilization following Roseville's 2021 entry into the California Independent System Operator Energy Imbalance Market, has increased the amount of allocated allowances needed for Cap-and-Trade compliance. Accordingly, staff recommends all vintage 2023 directly allocated allowances be directed to Roseville's compliance account. Allowances can be banked and do not expire, so any unused allowances can be applied towards future compliance obligations. Under state law, the City is required to allocate its allowances annually.

FISCAL IMPACT

There is no direct fiscal impact associated with the allowance allocation. The value of the allowances is estimated at approximately $8 million and will be used to offset greenhouse gas compliance costs Roseville otherwise would have incurred.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.

The California Greenhouse Gas Cap-and-Trade Program – 2023 Directly Allocated Allowance Allocation meets the above criteria and is not subject to CEQA. No additional environmental review is required.

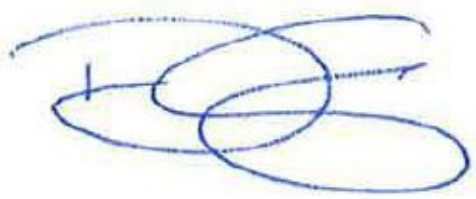
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

David Siao, Electric Resources Analyst

Dan Beans, Electric Utility Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-305

RESOLUTION NO. 22-305

APPROVING THE ALLOCATION OF 334,821 OF CITY'S 2023 GREENHOUSE CAP-AND-TRADE PROGRAM ALLOWANCES

WHEREAS, the City Council approved the Roseville Greenhouse Gas Cap-and-Trade Program in August 2012 and updated said program in February 2013; and

WHEREAS, this program defines how Roseville Electric will use the emission allowances it receives from the State each year; and

WHEREAS, each year the City must allocate the following calendar year's allowances between those used to meet its direct compliance obligation and those to be auctioned with Roseville receiving the proceeds;

WHEREAS, the City's 2023 allocation of Greenhouse Cap-and-Trade Program allowances is 334,821; and

WHEREAS, staff recommends all 334,821 vintage 2023 directly allocated allowances be directed to Roseville's compliance account.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that it hereby approves all 334,821 vintage 2023 directly allocated allowances be directed to Roseville's compliance account.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2234
File #: 0400-04-18-1 & 0400-07

Title:	Campus Oaks CO-2 - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.6.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council approve the final map on file with the City Clerk and accept on behalf of the public, the public utility easements offered thereon, and accept subject to improvement, Lot A and all rights of way offered thereon, and adopt a resolution approving the Subdivision Agreement and authorizing the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services Department, Engineering Division, has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met. This map will create 49 residential lots and 1 landscape lot.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Campus Oaks CO-2 Subdivision final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Campus Oaks CO-2 Subdivision final map was accomplished with an Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) which was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), approved by City Council on August 5, 2015. Because the Campus Oaks CO-2 Subdivision final map is consistent with the project evaluated in the Hewlett-Packard Master Plan EIR and the Addendum, no new effects would be expected to occur and all applicable mitigation measures from the Hewlett-Packard Master Plan EIR and the Addendum will be implemented. As such, no additional CEQA action is required at this time.

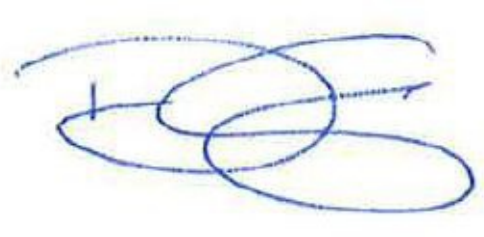
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

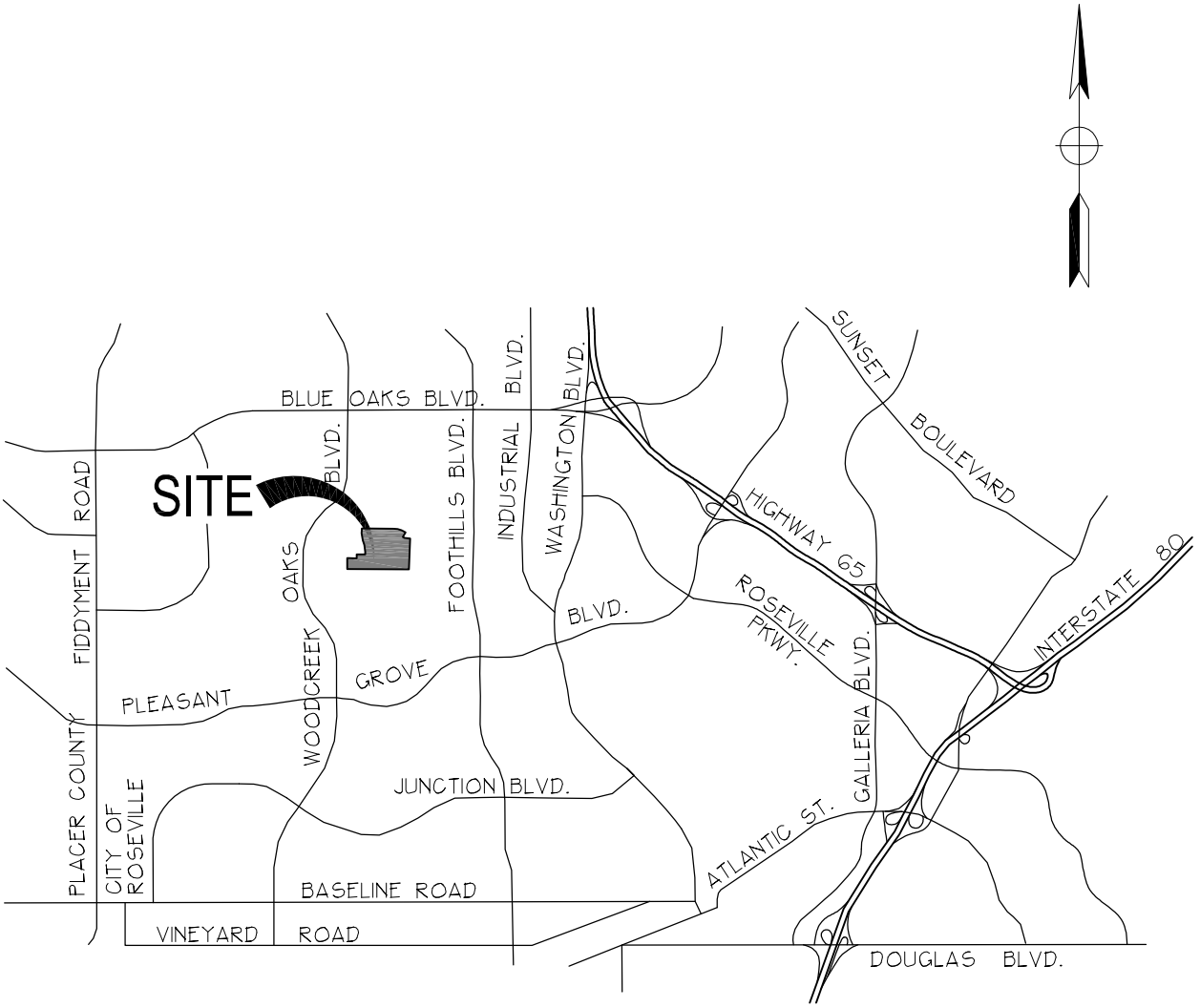
Description

Vicinity Map

Final Map

Resolution 22-294

Subdivision Agreement



Dwg: Y:\2013\13-0076-11 (HPCO CO-02 (50X110))\DWG\SRVY\VICINITY MAP.DWG | Saved: 07-13-22 08:39am MCHIARA

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom * Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

DRAWN:	MJC	JOB NO:	130076
CHECKED:	MJC	DATE:	JULY 2022
SCALE:	N/A	SHEET:	1 of 1

VICINITY MAP

CAMPUS OAKS CO-2
SUBDIVISION NO. PL18-0192

CITY OF ROSEVILLE, CALIFORNIA

BOOK _____ OF MAPS, PAGE _____

FINAL MAP
CAMPUS OAKS CO-2

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 4,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022
MORTON & PITALO, INC.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "CAMPUS OAKS CO-2" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION, SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) ASHBROOK STREET, BLUE DOG DRIVE, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, AND VECTRA COURT, AS PUBLIC RIGHT OF WAY.

(B) LOT A, FOR PUBLIC DRAINAGE, PUBLIC LANDSCAPE AND WATER QUALITY PURPOSES.

EXCECUTED THIS _____ DAY OF _____, 2022.

AG EHC II (NWHM) CA, 1, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: EHC ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____
STEVEN S. BENSON
ITS MANAGER

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____

COUNTY OF _____

ON _____, BEFORE ME, _____,A NOTARY PUBLIC PERSONALLY APPEARED_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC, STATE OF_____

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN AUGUST, 2021. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-2" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY 1, 2024 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
MICHAEL J.CHIARA, P.L.S. 9058

_____
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED _____ _____
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-2" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED _____ _____
TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2023

PROFESSIONAL LAND SURVEYOR ☆ TIMOTHY G. BLAIR ☆ No. 8278 ☆ STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-2" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOT A AND THE PUBLIC RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

_____
CITY CLERK, CITY OF ROSEVILLE

DATED _____ _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT _____ MINUTES AFTER _____ O'CLOCK ON THE DAY OF _____, 2022, AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. _____ _____
COUNTY RECORDER OF PLACER COUNTY

FEE: _____ BY: _____
DEPUTY

Dwg: Y:\2013\13-0076-1 (HPCO,CO-02) (SDX110)\DWG\SRVY\WORKING\FINAL MAP\130076-S11-FM01.DWG | Saved 07/07/22 12:51pm MICHARA

FINAL MAP
CAMPUS OAKS CO-2

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 4,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022
MORTON & PITALO, INC.

OPTIONEE'S STATEMENT

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE AS DISCLOSED BY "MEMORANDUM OF OPTION AGREEMENT" RECORDED MARCH 30, 2022 AS DOCUMENT NO. 2022-0027716, PLACER COUNTY OFFICIAL RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

_____
JUSTIN WALTERS
VP, PROJECT MANAGEMENT AND LAND DEVELOPMENT

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____

COUNTY OF _____

ON _____, BEFORE ME, _____,A NOTARY PUBLIC PERSONALLY APPEARED_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC, STATE OF_____

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

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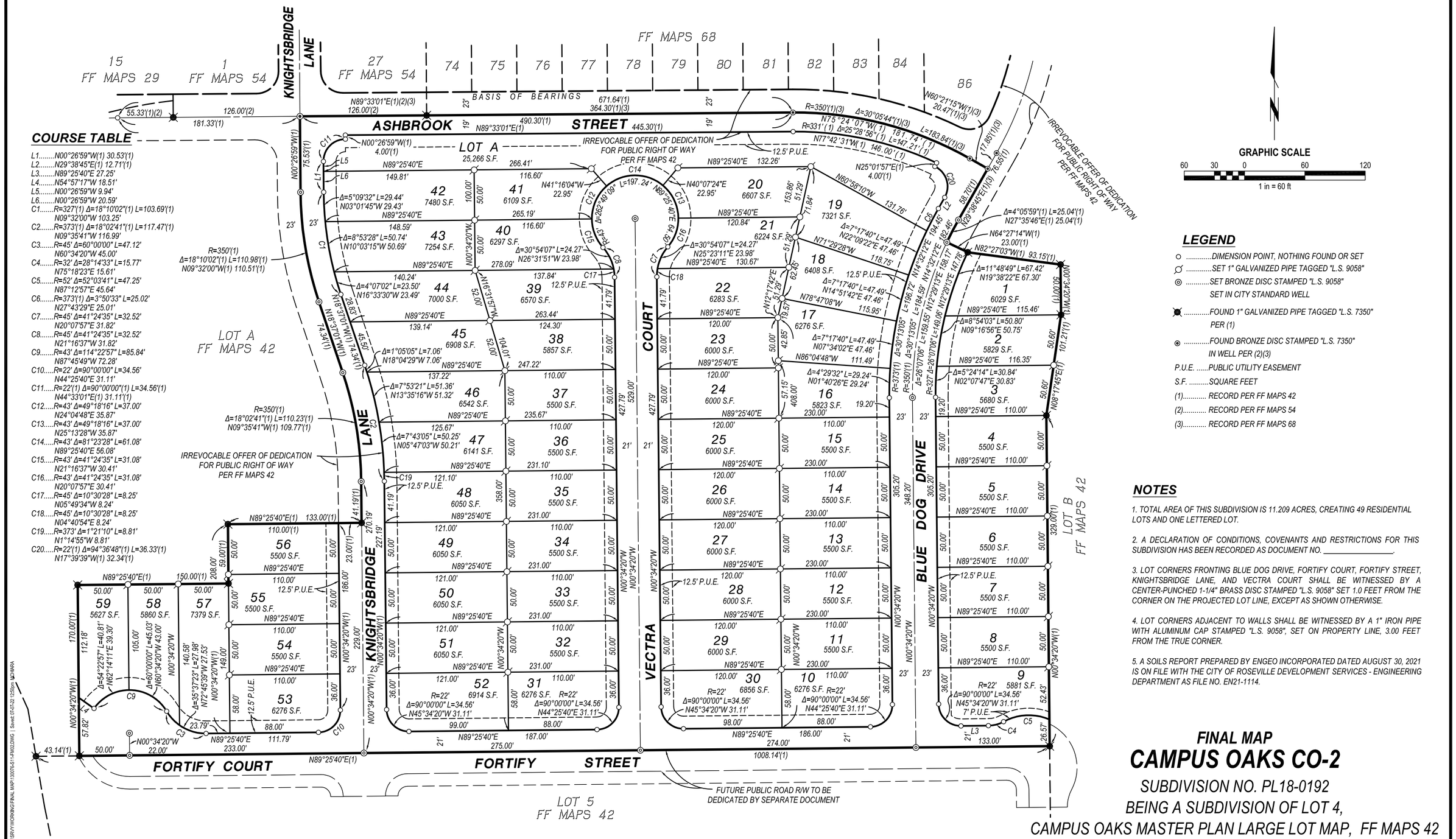


COURSE TABLE

L1.....N00°26'59"W(1) 30.53'(1)
L2.....N29°38'45"E(1) 12.71'(1)
L3.....N89°25'40"E 27.25'
L4.....N54°57'17"W 18.51'
L5.....N00°26'59"W 9.94'
L6.....N00°26'59"W 20.59'
C1.....R=327'(1) Δ=18°10'02"(1) L=103.69'(1) N09°32'00"W 103.25'
C2.....R=373'(1) Δ=18°02'41"(1) L=117.47'(1) N09°35'41"W 116.99'
C3.....R=45' Δ=60°00'00" L=47.12' N60°34'20"W 45.00'
C4.....R=32' Δ=28°14'33" L=15.77' N75°18'23"E 15.61'
C5.....R=52' Δ=52°03'41" L=47.25' N87°12'57"E 45.64'
C6.....R=373'(1) Δ=3°50'33" L=25.02' N27°43'29"E 25.01'
C7.....R=45' Δ=41°24'35" L=32.52' N20°07'57"E 31.82'
C8.....R=45' Δ=41°24'35" L=32.52' N21°16'37"W 31.82'
C9.....R=43' Δ=114°22'57" L=85.84' N87°45'49"W 72.28'
C10.....R=22' Δ=90°00'00"(1) L=34.56' N44°25'40"E 31.11'
C11.....R=22'(1) Δ=90°00'00"(1) L=34.56'(1) N44°33'01"E(1) 31.11'(1)
C12.....R=43' Δ=49°18'16" L=37.00' N24°04'48"E 35.87'
C13.....R=43' Δ=49°18'16" L=37.00' N25°13'28"W 35.87'
C14.....R=43' Δ=81°23'28" L=61.08' N89°25'40"E 56.08'
C15.....R=43' Δ=41°24'35" L=31.08' N21°16'37"W 30.41'
C16.....R=43' Δ=41°24'35" L=31.08' N20°07'57"E 30.41'
C17.....R=45' Δ=10°30'28" L=8.25' N05°49'34"W 8.24'
C18.....R=45' Δ=10°30'28" L=8.25' N04°40'54"E 8.24'
C19.....R=373' Δ=1°21'10" L=8.81' N1°14'55"W 8.81'
C20.....R=22'(1) Δ=94°36'48"(1) L=36.33'(1) N17°39'39"W(1) 32.34'(1)

LEGEND

○ .....DIMENSION POINT, NOTHING FOUND OR SET
⊙ .....SET 1" GALVANIZED PIPE TAGGED "L.S. 9058"
◎ .....SET BRONZE DISC STAMPED "L.S. 9058" SET IN CITY STANDARD WELL
⊠ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (1)
◉ .....FOUND BRONZE DISC STAMPED "L.S. 7350" IN WELL PER (2)(3)
P.U.E. .....PUBLIC UTILITY EASEMENT
S.F. .....SQUARE FEET
(1)..... RECORD PER FF MAPS 42
(2)..... RECORD PER FF MAPS 54
(3)..... RECORD PER FF MAPS 68

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 11.209 ACRES, CREATING 49 RESIDENTIAL LOTS AND ONE LETTERED LOT.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____.

3. LOT CORNERS FRONTING BLUE DOG DRIVE, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, AND VECTRA COURT SHALL BE WITNESSED BY A CENTER-PUNCHED 1-1/4" BRASS DISC STAMPED "L.S. 9058" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.

4. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.

5. A SOILS REPORT PREPARED BY ENGEO INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. EN21-1114.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE NORTHERLY LINE OF LOT 4, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED, "CAMPUS OAKS MASTER PLAN LARGE LOT MAP" FILED IN BOOK FF OF MAPS, PAGE 42, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

FINAL MAP

CAMPUS OAKS CO-2

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 4,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022 SCALE: 1"=80'
MORTON & PITALO, INC.
SHEET 3 OF 3 SHEETS JOB NO. 130076

Dwg: Y:\2019\13-A3076-11 (HPCO CO-A2 (50X110))\DWG\SRVY\WORKING\FINAL MAP\13007A-S1-FMX22.DWG | Saved:07/07/22 12:55pm MDHAWA

RESOLUTION NO. 22-294

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and The New Home Company Northern California LLC, for the Campus Oaks CO-2 Subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Campus Oaks CO-2 SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and The New Home Company Northern California LLC, a Delaware limited liability company, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Campus Oaks CO-2 Subdivision" (Subdivision no. PL-18-0192; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 23rd day of April, 2021, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by Morton & Pitalo, dated March 2022 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before July 1ST 2024, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $ 2,216,495.00. One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBDIVIDER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $4,000,000 aggregate Personal Injury: $2,000,000 per occurrence $4,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

a. Form. SUBDIVIDER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. SUBDIVIDER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

f. Waiver of Subrogation. SUBDIVIDER hereby agrees to waive subrogation which any insurer of SUBDIVIDER may acquire from SUBDIVIDER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by SUBDIVIDER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBDIVIDER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

Justin Walters
The New Home Company
1508 Eureka Rd, Suite 290
Roseville, CA 95661

Either party may amend its address by giving written notice to the other.

22. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. ____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and SUBDIVIDER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation,

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

The New Home Company Northern California LLC,
a Delaware limited liability company

BY:_____
Print name: Justin Walters
Title: Authorized Signatory / Vice President Project Management and Development

and

BY:_____
Print name:_____
Title:_____

(NOTARIZATION REQUIRED)

[L:\agreement\form agreements\subdivision agmt.docx; 2/14/2022]

APPROVED AS TO FORM:

BY:_____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On July 6, 2022 before me, Cassie Elizabeth Kuehnau, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Justin Walters
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CASSIE ELIZABETH KUEHNAU
Notary Public - California
Placer County
Commission # 2316023
My Comm. Expires Dec 16, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cassie Elizabeth Kuehnau
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

COUNCIL COMMUNICATION

CC #: 2232
File #: 0400-04-18-1 & 0400-07

Title:	Campus Oaks CO-3 - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.7.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council approve the final map on file with the City Clerk and accept on behalf of the public, the public utility easements offered thereon, and accept subject to improvement, Lots A, B and C and all rights of way offered thereon, and adopt a resolution approving the Subdivision Agreement and authorizing the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services Department, Engineering Division, has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met. This map will create 62 residential lots, 1 landscape lot and 2 open space lots.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Campus Oaks CO-3 Subdivision final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Campus Oaks CO-3 Subdivision final map was accomplished with an Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) which was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), approved by City Council on August 5, 2015. Because the Campus Oaks CO-3 Subdivision final map is consistent with the project evaluated in the Hewlett-Packard Master Plan EIR and the Addendum, no new effects would be expected to occur and all applicable mitigation measures from the Hewlett-Packard Master Plan EIR and the Addendum will be implemented. As such, no additional CEQA action is required at this time.

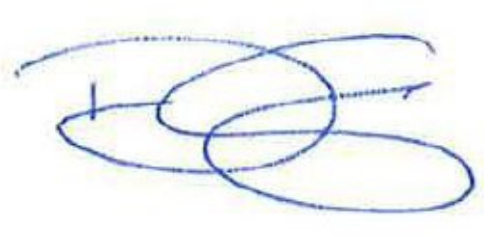
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

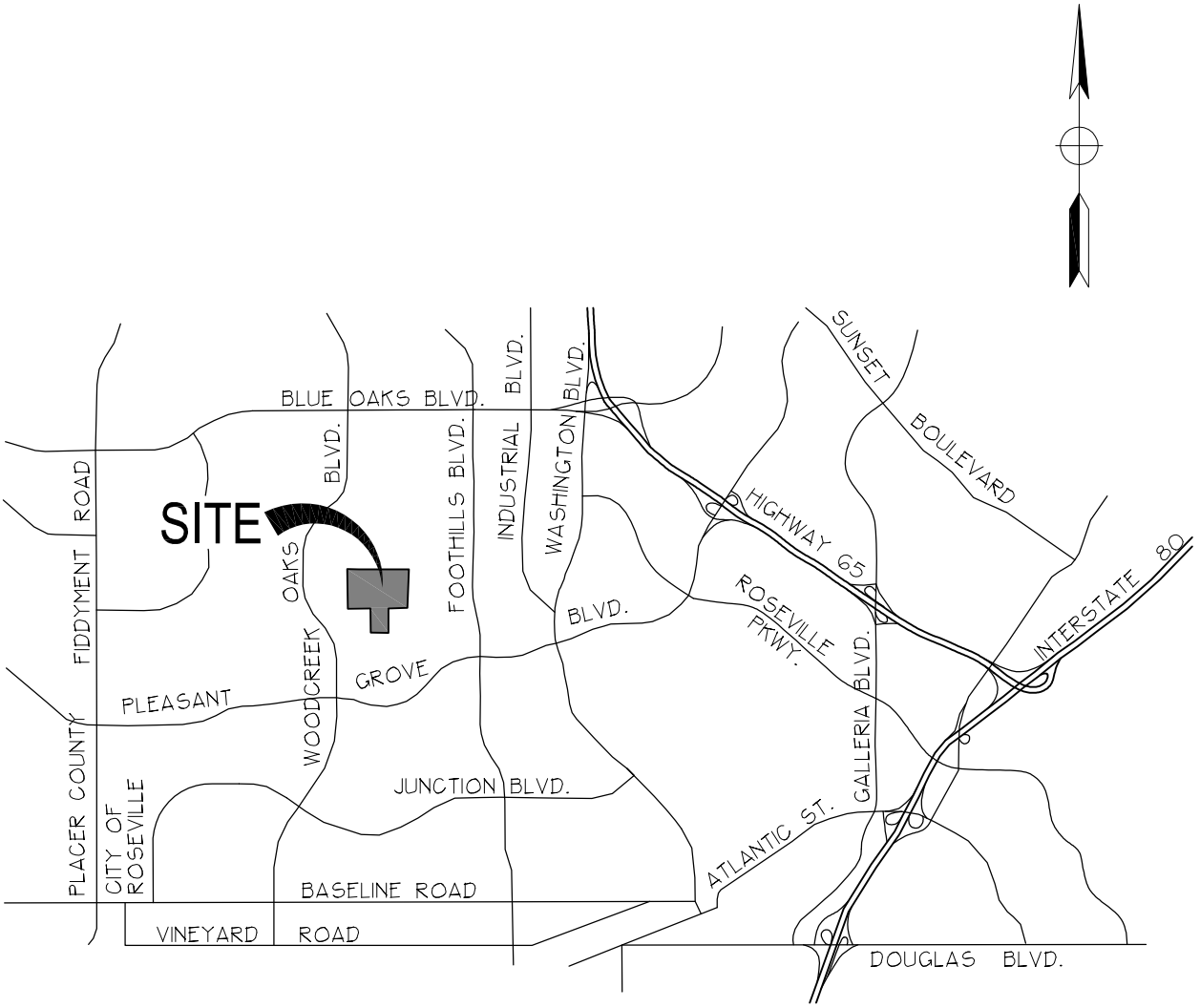
Description

Vicinity Map

Final Map

Resolution 22-292

Subdivision Agreement



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MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom * Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

DRAWN:	MJC	JOB NO:	130076
CHECKED:	MJC	DATE:	JULY 2022
SCALE:	N/A	SHEET:	1 of 1

VICINITY MAP

CAMPUS OAKS CO-3
SUBDIVISION NO. PL21-0070

CITY OF ROSEVILLE, CALIFORNIA

BOOK _____ OF MAPS, PAGE _____

FINAL MAP
CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022
MORTON & PITALO, INC.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION, SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) ELITE STREET, ENVY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET, AND TERMINAL STREET, AS PUBLIC RIGHT OF WAY.

(B) LOT A AS PUBLIC RIGHT OF WAY AND FOR LANDSCAPING PURPOSES.

(C) LOT B FOR OPEN SPACE, BIKEWAY, DRAINAGE AND WATER QUALITY PURPOSES.

(D) LOT C FOR OPEN SPACE, DRAINAGE AND WATER QUALITY PURPOSES.

EXCECUTED THIS _____ DAY OF _____, 2022.

AG EHC II (NWHM) CA, 1, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: EHC ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____
STEVEN S. BENSON
ITS MANAGER

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____

COUNTY OF _____

ON _____, BEFORE ME, _____,A NOTARY PUBLIC PERSONALLY APPEARED_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC, STATE OF_____
PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-3" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION, IN AUGUST, 2021. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-3" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY 1, 2024 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
MICHAEL J. CHIARA, P.L.S. 9058

_____
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED _____ _____
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-3" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED _____ _____
TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2023

PROFESSIONAL LAND SURVEYOR ☆ TIMOTHY G. BLAIR ☆ No. 8278 ☆ STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED SUBJECT TO IMPROVEMENT, LOTS A, B AND C AND THE PUBLIC RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

_____
CITY CLERK, CITY OF ROSEVILLE

DATED _____ _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT _____ MINUTES AFTER _____ O'CLOCK ON THE DAY OF _____, 2022, AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. _____ _____
COUNTY RECORDER OF PLACER COUNTY

FEE: _____ BY: _____
DEPUTY

Dwg: Y:\2013\13-0076-06 (CO-3)\DWG\SRV\WORKING\FINAL MAP\130076 SSO FMD1.DWG | Saved: 07/07/22 12:57pm MOHARA

FINAL MAP
CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022
MORTON & PITALO, INC.

OPTIONEE'S STATEMENT

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE AS DISCLOSED BY "MEMORANDUM OF OPTION AGREEMENT" RECORDED MARCH 30, 2022 AS DOCUMENT NO. 2022-0027716, PLACER COUNTY OFFICIAL RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

_____
JUSTIN WALTERS
VP, PROJECT MANAGEMENT AND LAND DEVELOPMENT

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____

COUNTY OF _____

ON _____, BEFORE ME, _____,A NOTARY PUBLIC PERSONALLY APPEARED_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC, STATE OF_____

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

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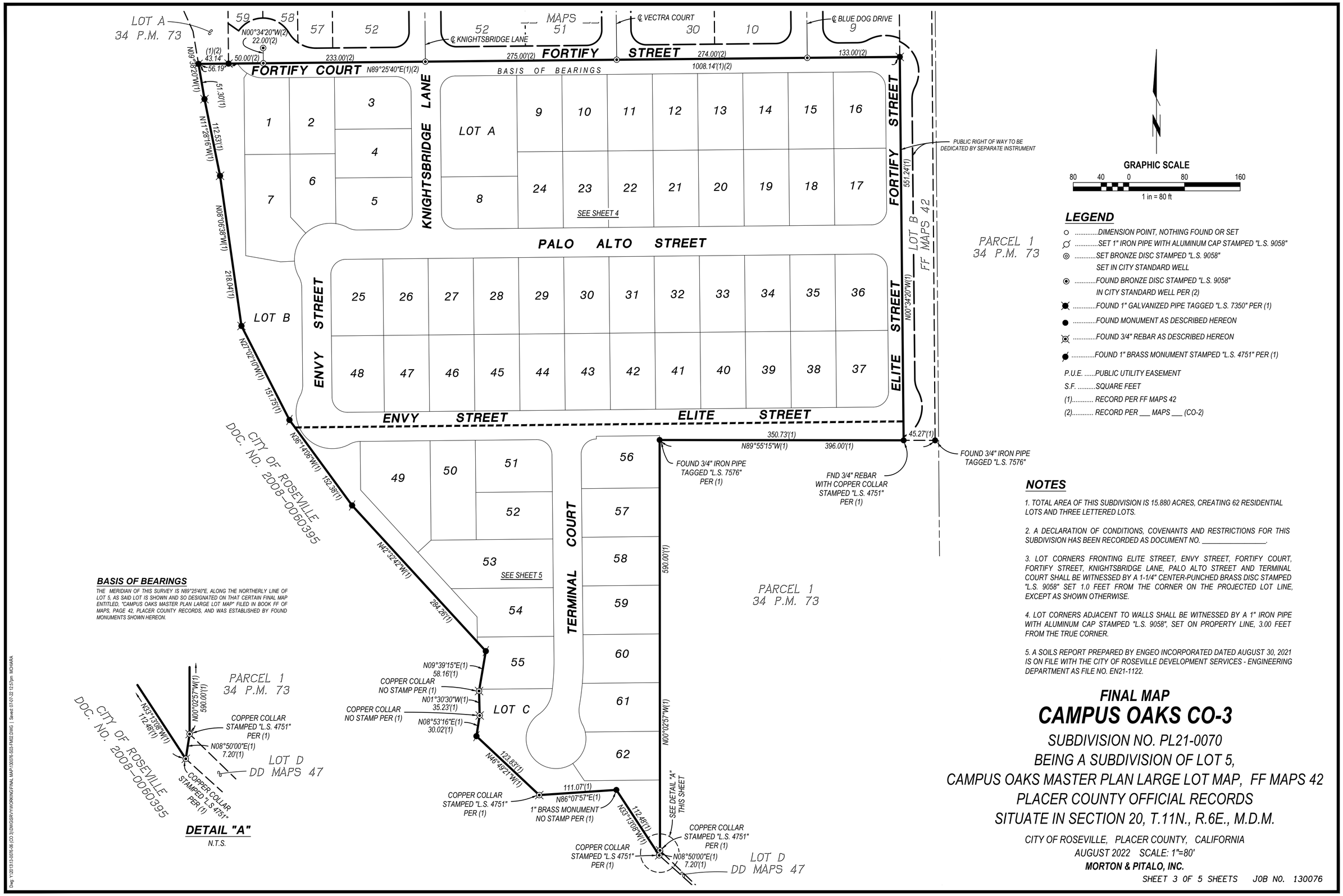


BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS N89°25'40"E, ALONG THE NORTHERLY LINE OF LOT 5, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED, "CAMPUS OAKS MASTER PLAN LARGE LOT MAP" FILED IN BOOK FF OF MAPS, PAGE 42, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

GRAPHIC SCALE

80 40 0 80 160

1 in = 80 ft

LEGEND

- ○ .....DIMENSION POINT, NOTHING FOUND OR SET
- ⌀ .....SET 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058"
- ◎ .....SET BRONZE DISC STAMPED "L.S. 9058" SET IN CITY STANDARD WELL
- ⊙ .....FOUND BRONZE DISC STAMPED "L.S. 9058" IN CITY STANDARD WELL PER (2)
- ✱ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (1)
- ● .....FOUND MONUMENT AS DESCRIBED HEREON
- ⊗ .....FOUND 3/4" REBAR AS DESCRIBED HEREON
- ● .....FOUND 1" BRASS MONUMENT STAMPED "L.S. 4751" PER (1)

P.U.E. .....PUBLIC UTILITY EASEMENT
S.F. .....SQUARE FEET
(1)..... RECORD PER FF MAPS 42
(2)..... RECORD PER ___ MAPS ___ (CO-2)

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 15.880 ACRES, CREATING 62 RESIDENTIAL LOTS AND THREE LETTERED LOTS.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____.

3. LOT CORNERS FRONTING ELITE STREET, ENVY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET AND TERMINAL COURT SHALL BE WITNESSED BY A 1-1/4" CENTER-PUNCHED BRASS DISC STAMPED "L.S. 9058" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.

4. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.

5. A SOILS REPORT PREPARED BY ENGEO INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. EN21-1122.

FINAL MAP
CAMPUS OAKS CO-3

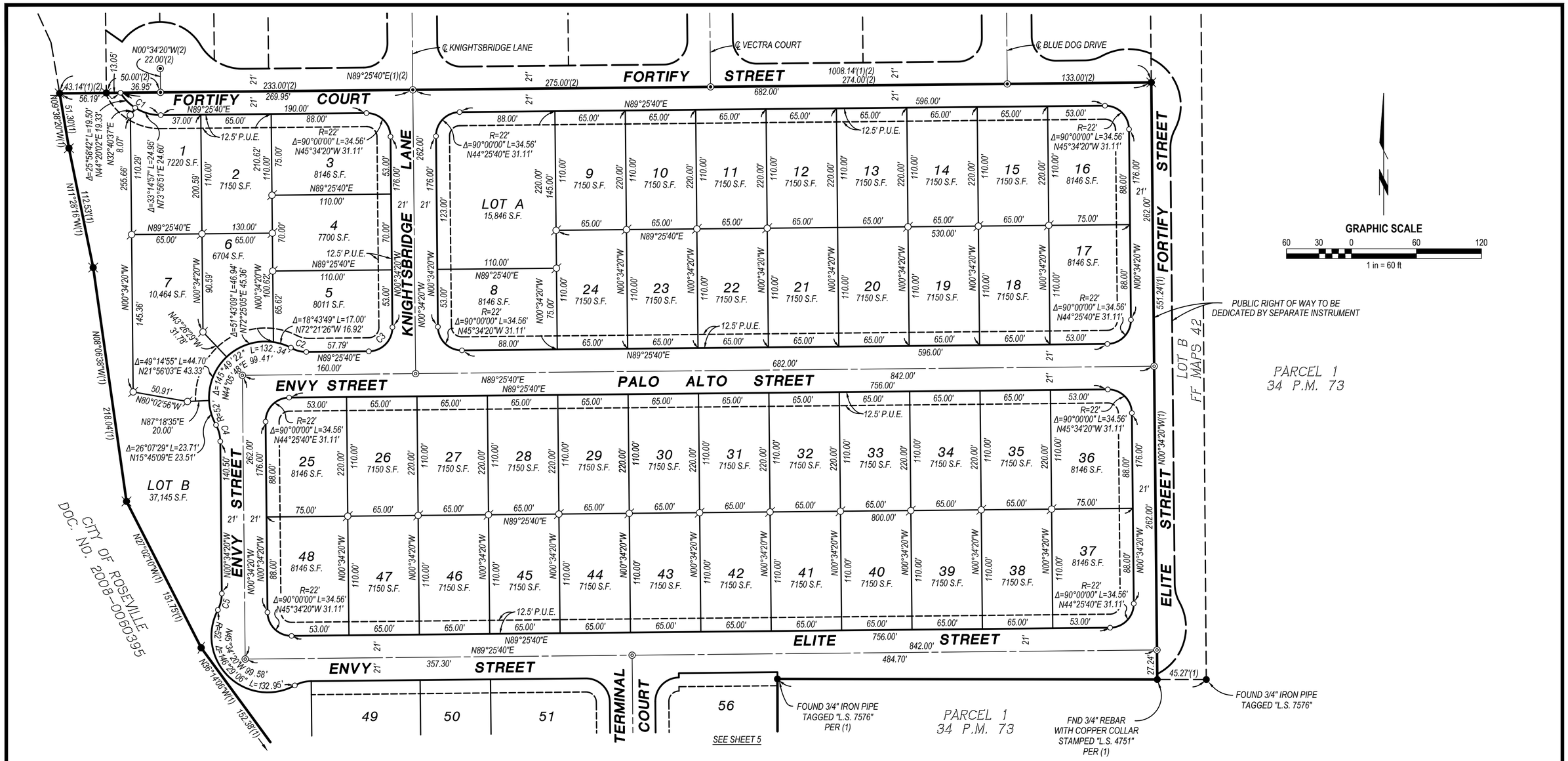
SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022 SCALE: 1"=80'

MORTON & PITALO, INC.

SHEET 3 OF 5 SHEETS JOB NO. 130076

Dwg: T:\2013\13-0076-56 (CO 3)\DWG\SRV\WORKING\FINAL MAP\130076-S03-FM02.DWG | Saved: 07/07/22 12:57pm MCHARA



COURSE TABLE

C1.....R=43' Δ=59°13'40" L=44.45'
N60°57'30"W 42.50'
C2.....R=27.28' Δ=31°17'33" L=14.90'
N74°25'49"W 14.71'
C3.....R=22' Δ=90°00'00" L=34.56'
N44°25'40"W 31.11'
C4.....R=32' Δ=28°14'33" L=15.77'
N14°41'37"W 15.61'
C5.....R=32' Δ=28°14'33" L=15.77'
N13°32'56"E 15.61'

NOTE

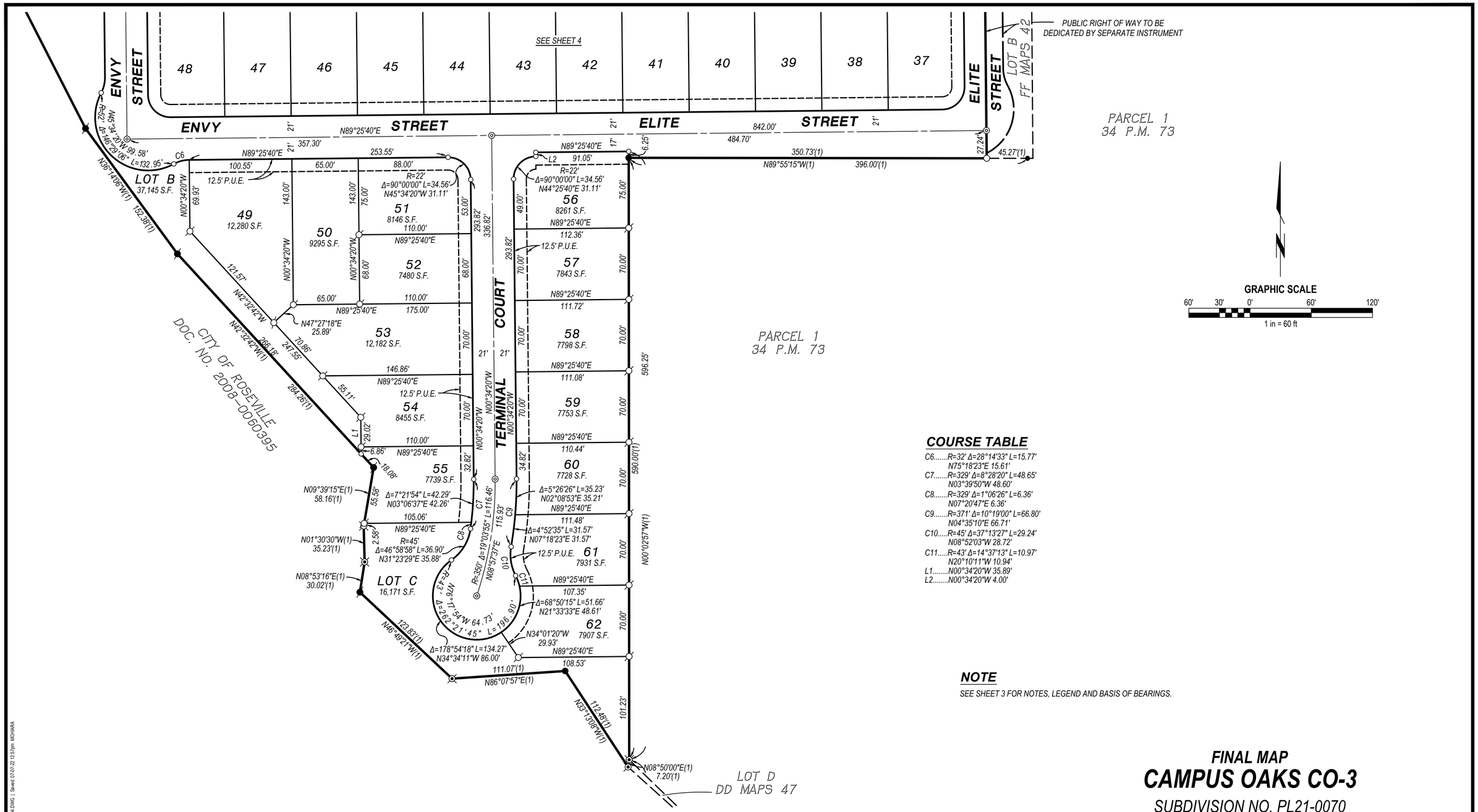
SEE SHEET 3 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

FINAL MAP

CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022 SCALE: 1"=60'
MORTON & PITALO, INC.
SHEET 4 OF 5 SHEETS JOB NO. 130076



COURSE TABLE

C6.....R=32' Δ=28°14'33" L=15.77'
N75°18'23"E 15.61'
C7.....R=329' Δ=8°28'20" L=48.65'
N03°39'50"W 48.60'
C8.....R=329' Δ=1°06'26" L=6.36'
N07°20'47"E 6.36'
C9.....R=371' Δ=10°19'00" L=66.80'
N04°35'10"E 66.71'
C10.....R=45' Δ=37°13'27" L=29.24'
N08°52'03"W 28.72'
C11.....R=43' Δ=14°37'13" L=10.97'
N20°10'11"W 10.94'
L1.....N00°34'20"W 35.89'
L2.....N00°34'20"W 4.00'

NOTE

SEE SHEET 3 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

FINAL MAP
CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2022 SCALE: 1"=60'

MORTON & PITALO, INC.

SHEET 5 OF 5 SHEETS JOB NO. 130076

Dwg: Y:\2013\13-0076-06 (CO 3)\DWG\SRVY\WORKING\FINAL MAP\130076-S03-FM00.DWG | Saved: 07/07/22 12:57pm MCHARA

RESOLUTION NO. 22-292

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and The New Home Company Northern California, LLC, for the Campus Oaks CO-3 Subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Campus Oaks CO-3 SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and The New Home Company Northern California LLC, a Delaware limited liability company, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Campus Oaks CO-3 Subdivision" (Subdivision no. PL-21-00070; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 4th day of June, 2021, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by Morton & Pitalo, dated July 2022 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before July 1ST 2024, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $ 2,172,900.00. One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBDIVIDER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $4,000,000 aggregate Personal Injury: $2,000,000 per occurrence $4,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

a. Form. SUBDIVIDER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. SUBDIVIDER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

f. Waiver of Subrogation. SUBDIVIDER hereby agrees to waive subrogation which any insurer of SUBDIVIDER may acquire from SUBDIVIDER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by SUBDIVIDER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBDIVIDER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

Justin Walters
The New Home Company
1508 Eureka Rd, Suite 290
Roseville, CA 95661

Either party may amend its address by giving written notice to the other.

22. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. ____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and SUBDIVIDER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation,

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

The New Home Company Northern California LLC,
a Delaware limited liability company

BY: _____
Print name: Justin Walters
Title: Authorized Signatory / Vice President, Project Management and Development

and

BY: _____
Print name: _____
Title: _____

(NOTARIZATION REQUIRED)

[L:\agreement\form agreements\subdivision agmt.docx; 2/14/2022]

APPROVED AS TO FORM:

BY:_____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY:
MARC STOUT
City Engineer

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On July 6, 2022 before me, Cassie Elizabeth Kuehnau, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Justin Walters
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CASSIE ELIZABETH KUEHNAU
Notary Public - California
Placer County
Commission # 2316023
My Comm. Expires Dec 16, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cassie Elizabeth Kuehnau
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

COUNCIL COMMUNICATION

CC #: 2231
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista KT-20B - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.8.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public the public utility easements offered thereon and accept, subject to improvement, Lots A and B and all rights of way and easements offered thereon; and
2. Adopt the attached resolution approving the Subdivision Agreement and authorize the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services, Engineering Division, has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met. This map will create 68 residential lots, 2 public landscape lots and 1 designated remainder lot.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Sierra Vista KT-20B final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Sierra Vista KT-20B final map was accomplished with preparation of the Sierra Vista Specific Plan EIR (Adopted: May 5, 2010) (SCH#2008032017) and the Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012. Because the Sierra Vista KT-20B final map is consistent with the project evaluated in the Sierra Vista Specific Plan Environmental Impact Report (EIR), no new effects would be expected to occur and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented. As such, no additional CEQA action is required at this time.

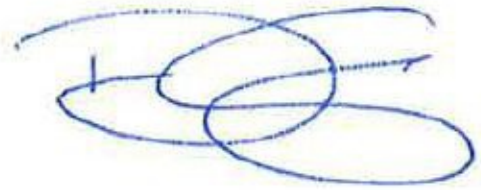
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

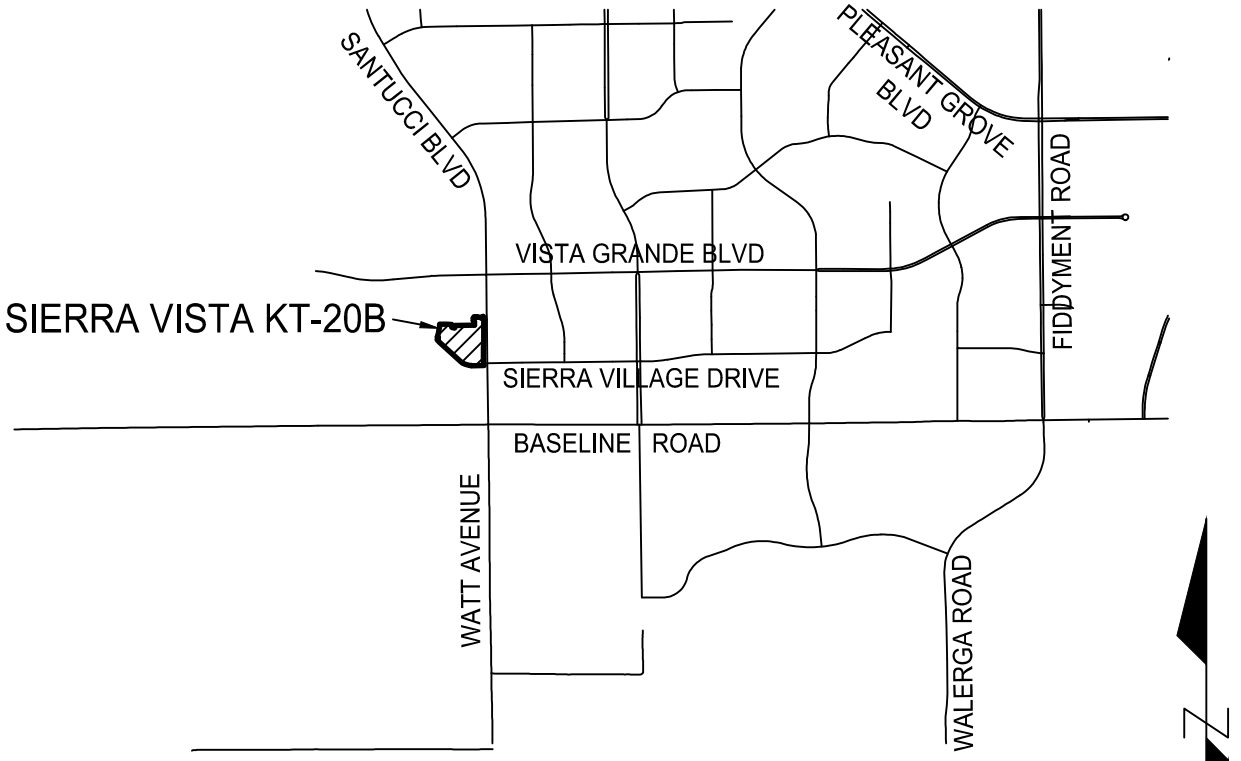
Description

Vicinity Map

Final Map

Resolution 22-291

Subdivision Agreement



VICINITY MAP

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA KT-20B" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS CASTLE PEAK COURT, TWILIGHT PEAK COURT, CARABALLO DRIVE, FLATHEAD DRIVE, GARIBALDI DRIVE, BEARTOOTH WAY, PINALENO WAY, LOT A, LOT B AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) VISIBILITY EASEMENT TO BE KEPT FREE FROM SIGNS, HEDGES, FENCES, STRUCTURES, NATURAL GROWTH OR OTHER OBSTRUCTIONS TO THE VIEW HIGHER THAN TWO FEET SIX INCHES (2 1/2') ABOVE THE NEAREST PAVEMENT SURFACE, WITHIN THE AREA OVER AND ACROSS THAT LAND DESIGNATED HEREON AS "V.E." (VISIBILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS CASTLE PEAK COURT, TWILIGHT PEAK COURT, CARABALLO DRIVE, FLATHEAD DRIVE, GARIBALDI DRIVE, BEARTOOTH WAY, PINALENO WAY, LOT A AND LOT B.

AG EHC II (LEN) CA 2, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____

NAME: STEVEN S, BENSON
TITLE: MANAGER

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF _____, 202__, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

_____
NOTARY PUBLIC

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT-20B" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2023

DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT-20B" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-20B" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2023

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT-20B", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATIONS, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B AND ALL RIGHTS-OF-WAY AND EASEMENT OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

FEE: $ _____

BY: _____
DEPUTY

FINAL MAP OF
SIERRA VISTA
KT-20B
SUBDIVISION No. PL17-0305

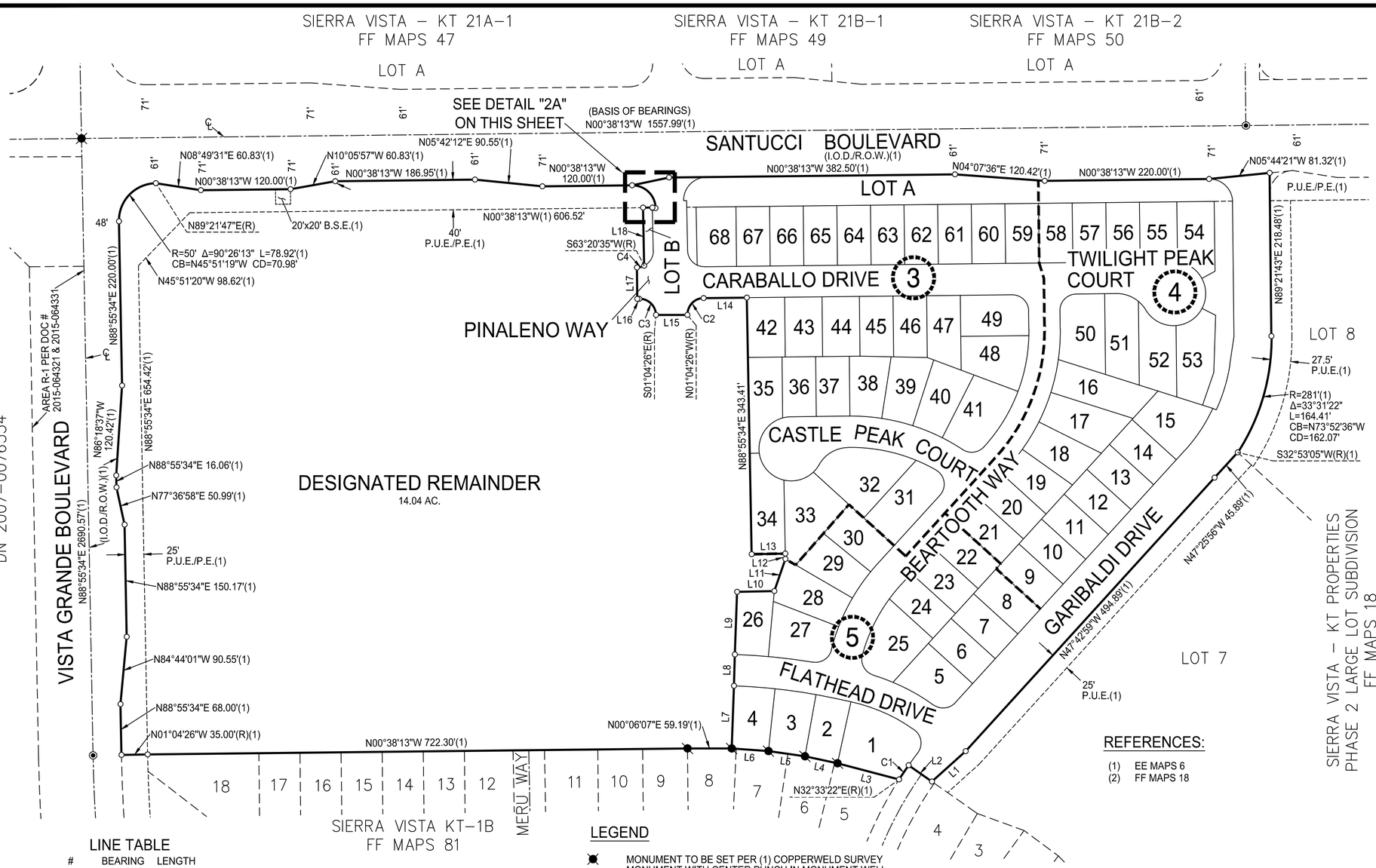
BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

JUNE 2022

7310.024



BASIS OF BEARINGS:

THE BEARING N 00°38'13" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 24.94 ACRES +/-, GROSS, CONSISTING OF 68 RESIDENTIAL LOTS, 2 LANDSCAPE LOTS AND 1 (14.04 ACRE) DESIGNATED REMAINDER LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED NOVEMBER 10, 2018; PROJECT NUMBER WKA NO. 11712.01 AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AS OFFSET MONUMENT CANNOT BE SET.
6. A PORTION OF THE I.O.D./R.O.W. ON LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

REFERENCES:

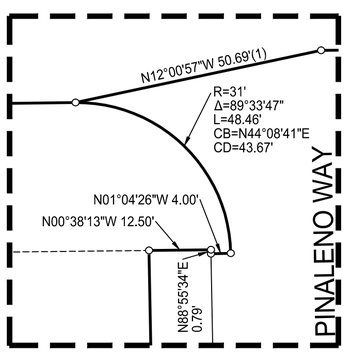
(1) EE MAPS 6
(2) FF MAPS 18

LINE TABLE

#	BEARING	LENGTH
L1(1)	N41°51'58"W	60.80'
L2(1)	N35°05'22"E(R)	38.00'
L3(1)	N14°47'59"E	85.11'
L4(1)	N12°01'03"E	44.64'
L5(1)	N08°08'42"E	49.29'
L6(1)	N04°04'51"E	49.29'
L7	N87°57'05"W	84.00'
L8	N88°24'47"W	42.00'
L9	N87°58'30"W	83.82'
L10	N01°04'26"W	49.87'
L11	N71°00'42"W	45.50'
L12	N88°55'34"E	7.26'
L13	N01°04'26"W	45.00'
L14	N00°38'13"W	57.83'
L15	N00°10'45"W	42.01'
L16	N00°38'13"W	2.66'
L17	N89°21'47"E(R)	42.00'
L18	N88°55'34"E	77.77'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)	521'	02°32'00"	23.04'	N56°10'38"W	23.03'
C2	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C3	22'	89°33'47"	34.39'	N44°08'40"E	30.99'
C4	22'	26°01'12"	9.99'	N13°38'49"W	9.91'



DETAIL "2A"
N.T.S.

LEGEND

- MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

AC.	ACRE
B.S.E.	BUS SHELTER EASEMENT
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
V.E.	VISIBILITY EASEMENT
( )	DENOTES RECORD INFORMATION

- (1) SHEET NUMBER
- VISIBILITY EASEMENT

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA
KT-20B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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JUNE 2022

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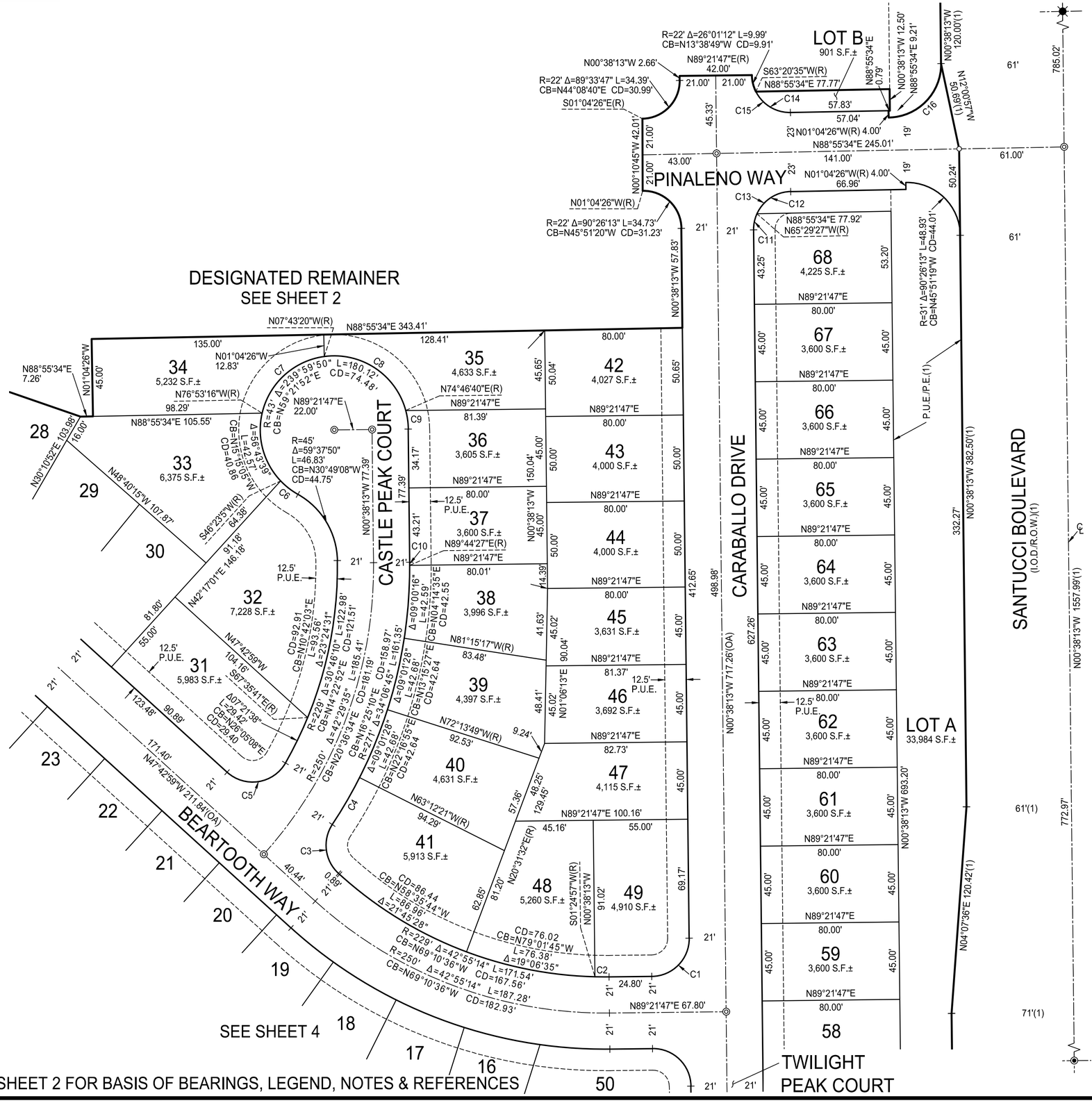
BOOK_____ OF MAPS, PAGE_____



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C2	229'	02°03'10"	8.20'	N89°36'38"W	8.20'
C3	22'	81°11'31"	31.18'	N07°07'14"W	28.63'
C4	271'	06°40'53"	31.60'	N30°08'06"E	31.58'
C5	22'	102°31'03"	39.36'	N81°01'29"E	34.32'
C6	43'	17°01'18"	12.77'	N52°07'34"W	12.73'
C7	43'	69°09'56"	51.91'	N47°41'42"E	48.81'
C8	43'	82°30'01"	61.92'	N56°28'20"W	56.70'
C9	43'	14°35'07"	10.95'	N07°55'46"W	10.92'
C10	271'	00°22'40"	1.79'	N00°26'53"W	1.79'
C11	22'	25°08'46"	9.66'	N11°56'10"E	9.58'
C12	22'	64°25'01"	24.73'	N56°43'03"E	23.45'
C13	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C14	22'	64°25'01"	24.73'	N58°51'55"W	23.45'
C15	22'	90°26'13"	34.73'	N45°51'20"W	31.23'
C16	31'	89°33'47"	48.46'	N44°08'41"E	43.67'

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
SIERRA VISTA
KT-20B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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JUNE 2022

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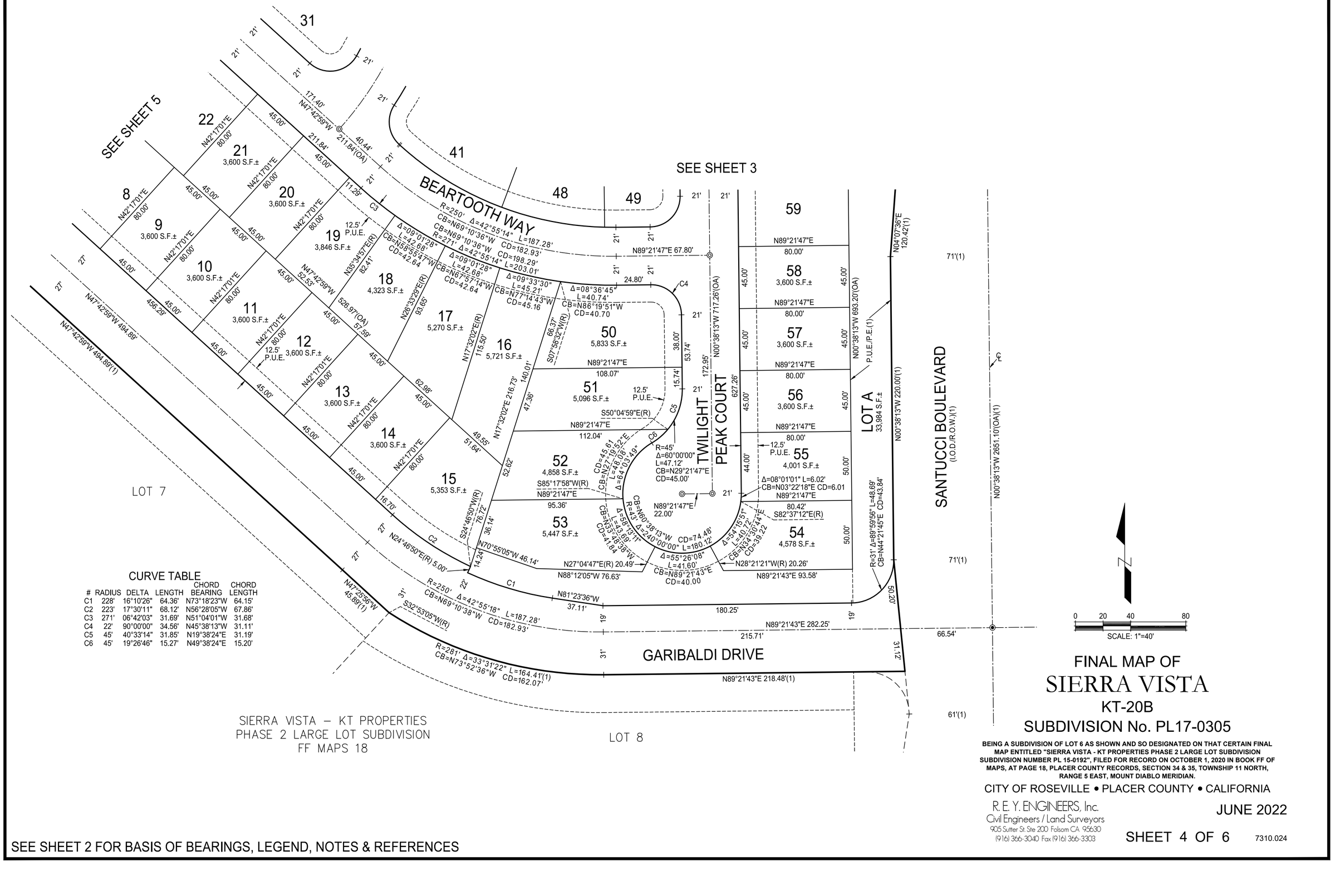
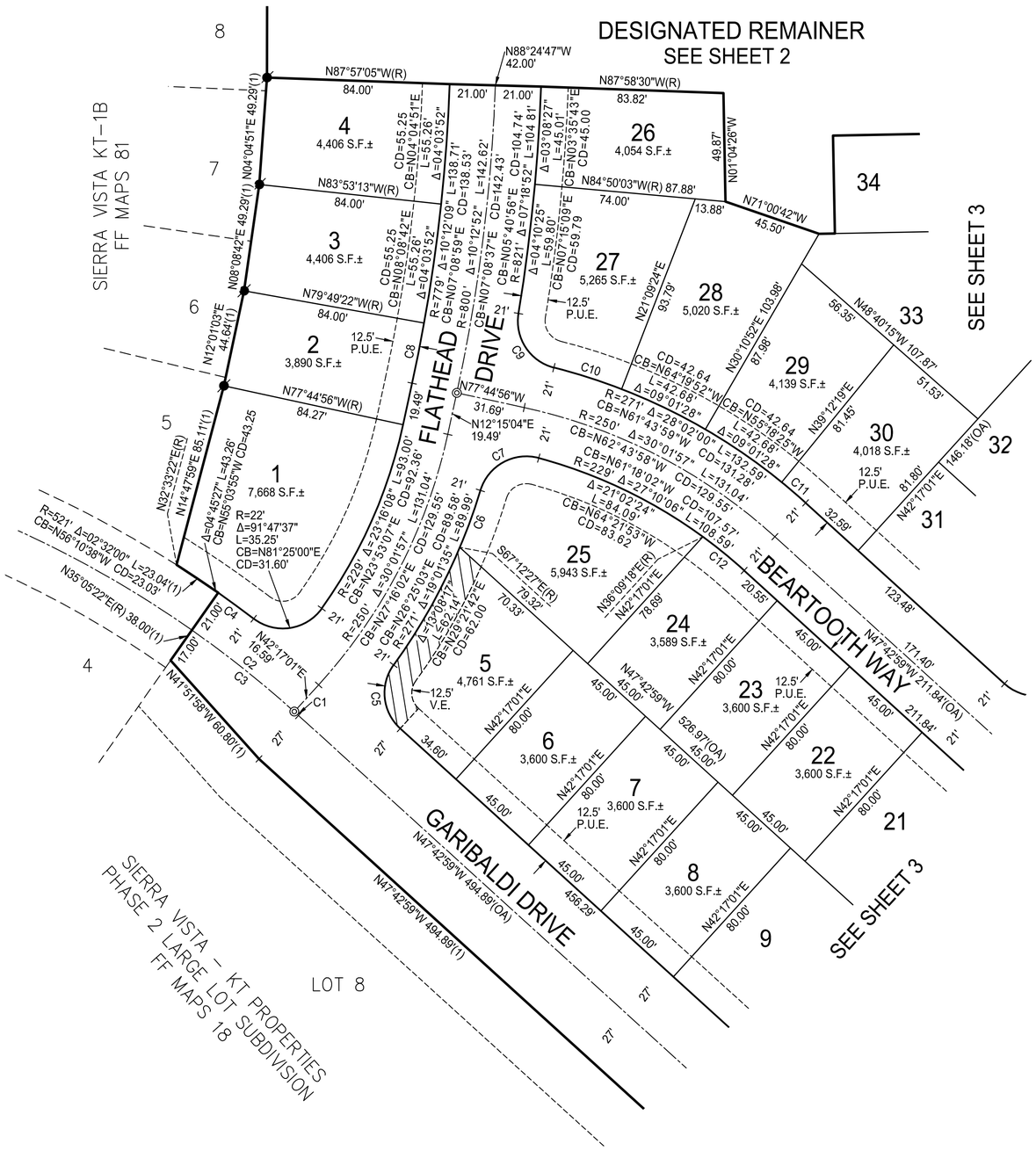
BOOK_____OF MAPS, PAGE_____


SEE SHEET 5
SEE SHEET 3
BEARTOOTH WAY
TWILIGHT PEAK COURT
GARIBALDI DRIVE
SANTUCCI BOULEVARD
(I.O.D./R.O.W.)(1)
LOT A
33.984 S.F.±
LOT 7
LOT 8
22
21
3,600 S.F.±
20
3,600 S.F.±
19
3,846 S.F.±
8
9
3,600 S.F.±
10
3,600 S.F.±
11
3,600 S.F.±
12
3,600 S.F.±
13
3,600 S.F.±
14
3,600 S.F.±
15
5,353 S.F.±
18
4,323 S.F.±
17
5,270 S.F.±
16
5,721 S.F.±
50
5,833 S.F.±
51
5,096 S.F.±
52
4,858 S.F.±
53
5,447 S.F.±
54
4,578 S.F.±
55
4,001 S.F.±
56
3,600 S.F.±
57
3,600 S.F.±
58
3,600 S.F.±
59
31
41
48
49
12.5' P.U.E.
N42°17'01"E 80.00'
N47°42'59"W 494.89'
N47°42'59"W 494.89'(1)
N89°21'47"E 67.80'
N89°21'47"E 80.00'
N89°21'47"E 108.07'
N89°21'47"E 112.04'
N89°21'47"E 95.36'
N89°21'47"E 22.00'
N89°21'47"E 80.42'
N89°21'47"E 80.00'
N89°21'47"E 80.00'
N89°21'47"E 80.00

BOOK_____OF MAPS, PAGE_____



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	500'	00°17'53"	2.60'	N47°51'56"W	2.60'
C2	500'	06°53'45"	60.18'	N51°27'45"W	60.14'
C3	500'	07°11'38"	62.78'	N51°18'49"W	62.74'
C4	521'	02°13'26"	20.22'	N53°47'55"W	20.22'
C5	22'	83°38'50"	32.12'	N05°53'35"W	29.34'
C6	271'	05°53'18"	27.85'	N19°50'54"E	27.84'
C7	22'	88°12'40"	33.87'	N61°00'35"E	30.62'
C8	779'	02°04'25"	28.19'	N11°12'51"E	28.19'
C9	22'	85°05'21"	32.67'	N33°12'19"W	29.75'
C10	271'	06°54'23"	32.67'	N72°17'48"W	32.65'
C11	271'	03°04'41"	14.56'	N49°15'20"W	14.56'
C12	229'	06°07'42"	24.49'	N50°46'50"W	24.48'

N

0 20 40 80

SCALE: 1"=40'

FINAL MAP OF
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KT-20B
SUBDIVISION No. PL17-0305

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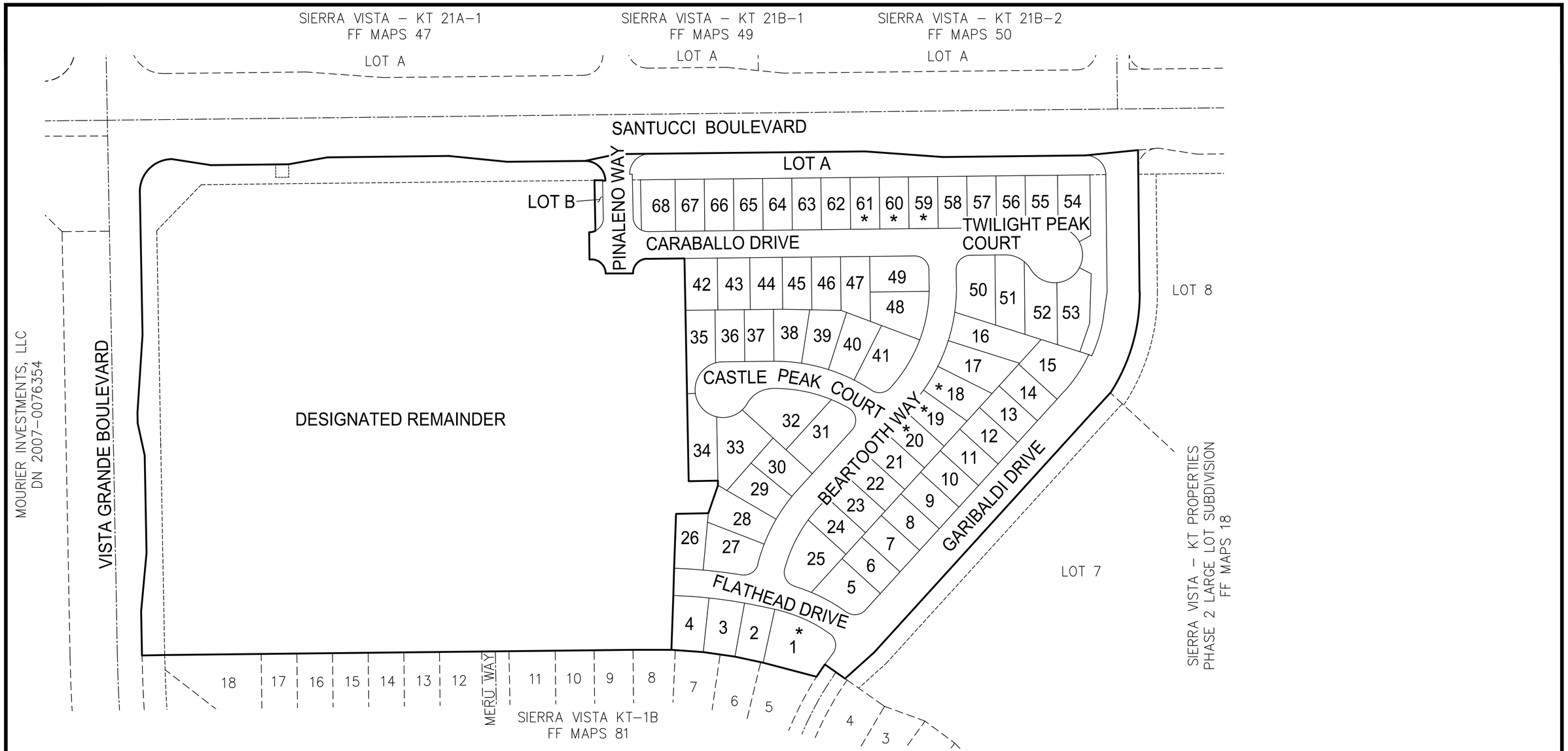
JUNE 2022

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA
KT-20B
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BEING A SUBDIVISION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

JUNE 2022

SHEET 6 OF 6

7310.024

RESOLUTION NO. 22-291

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND LENNAR HOMES OF CALIFORNIA, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and Lennar Homes of California, LLC, for the Sierra Vista KT-20B Subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

SIERRA VISTA KT-20B SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20____, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and LENNAR HOMES OF CALIFORNIA LLC, a California limited liability company (the "SUBDIVIDER") and AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership (the "OWNER").

W I T N E S S E T H:

WHEREAS, OWNER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Sierra Vista KT-20B Subdivision" (Subdivision no. PL17-0305; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 31 day of December, 2015, and the final map of the Subdivision has been approved subject to the execution of this Agreement; OR

WHEREAS, the final map has been filed on the ____ day of _____, 20____ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, SUBDIVIDER holds an option to purchase the Subdivision ("Optioned Property") from the OWNER for development; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to

the improvement plans for the Subdivision prepared by R.E.Y. Engineers, Inc, dated May 12, 2022 and approved by the City Engineer and including any changes or alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2023, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at any time prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and

reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $ 3,227,394.89 . One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty

period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the

improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY. SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the

public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBDIVIDER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $4,000,000 aggregate Personal Injury: $2,000,000 per occurrence $4,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

a. Form. SUBDIVIDER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and

volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. SUBDIVIDER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full

certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

f. Waiver of Subrogation. SUBDIVIDER hereby agrees to waive subrogation which any insurer of SUBDIVIDER may acquire from SUBDIVIDER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by SUBDIVIDER, its employees, agents and subcontractors.

g. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBDIVIDER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor,

the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by

City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

CITY: Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

SUBDIVIDER: Lennar Homes of California, llc
1025 Creekside Ridge Dr. #240
Roseville, CA 95678
Attn: Larry Gualco

OWNER: Essential Housing Asset Management, llc
8585 E. Hartford Dr. #118
Scottsdale, AZ 85255
Attn: Jaime Adams/ Steven Benson

Parties may amend their address by giving written notice to the other parties.

22. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

23. Owner's Disclaimer. OWNER is executing this Agreement to allow the recordation of it against the Optioned Property. Nothing contained in this Agreement, including OWNER's execution of it, shall be construed to be a waiver of any and all defenses OWNER may have in the absence of executing this Agreement, including but not limited to, a waiver of any defenses to potential liability under the Agreement.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. ____, adopted by the Council of the City of Roseville on the

15 day of June, 2022, and SUBDIVIDER and OWNER have caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation,

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
~~SONIA OROZCO~~
City Clerk, Carmen Avalos

APPROVED AS TO FORM:

BY: _____
~~ROBERT R. SCHMITT~~
City Attorney, Michelle Sheidenberger

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

SUBDIVIDER:
LENNAR HOMES OF CALIFORNIA LLC, a limited liability company

BY: _____
Larry Gualco,
its Vice President

OWNER:
AG EHC II (LEN) CA 2, L.P., a limited partenership

BY: Essential Housing Asset Management, llc
an Arizona limited liability company,
its Authorized Agent

By: _____
Steve S. Benson, its Manager

(NOTARIZATION REQUIRED)

[G:\Land Development\Land Operations\Community Project Files\Sierra Vista - (Sierra West)\Final Maps\KT 20\Sierra Visata KT 20B SIA.pdf.docx: 6/15/22]

SUBDIVISION AGREEMENT – SIERRA VISTA KT-20B

STATE OF ARIZONA}

COUNTY OF MARICOPA}

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Arizona, on this day personally appeared Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, Authorized Agent of AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (__)he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this 15 day of June, 2022.

Notary's Signature

Jaime Marie Adams

Name typed or printed

07/01/2025

Commission Expires

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On July 5, 2022 before me, Rosa Catanzaro, Notary Public
(insert name and title of the officer)

personally appeared Larry Gualco,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ROSA CATANZARO
Notary Public - California
Placer County
Commission # 2351363
My Comm. Expires Mar 14, 2025

COUNCIL COMMUNICATION

CC #: 2232
File #: 0709-05 & 0214

Title:	COVID Homeless Prevention Assistance Program - Community Development Block Grant Agreement
Contact:	Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.9.

RECOMMENDATION TO COUNCIL

Staff requests that the City Council adopt a resolution to approve the Community Development Block Grant (CDBG) Agreement between the City of Roseville and AMI Housing, Inc., and authorize the City Manager to execute it.

BACKGROUND

As an entitlement jurisdiction, the City of Roseville receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development (HUD). On March 27, 2020 the Coronavirus Aid, Relief and Economic Security Act (CARES Act) was enacted by Congress to provide emergency assistance and health care response for individuals, families, and businesses affected by the COVID-19 pandemic. CDBG-CV funds must be used for CDBG eligible activities that prevent, prepare for, or respond to the COVID-19 virus. The City received two rounds of CARES Act funding, also known as CDBG-CV, totaling $1,213,133.

In December of 2020, staff released a Request for Proposals (RFP) in pursuit of a non-profit agency to administer a program to pay rent for those with arrears in order to keep Roseville residents housed. AMI Housing (AMI) proposed a program to provide housing assistance to low-income residents through the payment of rent and utilities. In February 2021, Council approved an award of $250,000 in CDBG-CV funds toward this program in order to assist Roseville residents affected by COVID-19 who were at risk of housing instability. AMI's program would not only help prevent homelessness and potential evictions, but also provide families with stability. Although AMI anticipated that they would be able to expend the award before the end of the fiscal year, they had also received Emergency Solutions Grants (ESG-CV) funds through the State for a similar program, with an urgent spending deadline ending FY2021-22. Since the ESG-CV funds were forced to take precedence, AMI was only able to spend $49,500 of the $250,000 in CDBG-CV funds awarded to them for the rent and utility assistance program prior to the June 30, 2022 deadline. AMI requested an extension to the original agreement in order to allow them to utilize the CDBG-CV funds through the new fiscal year.

A subsequent RFP for the remaining unallocated CDBG-CV funding was released in December of 2021. In order to identify appropriate programs, staff reached out to local nonprofits to determine continuing community need due to COVID. The overwhelming majority expressed that rental assistance for low-income households continued to be of utmost importance. This was echoed by the continued high demand for the State's Emergency Rental Assistance (ERA) program and the ERA program that Roseville Housing staff administered in 2021. Roseville's ERA program distributed $4.6 million dollars and assisted approximately 500 families with rent, back rent, and utility assistance over an eight month period. Staff determined that AMI's request to continue the current assistance program and add the remaining unallocated funding to toward a new contract was the best use of the remaining funds.

At the May 18, 2022 City Council meeting, Council approved the proposed award of an additional $200,000 in funding to AMI for their rent and back rent homeless prevention assistance program. The new contract combines the remaining unspent funds from the prior fiscal year of $200,500 with the 2022-23 program year award of $200,000 and totals $400,500. Upon execution of the new agreement, AMI will be able to continue their program and utilize these funds throughout the new fiscal year. It is estimated that AMI will be able to help prevent homelessness and provide housing stability to an additional 275 Roseville households, for an additional three months each.

FISCAL IMPACT

The CDBG funding is provided as a federal grant to the City. These grants are used to offset potential costs to the General Fund and to serve the community. Funding for the AMI Housing COVID Homeless Prevention Assistance program was approved with the adoption of the first amendment to the CDBG 2019 Program Year Annual Action Plan Amendment on February 3, 2021, and the third amendment on May 18, 2022. This item does not impact the City's General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The approval of a sub-recipient agreement with AMI Housing meets the above criteria and is not subject to CEQA. No additional environmental review is required.

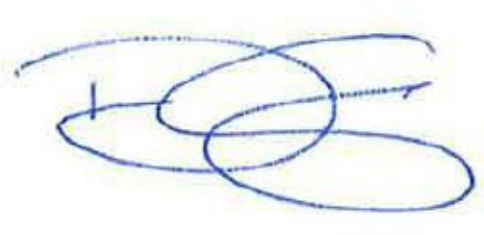
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Kristine Faelz, Housing Analyst

Melissa Anguiano, Economic Development Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-293

CDBG-CV AMI COVID Homeless Prevention Assistance Program agreement

RESOLUTION NO. 22-293

APPROVING A COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND AMI HOUSING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Community Development Block Grant Agreement for Covid-19 Homeless Prevention Assistance, by and between the City of Roseville and AMI Housing, Inc., has been reviewed by City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT

FOR COVID HOMELESS PREVENTION ASSISTANCE

Grant No. B-20-MW-06-0043

CFDA: 14.218

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY") and AMI Housing, a California non-profit corporation ("SUBRECIPIENT").

W I T N E S S E T H:

WHEREAS, SUBRECIPIENT is a nonprofit corporation organized under the laws of the State of California and qualifying for federal tax exempt status; and

WHEREAS, CITY has allocated Community Development Block Grant (CDBG) funds for COVID Homeless Prevention Assistance; and

WHEREAS, on April 7, 2021, CITY and SUBRECIPIENT entered into that certain Community Development Block Grant Agreement for Covid-19 Homeless Prevention Assistance, approved by Resolution No. 21-120 of the Roseville City Council (the "Prior Agreement"); and

WHEREAS, the Prior Agreement authorized a grant of two hundred fifty thousand dollars ($250,000) in CDBG funds to SUBRECIPIENT for Homeless Prevention Assistance; and

WHEREAS, as of the date of this Agreement, SUBRECIPIENT has expended forty nine thousand five hundred dollars ($49,500) of the two hundred fifty thousand dollars ($250,000)

authorized by the Prior Agreement, leaving a remaining balance of two hundred thousand five hundred dollars ($200,500) in CDBG funds for Homeless Prevention Assistance; and

WHEREAS, SUBRECIPIENT has submitted an Application for Community Development Block Grant Funding Request for 2022/2023 for COVID Homeless Prevention Assistance; as identified on the application, which is dated February 3, 2022; and

WHEREAS, CITY and SUBRECIPIENT desire to terminate the Prior Agreement and re-allocate the remaining two hundred thousand five hundred dollars ($200,500) from the Prior Agreement to SUBRECIPIENT by way of this Agreement, in addition to a new award of two hundred thousand dollars ($200,000) based upon SUBRECIPIENT's February 3, 2022 application;

NOW, THEREFORE, the parties agree as follows:

1. Termination of Prior Agreement. CITY and SUBRECIPIENT agree that the Prior Agreement shall be terminated upon full execution of this Agreement.

2. Grant. CITY hereby authorizes a grant to SUBRECIPIENT in the amount of four hundred thousand, five hundred dollars ($400,500), representing the remaining two hundred thousand five hundred dollars ($200,500) from the Prior Agreement and a new award of two hundred thousand dollars ($200,000). The grant shall be payable on a reimbursement basis after execution of this Agreement.

2. Services. SUBRECIPIENT shall perform the services within the limitations of this Agreement as described in its January 7, 2021 Application for Community Development Block Grant Funding Request for 2021/2022 COVID Homeless Prevention Assistance, attached hereto as EXHIBIT "A" and incorporated by this reference, and its February 3, 2022

Application for Community Development Block Grant Funding Request for 2022/2023 COVID Homeless Prevention Assistance, attached hereto as EXHIBIT "B" and incorporated by this reference. These services shall be performed as modified in EXHIBIT "A-1" and EXHIBIT "B-1," respectively, and in a manner satisfactory to CITY's Economic Development Director.

3. Term. This Agreement shall be for a period commencing on July 1, 2023, and ending on June 30, 2024.

4. Terms of Agreement Prevail. SUBRECIPIENT shall comply with all the terms and conditions of EXHIBIT "A," EXHIBIT "A-1," "EXHIBIT "B," EXHIBIT "B-1" and this Agreement. In the event of any discrepancy between the terms of this Agreement and those of EXHIBIT "A" or EXHIBIT "B," the terms of this Agreement shall prevail. In the event of any discrepancy between the terms of EXHIBIT "A" and of EXHIBIT "A-1," the terms of EXHIBIT "A-1" shall prevail. In the event of any discrepancy between the terms of EXHIBIT "B" and of EXHIBIT "B-1," the terms of EXHIBIT "B-1" shall prevail.

5. Use of Funds. Use of funds allocated hereunder to SUBRECIPIENT shall be subject to the following express terms and conditions:

A. SUBRECIPIENT shall use all funds provided pursuant to this Agreement exclusively for performing the services detailed in EXHIBIT "A" and EXHIBIT "B," as modified by EXHIBIT "A-1" and EXHIBIT "B-1," respectively, and the express terms of this Agreement, based on the details provided in EXHIBIT "A-2" and EXHIBIT "B-2" (Budget), attached hereto and incorporated herein by this reference.

B. No funds paid by CITY hereunder shall be used directly or indirectly by SUBRECIPIENT for any lobbying or political activity whatsoever.

C. SUBRECIPIENT shall use all moneys received pursuant to this Agreement in conformity with the applicable provisions of 24 CFR Part 570, issued by the United States Department of Housing and Urban Development (HUD) (Administrative Regulations for Community Block Grants) (provided to SUBRECIPIENT electronically) and the applicable provisions of 2 CFR Part 200: Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (provided to SUBRECIPIENT electronically), and with the Income Limits as set forth in EXHIBIT "B," attached hereto and incorporated herein by this reference.

6. Funds to be Expended During Current Fiscal Year. The grant shall be payable only from the Community Development Block Grant fund. The grant is made only for the current fiscal year. All funds received by SUBRECIPIENT under this Agreement shall be spent prior to the end of the current fiscal year. All funds not spent within the current fiscal shall be returned to CITY within thirty (30) calendar days after the conclusion of the current fiscal year.

No other fund of CITY, including without limitation its general fund, shall be liable for any payment under this Grant Agreement, nor is the taxing power of CITY pledged in any manner.

7. SUBRECIPIENT as Independent Entity. SUBRECIPIENT and the agents or employees of SUBRECIPIENT shall act in an independent capacity and not as officers, employees or agents of CITY in performance of this Grant Agreement.

8. Termination.

A. Either party shall have the right to terminate this Agreement upon thirty (30) calendar days written notice thereof being served on the other party.

B. In the event that CITY receives communication from the federal government that funds available to CITY under the Community Development Block Grant Program are to be reduced or withdrawn by the federal government, CITY may at its option terminate this Agreement immediately.

C. If, through any cause, SUBRECIPIENT shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if SUBRECIPIENT shall violate any of the covenants, requirements or stipulations of this Agreement, CITY shall thereupon have the right to terminate this Agreement by giving at least five (5) calendar days written notice to SUBRECIPIENT of such termination, specifying the effective date of such termination. In such event, all finished or unfinished documents, data, studies, photographs, and reports prepared by the SUBRECIPIENT under this Agreement shall, at the option of CITY, become property of CITY and SUBRECIPIENT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder to the date of termination. Notwithstanding the above, SUBRECIPIENT shall not be relieved of liability to CITY for damages sustained by CITY or others by virtue of any breach of this Agreement by SUBRECIPIENT. CITY may withhold any payment to SUBRECIPIENT for the purpose of set-off until such time as the exact amount of damages due CITY from SUBRECIPIENT is determined.

9. No Assignment. This Agreement is not assignable by SUBRECIPIENT either in whole or part, without the express written authorization of CITY.

10. Time is of the Essence. Time is of the essence of this Agreement.

11. All Terms to be in Writing. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral

understanding or agreement not incorporated herein shall be binding on either of the parties hereto.

12. Records.

A. SUBRECIPIENT shall maintain all necessary books and records, including property, personnel and financial records, in accordance with requirements prescribed by HUD or CITY with respect to all matters covered by this Agreement. Except as otherwise authorized by HUD, such records shall be maintained for a period of four (4) years after receipt of the final payment under this Agreement, or five (5) years after the resolution of any dispute regarding this Agreement, whichever is later.

B. SUBRECIPIENT shall document all expenditures under this Agreement with properly executed payroll, time records, invoices, contracts, vouchers, or other official documentation evidencing in appropriate detail the nature and propriety of the charges. All checks, payroll, invoices, contracts, vouchers, orders, or other documents pertaining in whole or in part to this Agreement shall be clearly identified and readily accessible.

C. SUBRECIPIENT shall, at such time and in such forms as HUD or CITY may require, furnish HUD or CITY statements, records, reports, data and information pertaining to matters covered by this Agreement. SUBRECIPIENT shall file Quarterly Reports no later than 30 calendar days after the end of each fiscal year quarter, (October 30, 2023, January 30, 2024, April 30, 2024 and July 30, 2024). SUBRECIPIENT shall provide Quarterly Reports to CITY in the form and manner directed by CITY, and as may be described in EXHIBIT "A-1."

D. Upon request for examination by CITY, SUBRECIPIENT shall, at any time during normal business hours, make available all of its records with respect to all matters

covered by this Agreement. SUBRECIPIENT shall permit CITY to audit, examine and make excerpts or transcripts from these records.

13. Allowability of Expenditures. SUBRECIPIENT shall accurately document each transaction to permit the determination, through an audit if requested by CITY, of the accuracy of the records and the allowability of expenditures charged to grant funds. If the allowability of an expenditure cannot be determined because records or documentation are inadequate, the questionable expenditure shall be disallowed. In such case, SUBRECIPIENT shall reimburse CITY the amount of any disallowed expenditure. Determination by CITY of the allowability of any expenditure shall be final.

14. Program income. Unless otherwise allowed by amendment of this Agreement, SUBRECIPIENT shall remit all program income received to CITY. SUBRECIPIENT shall remit program income to CITY not less than quarterly. Any program income on hand when this Agreement expires, or received after this Agreement's expiration, shall be remitted to CITY immediately and in full. Program income is gross income received by SUBRECIPIENT directly generated from the use of CDBG funds. Program income includes, but is not limited to, the following:

- Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds;
- Proceeds from the disposition of equipment purchased with CDBG funds;
- Gross income from the use or rental of real or personal property acquired by SUBRECIPIENT with CDBG funds, less costs incidental to generation of the income;

- Gross income from the use or rental of real property, owned by SUBRECIPIENT, that was constructed or improved with CDBG funds, less costs incidental to generation of the income;
- Payments of principal and interest on loans made using CDBG funds;
- Proceeds from the sale of loans made with CDBG funds;
- Proceeds from sale of obligations secured by loans made with CDBG funds;
- Interest earned on program income pending its remittance to CITY.

Program income does not include fundraising activities carried out by SUBRECIPIENT or proceeds from the disposition of real property acquired or improved with CDBG funds when the disposition occurs after the applicable time period specified in 20.D. below.

15. Conflict of Interest. No member, officer, or employee of SUBRECIPIENT or its designees or agents, who exercises any function or responsibility with respect to the program during his or her tenure, or for one (1) year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for activities performed in connection with the program assisted under this Agreement. SUBRECIPIENT shall incorporate, or cause to be incorporated, in all subcontracts a provision prohibiting such interest pursuant to the purposes of this Section.

16. Compliance with Governmental Regulations. SUBRECIPIENT shall, at its sole cost and expense, comply with all applicable municipal, county, state and federal requirements now in force, or which may hereafter be in force pertaining to any and all activities contemplated under this Agreement.

SUBRECIPIENT shall comply with any applicable provisions of 24 CFR 570, which is provided electronically with this Agreement and is available for review in the CITY's Housing Division Office. SUBRECIPIENT may access and obtain the most current version of the Code of Federal Regulations from the US Government Printing Office at www.ecfr.gov and www.gpo.gov/fdsys/.

17. Fair Employment. SUBRECIPIENT shall comply with the provision of the Fair Employment and Housing Act (Government Code §12900, et seq.), the regulations promulgated thereunder (2 CCR §10000, et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (§§11135-11139.5) and the regulations or standards adopted by the State of California to implement such article.

SUBRECIPIENT shall give advice of its obligation under this Agreement to labor organizations or contractors with which it has collective bargaining or other agreements. SUBRECIPIENT shall include nondiscrimination compliance provisions similar to those of this Agreement in all subcontracts to perform work under this Agreement.

18. Discrimination Prohibited. SUBRECIPIENT shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, color, religion, sex, national origin, ancestry, age or physical or mental disability, as more specifically set forth in Sections 570.602 and 570.601 of the aforesaid HUD Regulations. During the performance of this Agreement SUBRECIPIENT agrees as follows:

A. No person in the United States shall, on the grounds of race, color, religion, national origin, sex, age or disability be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.

B. SUBRECIPIENT will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry, age or physical or mental disability. SUBRECIPIENT shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin, ancestry, age or physical or mental disability. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. SUBRECIPIENT agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.

C. SUBRECIPIENT will in all solicitations or advertisements for employees placed by or on behalf of SUBRECIPIENT, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, ancestry, age or physical or mental disability.

19. Uniform Administrative Requirements. This Agreement is subject to the requirements of 2 CFR Part 200: Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, a copy of which is being provided electronically with this contract and is available for review in CITY's Housing Division Office. SUBRECIPIENT may access and obtain the most current version of the Code of Federal Regulations from the US Government Printing Office at www.ecfr.gov and www.gpo.gov/fdsys/.

20. Property Ownership and Procurement.

A. In the event this Agreement is not fully performed to the satisfaction of CITY, any and all non-expendable furnishings, equipment or other personal property purchased

pursuant to this Agreement and having a useful life or more than one (1) year and a purchase price of three hundred dollars ($300) or more and not consumed in the performance of this Agreement shall become the property of CITY. Such property shall be delivered to CITY upon written notification by CITY to SUBRECIPIENT.

B. The procurement of goods or services with CDBG funds is subject to the requirements of 2 CFR Part 200, including: §200.318 General procurement standards; §200.319 Competition; §200.320 Methods of procurement to be followed; §200.321 Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms; §200.323 Contract cost and price; §200.325 Bonding requirement; and §200.326 Contract provisions. SUBRECIPIENT shall consult with and receive the approval of CITY prior to procuring goods or services to be purchased with CDBG funds.

C. Property acquired in whole or in part with funds provided pursuant to this Agreement shall be managed in accordance with the provisions of 2 CFR Part 200.

D. Upon termination of this Agreement, SUBRECIPIENT shall transfer to CITY any CDBG funds on hand at the time of termination and any accounts receivable attributable to the use of CDBG funds. If SUBRECIPIENT ceases to use any asset acquired with CDBG funds for the purpose described in this Agreement, SUBRECIPIENT shall either pay to CITY the fair market value of the asset or transfer control of the asset to CITY.

E. Any real property under SUBRECIPIENT's control that was acquired or improved in whole or in part with CDBG funds (including CDBG funds provided to SUBRECIPIENT in the form of a loan) in excess of $25,000 shall continue to meet one of the national objectives in 24 CFR 570.208 until five (5) years after expiration of this Agreement, or five (5) years after final payment is issued under this Agreement, whichever is later. CITY may

establish a longer period of time, as determined to be appropriate. In the event that the use of the acquired or improved real property does not meet one of the national objectives, SUBRECIPIENT shall pay to CITY an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or improvement to, the property. No payment will be required after the period of time specified herein.

21. Environmental impact mitigation measures. The use of CDBG funds is subject to the National Environmental Protection Act (NEPA) as implemented by HUD at 24 CFR 58. Should CITY determine as the result of its review as the Responsible Entity that measures are required to mitigate the environmental impact of actions assisted in whole or in part under this Agreement, CITY shall inform SUBRECIPIENT of such mitigation measures and SUBRECIPIENT shall comply with said measures as a condition of receiving funds. Failure to comply shall be cause for termination of this Agreement and recapture of all funds provided under this Agreement.

22. Federal labor standards and prevailing wages. Construction work assisted in whole or in part with CDBG funds is subject to applicable federal labor standards and the payment of prevailing wages including Davis-Bacon and Related Acts: Davis-Bacon Act (40 U.S.C. 276 a to a.7) as supplemented by Department of Labor Regulations (29 CFR Part 5), Copeland "Anti-Kick Back Act" (18 U.S. C. 876) as supplemented in Department of Labor regulations (29 CFR Part 3), and Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.). SUBRECIPIENT shall consult with and receive the approval of CITY prior to procuring contracts for construction or employing persons in construction to be funded with CDBG.

23. Indemnification. To the fullest extent allowed by law, SUBRECIPIENT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBRECIPIENT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

SUBRECIPIENT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

24. Insurance. SUBRECIPIENT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate

A. Form. SUBRECIPIENT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a

claims made basis is subject to the approval of Risk Management and the City Attorney.

B. Additional Insureds. SUBRECIPIENT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds. Such insurance shall specifically cover the contractual liability of SUBRECIPIENT. The additional insured coverage under the SUBRECIPIENT policy shall be primary and noncontributory, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

C. Cancellation/Modification. SUBRECIPIENT shall provide ten (10) calendar days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

D. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

E. Subcontractors. SUBRECIPIENT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the

indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work.

Furthermore, SUBRECIPIENT shall require its subcontractors to agree to be bound to SUBRECIPIENT and CITY in the same manner and to the same extent as SUBRECIPIENT is bound to CITY under this Agreement. Additionally, SUBRECIPIENT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

F. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

G. Waiver of Subrogation. SUBRECIPIENT hereby agrees to waive subrogation which any insurer of SUBRECIPIENT may acquire from SUBRECIPIENT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by SUBRECIPIENT, its employees, agents and subcontractors.

H. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve SUBRECIPIENT of liability in excess of such coverage,

nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

25. Notice. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY	SUBRECIPIENT
Trisha Isom Housing Manager 316 Vernon Street, # 150 Roseville, CA 95678 (916) 774-5446	Jennifer Price Chief Executive Officer P.O. Box 5216 Auburn, CA 95604 (530) 878-5088

Either party may amend its address for notice by giving notice to the other party.

26. No Waiver of Breach. No waiver of any breach of this Agreement by CITY shall be held to be a waiver of any other or subsequent breach.

27. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

28. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

29. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 2022, and SUBRECIPIENT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MELISSA ANGUIANO
Economic Development Director

AMI HOUSING, a California
non-profit corporation

BY: _____
its: President of Board

and

BY: _____
its: SECRETARY

EXHIBIT LIST:

EXHIBIT "A"	2021/22 CDBG Funding Application
EXHIBIT "A-1"	2021/22 Scope of Services
EXHIBIT "A-2"	2021/22 Budget
EXHIBIT "B"	2022/23 CDBG Funding Application
EXHIBIT "B-1"	2022/23 Scope of Services
EXHIBIT "B-2"	2022/23 Budget
EXHIBIT "C"	Income Limits for CDBG Program
EXHIBIT "D"	Federal Register Notice
EXHIBIT "D-1"	Duplication of Benefits Spreadsheet

EXHIBIT “A”

Powered by ZoomGrants™

City of Roseville
Housing Division
CARES Act CDBG-CV3
Deadline: 1/8/2021

AMI Housing, Inc.

AMI Housing - COVID Assistance

Jump to: Pre-Application Questionnaire Funding Application Program/Project Budget Documents

USD$ 300,000.00 Requested

Submitted: 1/7/2021 2:46:01 PM (Pacific)

Project Contact
Jennifer Price
jprice@amihousing.org
Tel: 530-878-5088

Additional Contacts
none entered

AMI Housing, Inc.

P.O. Box 5216
Auburn, CA 95604

Telephone 530-878-5088
Fax 916-848-3642
Web www.amihousing.org

CEO
Jennifer Price
jprice@amihousing.org

Pre-Application Questionnaire *top*

Primary Applicant

1. Which type of applicant entity are you?
Select one.

- ✔ Non-profit (501c3/c4)
- ○ Public agency
- ○ Multi-agency Collaborative – Non-profit
- ○ Multi-agency Collaborative – Non-profit/Public Agency
- ○ Other:

2. Have you received any grant funding from the City of Roseville before?

- ✔ Yes
- ○ No

3. Which grant types has your agency received before?
Check all that apply. From any source or agency.

- ✔ CDBG
- ✔ REACH/Citizen's Benefit Fund
- ✔ Homeless Prevention and Rapid Re-Housing
- ✔ Other homeless funds (McKinney-Vento or other)
- ○ Other:
- ○ No prior funding

Application Summary Description

4. Briefly describe the proposed program or project.
AMIH will provide homeless prevention funds to Roseville residents for up to 100 days and car expense payments for individuals and families at risk of homelessness due to the COVID pandemic.

Co-Applicant/Collaborating Agency

5. If this is a collaborative application, how many agencies are involved?
*Tick "0" if this is *not* a collaborative application.*

- ✔ 0
- ○ 1
- ○ 2
- ○ 3
- ○ 4
- ○ 5
- ○ 6
- ○ more than 6

6. List the collaborating agencies (Enter "none" if none.)
Enter agency name and DUNS# if assigned
none

7. Indicate the type of activity. You may select only one.
You may submit more than one application. You may submit applications for more than one activity type. If you are not sure which category to select, please consult City staff. You will need to know this for your main application.

- ✔ Rent and back rent
- ○ Car expense payments
- ○ Project Roomkey
- ○ Educational assistance for homeless children

Funding Application *top*

Some answers will not be presented because they are not part of the selected group of questions based on the answer to #1.

1. Indicate the type of activity. You may select only one.
You may submit more than one application. You may submit applications for more than one activity type. If you are not sure which category to select, please consult City staff. Your selection will determine the questions you are required to complete.

- ✔ Rent and back rent
- ○ Car expense payments
- ○ Project Roomkey
- ○ Educational assistance for homeless children

2. Describe the program or project. What direct COVID needs will be addressed with this program?
What is the service you will provide or the project you will complete? How will it happen and when? What will be the result? Who will benefit and how? What are the goals and objectives?
COVID has had an incredible impact on the low income and moderate-income residents of Roseville. This has led to many folks who were already precariously housed being placed at an incredibly high risk of becoming homeless and many are not aware of the guidelines in place to prevent evictions for an inability to pay rent prior to January 31st, 2020. Our agency is uniquely situated to provide housing assistance to the community during this incredibly difficult time. We have spent years developing a team of housing counselors who provide rapid rehousing and homeless prevention support to our community as well as intensive landlord engagement. We have a variety of funding sources for community housing supports, but they are not enough funds for the increase in the anticipated number of residents who will need these supports in the upcoming year.

Through this proposal we are asking for funds for homeless prevention and car expense payments. At this time, we are getting an increasing number of requests for homeless prevention, but some of that is because people are not aware of the current

eviction moratorium. Landlords are also not aware and need to be educated on the proper process for serving evictions for residents who cannot pay rent.

We anticipate that when people with COVID related reasons (such as job loss, infection, child care) are unable to pay their rent we will need to step in to make sure they remain housed or we will see an incredible rise in homelessness and evictions.

With all of these factors to consider, we anticipate that we will assist an estimated two hundred individuals or families over the next year (prior to June 30, 2022) specifically due to COVID. It will take time for the economy to recover after this pandemic, for people to get their kids back in school full time, for jobs to be available again as businesses fully reopen, and for the lowest income earners to have the ability to pay their rent as they once did. The outcomes we hope to achieve are that we don't see a surge in homelessness, that people remain housed, and that people are able to get back on their feet after this incredibly difficult year.

3. Location(s) where services will be provided or project will be completed.
Include administrative offices if services will also be provided there or from there. Provide street address, city, and ZIP code.
11768 Atwood Drive, Suite 6 Auburn CA.

Remotely through HIPPA compliant Zoom, Telephone, and email.

Services are also provided at the tenants homes when needed and at property management locations.

4. What is the program's/project's current status?
Is it still being planned? Is it underway? Is it ready to receive funding? Is the program or project seasonal? What will need to be done before the program or project can start?
This AMIH program is underway for the entire Placer County region. Funds requested in this application will be specifically for Roseville residents. The project is ready to receive funding and will begin on the first day funded.

5. When will the program or project begin?
If underway as of application, enter "underway."
underway

6. When will the program or project be completed?
Services must be completed no later than June 30 of the award fiscal year.
Project will be completed by June 30, 2022

7. What are the specific costs to be funded with this request?
Identify the types of costs and amounts. Salary, and for whom? Materials, what type and quantity? Equipment, specifications? How will funding these costs meet the goals and objectives described in this request?
Homeless prevention, direct salaries for program staff (housing counselors), car expense payments, and administration of program.

8. If this is a collaborative application, describe the collaboration being utilized for the proposed program or project.
Explain how the collaboration improves the provision of services or the competition of the proposed program or project. Attach co-applicant commitment letters to your application to document the collaboration.
N/A

9. Describe your other collaboration with other agencies, including non-profit and public agencies.
Do you participate in the local Continuum of Care (CoC) and/or coordinated entry efforts? Do you provide/accept referrals? Do you participate in other coordinating bodies or work with service/business/government organizations?
AMIH has a long history of collaboration with other agencies including: Placer County ASOC, Gathering Inn, Welcome Center, Cirby Clubhouse, PIRS, Homeless Resource Council of the Sierras (HRCS), PCN, Voc Rehab, Campaign for Community Wellness (CCW), Project Go, Turning Point, Placer County Office of Education, and the cities of Roseville, Rocklin, & Auburn. AMIH is a member of the Roseville and Auburn Chambers of Commerce and works closely with the Placer County Community Foundation.

AMIH is on the board of the HRCS (CoC) and on the leadership team for the CCW (Steering committee for local MHSA funds). AMIH is actively participating in coordinated entry for Placer County from the planning process to implementation. We receive referrals through coordinated entry and through our housing coordinator who outreaches to the local homeless shelters. We use the "By Name List" for housing placements and referrals as well. In addition our Housing Coordinator is collaborating closely with the Roseville police department.

AMIH began a collaboration called ASSK with Stand Up Placer, Kids First, and St Vincent de Paul. We work in tandem to provide rapid rehousing, homeless prevention, and utility assistance in Roseville and Placer County.

10. Describe your use of volunteers.
How do volunteers contribute to your efforts overall and to this program or project specifically?
AMIH's board is a dedicated group of volunteers who meet on a regular basis for community outreach, fundraisers, grants, projects, and overall consumer happiness.

AMIH partners with California State University, Sacramento & Brandman University to provide bachelor and master degree internships in the social work and mental health fields. Interns visit with our residents at their homes to provide education on basic life skills such as cooking, budgeting, personal hygiene, grocery shopping, etc. In addition they work with our case managers to create and implement individual service plans.

Last year volunteers helped by gathering and donating household items for our many programs. In addition, volunteers helped create "Welcome Home" bags for residents which included: hygiene items, a new pillow, sheets, blanket, and other essential items. In collaboration with Toys for Tots a Holiday Party with Santa himself is held in December for the many families enrolled in our program.

11. Describe your history and experience providing services to the community.
Be sure to include the number of years in operation and summary of major accomplishments.
In 1992, the National Alliance for the Mentally Ill-Placer County entered into a contract with Placer County Mental Health Department to begin a housing program for its consumers. Housing was provided for Adult System of Care consumers who needed training in basic living skills, before progressing to independent living. In 1995, the collaborative expanded and opened houses in Rocklin, Roseville, and Auburn. Early in 2003, it was decided to place the operation of the housing program under a new organization: Advocates for Mentally Ill Housing, Inc. (AMIH). In August 2003, AMIH received its 501c3 designation.

Since 2003, collaboration with other community based organizations has allowed AMIH to open additional homes in Placer County. AMIH now provides transitional, permanent, rapid rehousing, emergency, peer supported, transitional age youth, and subsidized independent housing. AMIH still contracts with Placer County, but has expanded our program to include families and individuals who are homeless in Placer County. AMIH owns nine homes, a 6 unit apartment complex, a 19 unit studio apartment complex, subsidizes 75 plus independent apartments, and leases five other homes allowing us to serve over 200 individuals every night. In addition, AMIH employs over 20 adults with mental illness through our peer advocacy programs.

12. Describe your experience with this type of program or project.
If this is a new program or project, your experience with similar programs and projects. If this addresses homelessness, what is your knowledge of issues and needs specific to homeless persons, including families and those at risk of homelessness?
AMI Housing has provided housing and supportive services in Placer County to low income homeless or at risk of homeless individuals and families for over twenty years. AMIH subsidizes people throughout the community in apartments and houses. We work with over 150 landlords in the community who know and trust us to help our clients stay housed and to work through any landlord/tenant issues that may arise. Prior to COVID we have supported over 500 individuals per year with rapid rehousing and homeless prevention and we house approximately 300 individuals per year in our own permanent and transitional housing programs in Placer County.

13. Identify staff who will implement and manage the program or project.
Include their experience administering the activity or similar type of activities. If this is a collaborative effort, note the agency for each staff person. Attach resumes and job descriptions or duty statements.
The staff overseeing the program or project will be the AMIH Board, AMIH CEO, AMIH COO, AMIH staff, AMIH-ASOC Collaborative Housing Manager (CHM), peer counselors, Data Analyst, & our Case Manager (CM). The majority of our board is comprised of people with family members who have a mental illness. The board has compassion & life experience working with adults with a mental illness & has been operating this housing program since its inception. Our COO has a Masters Degree in Social Work Public Administration and will provide oversight of this program. We have five housing coordinators or case managers on staff, with varying education levels, but many years of experience in social work and property management. In addition, we employ five peer counselors who will use their own life experience to assist individuals in this program with accessing community services. For over thirteen years, the AMIH CEO has administered AMIH programs and all grants associated with it.

14. Describe your service area. This funding is intended to benefit City of Roseville residents.
If you serve an area less than the entire city, explain. If you serve an area larger than the city, how will you identify costs to serve Roseville residents? How will you assure Roseville residents are referred by outside agencies?
AMIH provides housing to Placer & Nevada County residents. Roseville residency is verified prior to acceptance. The recipients of any CDBG funding awarded will be Roseville residents. AMIH will take referrals from any agency and coordinated entry to identify eligible Roseville residents.

AMIH will use HMIS for program demographics. Clients will be given intake, update, and exit forms. This allows us to easily identify Roseville residents.

15. List all City of Roseville funding received within the last three (3) years including funding amount and status.

List as follows: PROGRAM/PROJECT NAME, SOURCE/TYPE, AWARD AMOUNT, AWARD DATE, EXPENDED AMOUNT, STATUS (planned, underway, complete, or canceled)
2020/2021: Housing Support Services. Source: City of Roseville. $15,000. Status: Underway.

2020: Rapid Rehousing & Homeless Prevention - $250,000 for the ASSK program. Source: City of Roseville. Status: Complete.

2019/2020: Housing Support Services. Source: City of Roseville. $15,000. Status: Complete.

2019/2020: Main Street Solar. Source: City of Roseville. $93,000. Status: Underway.

2019: Rapid Rehousing & Homeless Prevention - $200,000 for the ASSK program. Source: City of Roseville. Status: Complete.

2018/2019: Housing Support Services. Source: City of Roseville. $15,000. Status: Complete.

2018: Rapid Rehousing & Homeless Prevention - $187,500 for the ASSK program. Source: City of Roseville. Status: Complete.

2017/2018: Housing Support Services. Source: City of Roseville. $13,355. Status: Complete.

2017: Rapid Rehousing & Homeless Prevention - $143,186 for the ASSK program. Source: City of Roseville. Status: Complete.

16. Should the City award less than you have requested, how will this impact the program or project?
Will you accept a lesser amount? Will goals be reduced? Will the program or project not be feasible?
We will adjust the funding so that we can serve as many individuals as possible. We will attempt to find additional funding from other community resources to continue the program for the entire year.

17. Explain how this program or project offers something different from what other agencies may offer, or are currently offering.
Do you coordinate with other agencies to leverage and avoid duplication? What makes you different? Are services targeted to a unique population? Are you uniquely positioned to serve a community because of location, relationships, or staff skills?
This program is in direct response to the COVID 19 pandemic. It is not an ongoing program, but a program that will remain in place until all CARES act funds have been expended or June 30, 2022.

18. These funds must be used to benefit low and moderate income persons. You must also collect and report demographic information on persons served. Describe your methods for documenting eligibility for services and collecting demographics.
If you are targeting a low-income area, please describe the area and how you determined it is low-income. If you are serving a population that is presumed to be low-income, please describe. Describe the tools you use to report on persons served.
AMIH utilizes the Homeless Management Information System for all incoming clients. The intake paperwork captures the following data: demographics, income, income source, homeless status, location, and current housing placement or lack thereof. The clients who are admitted into this program must meet the following guidelines:

1. Decrease or loss of income due to COVID
2. At risk of homelessness
3. A resident of the City of Roseville.

Our agency will only serve individuals who meet the above criteria.

19. A duplication of benefits (DOB) occurs when a person, household, business, government, or other entity receives financial assistance from multiple sources for the same purpose, and the total assistance received for that purpose is more than the total need for assistance. How will you ensure no duplication of benefits for the participants of your program?
-answer not presented because of the answer to #1-

20. In follow up to the previous question, how will you ensure no duplication of benefits for your agency? Please complete the Duplication of Benefits Chart.
The Duplication of Benefits Chart can be found under the 'Documents' tab.
Each person who is assisted with funds for homeless prevention is tracked with our financial accounting tools and through HMIS. Benefits will not be duplicated and reports for outcomes will be available by program.

21. What is your total cost to serve each unduplicated person? Amount funded by this grant?
Ignore the automatic total under the table you will see in preview and print.

1500	Total cost/person ($)
1500	Cost/person funded by this grant ($)
3,000.00	**TOTAL**

22. This request will …
Select one

- ✔ Result in an increase in the current level of service provided, or increase the capacity of a facility.
- ○ Improve access to an existing service, or improve access to an existing facility.
- ○ Prevent a reduction in the current level of service provided, or reduction in the current capacity of a facility.
- ○ Correct a currently sub-standard level of service, or correct a sub-standard condition in a facility.

23. Provide any additional information in the space below that you would like to be considered for this proposal.
If none, enter "none."
none

24. Have you completed the budget tab?
✔ Yes

25. Have you uploaded all required documents?
✔ Yes

Program/Project Budget *top*

Revenue/Sources	Prior (Actual)	Current (Budgeted)	Proposed
City of Roseville (this request)			USD$ 300,000.00
Total	**USD$ 0.00**	**USD$ 0.00**	**USD$ 300,000.00**

Expenses/Uses	Prior (Actual)	Current (Budgeted)	Proposed
Direct Salaries with Fringe Benefits			USD$ 30,000.00
Homeless Prevention			USD$ 195,000.00
Car Expense Payments			USD$ 45,000.00
Adminsitration			USD$ 30,000.00
Rent			
Total	**USD$ 0.00**	**USD$ 0.00**	**USD$ 300,000.00**

Current less Prior Change from Prior (Actual) to Current (Budgeted)	**USD$ 0.00**
Proposed less Current Change from Current (Budgeted) to Proposed	**USD$ 300,000.00**

Documents *top*

Documents Requested *	Required?	**Attached Documents** *
Agency Adopted Budget for current year	✔	Agency Budget
Program/Project Proposed Budget download template	✔	Program Budget
Current Organizational Chart	✔	Org Chart
Authorized Signatory Page download template	✔	Authorized Signatory
Collaborator Commitment Letter(s)		
Award Letter(s)		

Other documents		
Duplication of Benefits Chart download template	✔	Duplication of Benefits

** ZoomGrants™ is not responsible for the content of uploaded documents.*

Application ID: 329998

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EXHIBIT “A-1”

EXHIBIT "A-1"

SCOPE OF SERVICES

Agency Name:	AMI Housing
Program Title:	COVID Homeless Prevention Assistance
Amount of Request:	$300,000
Amount of Award:	$250,000
Number/type of annually unduplicated Persons/Households to Be Assisted:	200 individuals/families
Target date to complete:	06/30/2022
Location:	11768 Atwood Drive, Suite 6 Auburn, CA 95603
Eligible Activity:	§570.201 (e) Public services 05Q Subsistence Payments
National Objective:	§570.208 (a) (2) LMC Low/mod limited clientele benefit

Description of Eligible Activities funded by Grant: COVID has had an incredible impact on the low income and moderate-income residents of Roseville. This has led to many folks who were already precariously housed being placed at an incredibly high risk of becoming homeless and many are not aware of the guidelines in place to prevent evictions for an inability to pay rent prior to January 31st, 2020. AMI Housing is uniquely situated to provide housing assistance to the community during this incredibly difficult time. They have spent years developing a team of housing counselors who provide rapid rehousing and homeless prevention support to our community as well as intensive landlord engagement. AMI Housing has a variety of funding sources for community housing supports, but they are not enough funds for the increase in the anticipated number of residents who will need these supports in the upcoming year.

Through this grant funding, AMI Housing will provide funds for homeless prevention through payment of rental, utility or mortgage payments. At this time, AMI Housing is getting an increasing number of requests for homeless prevention, but some of that is because people are not aware of the current eviction moratorium. Landlords are also not aware and need to be educated on the proper process for serving evictions for residents who cannot pay rent.

When people with COVID related reasons (such as job loss, infection, child care) are unable to pay their rent, AMI Housing will be able to step in to make sure they remain housed, otherwise there will be an incredible rise in homelessness and evictions.

AMI Housing anticipates serving an estimated two hundred individuals or families over the next year (prior to June 30, 2022) specifically due to COVID. It will take time for the economy to recover after this pandemic, for people to get their kids back in school full time, for jobs to be available again as businesses fully reopen, and for the lowest income earners to have the ability to pay their rent as they once did. The outcomes AMI Housing hopes to achieve is that there is not a surge in homelessness, that people remain housed, and that people are able to get back on their feet after this incredibly difficult year.

Activity eligibility information: *Subsistence Payments*: *24 CFR 570.207(b)(4) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2):* One-time or short-term…emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service, and rent/mortgage payments to prevent eviction.

Reporting: AMI Housing will complete and submit quarterly reports using ZoomGrants. Reports are due by the end of the month following the completion of the quarter.

AMI Housing will report on the number of individuals served with the basic subsistence payments. If serving families, reporting will include the number of members per family.

Documentation of Eligibility: This activity is eligible for CDBG funding as a public service that serves low income persons. The Subrecipient must collect documentation that shows all persons served are low-income. The Subrecipient must also collect information on the race, ethnicity, and age of those served. Current income limits are published at https://www.hudexchange.info/incomecalculator/ (click on CDBG Income Limits) and are attached.

For the provision at 570.208(a)(2)(i)(C), since the activity will be limited to low and moderate income persons, information on family size and income will have to be collected to ensure that all of the beneficiaries are low and moderate income.

Use of Funds: CDBG funds may only be used to reimburse the Subrecipient for those costs shown in EXHIBIT "A-2." All costs must be directly related to the provision of services. Reimbursement requests must be supported with appropriate documentation. For example, labor costs must be supported with timesheets.

Timely Performance and Expenditure: Progress towards meeting goals for persons served, units of service, and funds expended will follow the schedule shown in EXHIBIT "A-2." Reimbursement requests will be submitted by the end of the month following the completion of the quarter for all expenses within the quarter.

Duplication of Benefits: Subrecipient shall not carry out any of the activities under this agreement in a manner that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 USC 5155) and described in Appropriations Act. The Subrecipient must comply with HUD's requirements for duplication of benefits, imposed by Federal Register notice on the City, which are: https://www.federalregister.gov/documents/2020/08/20/2020-18242/notice-of-program-rules-waivers-and-alternative-requirements-under-the-cares-act-for-community.

For rent and back rent payments, rent paid must not exceed 100 days per family.

In order to ensure duplication of benefits does not occur, Subrecipient will track addresses of individuals/families provided with rental, utility, or mortgage payments, along with the months payment was provided. The City will be administering additional funding for homeless prevention for Roseville residents; therefore, coordination with the City to ensure homeless prevention related payments for individuals/families are not duplicated will be required.

EXHIBIT “A-2”

City of Roseville

2021-22 CDBG-CV3

Estimated Budget

Subrecipient: AMI Housing, Inc
Program/project: COVID Homeless Prevention Assistance
Request/Award: $ 250,000.00

Line item description of cost	Total program	CDBG	Other funds	Balance	Total	Q1	Q2 50%	Q3 25%	Q4 25%
Roseville Homeless Prevention	200,000.00	200,000.00		-	(200,000.00)		(100,000.00)	(50,000.00)	(50,000.00)
Direct Salaries	25,000.00	25,000.00		-	(25,000.00)		(12,500.00)	(6,250.00)	(6,250.00)
Administration	25,000.00	25,000.00		-	(25,000.00)		(12,500.00)	(6,250.00)	(6,250.00)
				-	-				
				-	-				
Total	$ 250,000.00	$ 250,000.00	$ -	-	-	(250,000.00)	-	(125,000.00)	(62,500.00)	(62,500.00)
Balance of CDBG award (should = 0)		-				-	-			
Percent expended			100.0%						
Beneficiaries planned/actual/percent	200	200	100.0%	0	200		100	50	50

EXHIBIT “B”

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City of Roseville
Housing Division
2022/23 CARES Act CDBG-CV
Deadline: 2/4/2022

AMI Housing, Inc.

AMI Housing - COVID Assistance

Jump to: Pre-Application Questionnaire Funding Application Program/Project Budget Documents

$ 250,000.00 Requested

Submitted: 2/3/2022 1:36:11 PM (Pacific)

Project Contact
Jennifer Price
jprice@amihousing.org
Tel: 530-878-5088

Additional Contacts
none entered

AMI Housing, Inc.

P.O. Box 5216
Auburn, CA 95604

Telephone 530-878-5088
Fax 916-848-3642
Web www.amihousing.org

CEO
Jennifer Price
jprice@amihousing.org

Pre-Application Questionnaire *top*

Primary Applicant

1. Which type of applicant entity are you?
Select one.

- ✔ Non-profit (501c3/c4)
- ○ Public agency
- ○ Multi-agency Collaborative – Non-profit
- ○ Multi-agency Collaborative – Non-profit/Public Agency
- ○ Other:

2. Have you received any grant funding from the City of Roseville before?

- ✔ Yes
- ○ No

3. Which grant types has your agency received before?
Check all that apply. From any source or agency.

- ✔ CDBG
- ✔ REACH/Citizen's Benefit Fund
- ✔ Homeless Prevention and Rapid Re-Housing
- ✔ Other homeless funds (McKinney-Vento or other)
- ○ Other:
- ○ No prior funding

Application Summary Description

4. Briefly describe the proposed program or project.
AMIH will provide rental assistance, emergency response, and rapid rehousing to Roseville residents at risk of homelessness due to the COVID pandemic.

AMIH will provide permanent supportive housing at Project Roomkey in Roseville.

Co-Applicant/Collaborating Agency

5. If this is a collaborative application, how many agencies are involved?
*Tick "0" if this is *not* a collaborative application.*

- ✔ 0
- ○ 1
- ○ 2
- ○ 3
- ○ 4
- ○ 5
- ○ 6
- ○ more than 6

6. List the collaborating agencies (Enter "none" if none.)
Enter agency name and DUNS# if assigned
none

7. Indicate the type of activity. You may select only one.
You may submit more than one application. You may submit applications for more than one activity type. If you are not sure which category to select, please consult City staff. You will need to know this for your main application.

- ✔ Rent and back rent
- ○ Car expense payments
- ○ Project Roomkey
- ○ Educational assistance for homeless children

Funding Application *top*

Some answers will not be presented because they are not part of the selected group of questions based on the answer to #1.

1. Indicate the type of activity.
You may submit more than one application. You may submit applications for more than one activity type. If you are not sure which category to select, please consult City staff.
Rent and Back Rent / Project Roomkey

2. Describe the program or project. What direct COVID needs will be addressed with this program?
What is the service you will provide or the project you will complete? How will it happen and when? What will be the result? Who will benefit and how? What are the goals and objectives?
COVID has had an incredible impact on the low income and moderate-income residents of Roseville. This has led to many folks who were already precariously housed being placed at an incredibly high risk of becoming homeless. Our agency is uniquely situated to provide housing assistance to the community during this incredibly difficult time. We have spent years developing a team of housing counselors who provide rapid rehousing and homeless prevention support to our community as well as intensive landlord engagement. We have a variety of funding sources for community housing supports, but they are not enough funds for the increase in the anticipated number of residents who will need these supports in the upcoming year while some of the current COVID response programs begin to wind down.

Through this proposal we are asking for funds for COVID rental assistance. We anticipate that when the state/county rental assistance programs come to an end people with COVID related reasons (such as job loss, infection, child care) who are unable to pay their rent will need us to step in to make sure they remain housed or we will see an incredible rise in homelessness and evictions.

With all of these factors to consider, we anticipate that we will assist an estimated two hundred individuals or families over the next year (prior to June 30, 2022) specifically due to COVID. It will take time for the economy to recover after this pandemic, for people to get their kids back in school full time, for jobs to be available again as businesses fully reopen, and for the lowest income earners to have the ability to pay their rent as they once did. The outcomes we hope to achieve are that we don't see a surge in homelessness, that people remain housed, and that people are able to get back on their feet after this incredibly difficult year.

Project Roomkey will help create permanent housing for low income individuals or families who have been impacted by COVID and are the most vulnerable in our community. Roomkey will provide 86 studio units and immediately permanently house many people experiencing homelessness.

3. Location(s) where services will be provided or project will be completed.
Include administrative offices if services will also be provided there or from there. Provide street address, city, and ZIP code.
3123 Professional Drive Ste 210, Auburn CA 95603. (Admin Office)

Remotely through HIPPA compliant Zoom, Telephone, and email.

Services will also be provided at various apartment complexes and community partners offices. Our Housing Coordinators will meet with clients as needed in the most convenient locations for each participant.

The proposed Homekey site is located at 110 N. Sunrise Ave, Roseville CA.

4. What is the program's/project's current status?
Is it still being planned? Is it underway? Is it ready to receive funding? Is the program or project seasonal? What will need to be done before the program or project can start?
This AMIH COVID rental assistance program is underway for the entire Placer County region. Funds requested in this application will be specifically for Roseville residents. The project is ready to receive funding and will begin on the first day funded.

The Homekey collaborative project application was submitted in December 2021 to the State and all parties are expecting an award notification any day now. The project is ready to receive funding and will begin development in the beginning of March if awarded.

5. When will the program or project begin?
If underway as of application, enter "underway."
underway

6. When will the program or project be completed?
Services must be completed no later than June 30 of the award fiscal year.
Project will be completed by June 30, 2022

7. What are the specific costs to be funded with this request?
Identify the types of costs and amounts. Salary, and for whom? Materials, what type and quantity? Equipment, specifications? How will funding these costs meet the goals and objectives described in this request?
Rental assistance, deposits, direct salaries for program staff (housing counselors), emergency payments, and administration of program. ($125,000)

Homekey request: $125,000 for operations costs. Homekey operations budget is included in the additional documents section.

8. If this is a collaborative application, describe the collaboration being utilized for the proposed program or project.
Explain how the collaboration improves the provision of services or the competition of the proposed program or project. Attach co-applicant commitment letters to your application to document the collaboration.
n/a

9. Describe your other collaboration with other agencies, including non-profit and public agencies.
Do you participate in the local Continuum of Care (CoC) and/or coordinated entry efforts? Do you provide/accept referrals? Do you participate in other coordinating bodies or work with service/business/government organizations?
AMIH has a long history of collaboration with other agencies including: Placer County ASOC, Gathering Inn, Welcome Center, Cirby Clubhouse, PIRS, Homeless Resource Council of the Sierras (HRCS), PCN, Voc Rehab, Campaign for Community Wellness (CCW), Project Go, Turning Point, Placer County Office of Education, and the cities of Roseville, Rocklin, & Auburn. AMIH is a member of the Roseville and Auburn Chambers of Commerce and works closely with the Placer County Community Foundation.

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Last year volunteers helped by gathering and donating household items for our many programs. In addition, volunteers helped create "Welcome Home" bags for residents which included: hygiene items, a new pillow, sheets, blanket, and other essential items. In collaboration with Toys for Tots a Holiday Party with Santa himself is held in December for the many families enrolled in our program.

11. Describe your history and experience providing services to the community.
Be sure to include the number of years in operation and summary of major accomplishments.
In 1992, the National Alliance for the Mentally Ill-Placer County entered into a contract with Placer County Mental Health Department to begin a housing program for its consumers. Housing was provided for Adult System of Care consumers who needed training in basic living skills, before progressing to independent living. In 1995, the collaborative expanded and opened houses in Rocklin, Roseville, and Auburn. Early in 2003, it was decided to place the operation of the housing program under a new organization: Advocates for Mentally Ill Housing, Inc. (AMIH). In August 2003, AMIH received its 501c3 designation.

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13. Identify staff who will implement and manage the program or project.
Include their experience administering the activity or similar type of activities. If this is a collaborative effort, note the agency for each staff person. Attach resumes and job descriptions or duty statements.
AMIH Rental Assistance staff: Please see Housing Coordinators org chart attached under the documents tab.

Homekey will use existing executive and administrative staff, in addition to hiring a large amount of new staff. The org chart (last page) has the staffing plan for Homekey.

The staff overseeing the programs or projects will be the AMIH Board and AMIH Leadership teams in collaboration with our City and County partners. The majority of our board is comprised of people with family members who have a mental illness. The board has compassion & life experience working with adults with a mental illness & has been operating this housing program since its inception. Our COO has a Masters Degree in Social Work Public Administration and will provide oversight of this programs. We have many housing coordinators or case managers on staff, with varying education levels, but many years of experience in social work and property management. In addition, we employ peer counselors who will use their own life experience to assist individuals in this program with accessing community services. For over thirteen years, the AMIH CEO

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AMIH provides housing to Placer & Nevada County residents. Roseville residency is verified prior to acceptance. The recipients of any CDBG funding awarded will be Roseville residents. AMIH will take referrals from any agency and coordinated entry to identify eligible Roseville residents.

AMIH will use HMIS for program demographics. Clients will be given intake, update, and exit forms. This allows us to easily identify Roseville residents.

15. List all City of Roseville funding received within the last three (3) years including funding amount and status.
List as follows: PROGRAM/PROJECT NAME, SOURCE/TYPE, AWARD AMOUNT, AWARD DATE, EXPENDED AMOUNT, STATUS (planned, underway, complete, or canceled)
2021/2022: Rental Assistance - $250,000 (CDBG CV). Source: City of Roseville. Status: Underway.

2021/2022: Rapid Rehousing & Homeless Prevention - $250,000 for the ASK program. Source: City of Roseville. Status: Underway.

2021/2022: Temporary rent & utility assistance with supportive services. Source: City of Roseville. $15,000. Status: Underway.

2020/2021: Temporary rent & utility assistance with supportive services. Source: City of Roseville. $15,000. Status: Complete.

2020: Rapid Rehousing & Homeless Prevention - $250,000 for the ASK program. Source: City of Roseville. Status: Complete.

2019/2020: Housing Support Services. Source: City of Roseville. $15,000. Status: Complete.

2019/2020: Main Street Solar. Source: City of Roseville. $93,000. Status: Underway.

2019: Rapid Rehousing & Homeless Prevention - $200,000 for the ASSK program. Source: City of Roseville. Status: Complete.

2018/2019: Housing Support Services. Source: City of Roseville. $15,000. Status: Complete.

2018: Rapid Rehousing & Homeless Prevention - $187,500 for the ASSK program. Source: City of Roseville. Status: Complete.

16. Should the City award less than you have requested, how will this impact the program or project?
Will you accept a lesser amount? Will goals be reduced? Will the program or project not be feasible?
We will adjust the funding so that we can serve as many individuals as possible. We will attempt to find additional funding from other community resources to continue the program for the entire year.

Project Roomkey: additional funding is needed for this program and if the award is less than requested it could impact the viability of the entire project. We will continue to search for additional funding for this project.

17. Explain how this program or project offers something different from what other agencies may offer, or are currently offering.
Do you coordinate with other agencies to leverage and avoid duplication? What makes you different? Are services targeted to a unique population? Are you uniquely positioned to serve a community because of location, relationships, or staff skills?
This program is in direct response to the COVID 19 pandemic. The rental assistance portion as it relates to COVID is not an ongoing program, but a program that will remain in place until all CARES act funds have been expended or June 30, 2023.

Project Homekey is a new program that will provide additional permanent supportive housing beds for the Roseville community. This is an expansion of our current permanent housing programs. Lack of affordable low income housing has been identified as a barrier for the homeless population and has lead to chronic homelessness.

18. These funds must be used to benefit low and moderate income persons. You must also collect and report demographic information on persons served. Describe your methods for documenting eligibility for services and collecting demographics.
If you are targeting a low-income area, please describe the area and how you determined it is low-income. If you are serving a population that is presumed to be low-income, please describe. Describe the tools you use to report on persons served.
AMIH utilizes the Homeless Management Information System for all incoming clients. The intake paperwork captures the following data: demographics, income, income source, homeless status, location, and current housing placement or lack thereof. The clients who are admitted into this program must meet the following guidelines:

1. Decrease or loss of income due to COVID
2. At risk of homelessness
3. A resident of the City of Roseville.

Our agency will only serve individuals who meet the above criteria or meet the qualifications for Project Roomkey.

19. A duplication of benefits (DOB) occurs when a person, household, business, government, or other entity receives financial assistance from multiple sources for the same purpose, and the total assistance received for that purpose is more than the total need for assistance. How will you ensure no duplication of benefits for the participants of your program?
-answer not presented because of the answer to #1-

20. In follow up to the previous question, how will you ensure no duplication of benefits for your agency? Please complete the Duplication of Benefits Chart.
The Duplication of Benefits Chart can be found under the 'Documents' tab.
Each person who is assisted with funds for homeless prevention is tracked with our financial accounting tools and through HMIS. Benefits will not be duplicated and reports for outcomes will be available by program.

21. What is your total cost to serve each unduplicated person? Amount funded by this grant?
Ignore the automatic total under the table you will see in preview and print.

1500	Total cost/person ($)
1500	Cost/person funded by this grant ($)
3,000.00	**TOTAL**

22. This request will …
Select one

- ✔ Result in an increase in the current level of service provided, or increase the capacity of a facility.
- ○ Improve access to an existing service, or improve access to an existing facility.
- ○ Prevent a reduction in the current level of service provided, or reduction in the current capacity of a facility.
- ○ Correct a currently sub-standard level of service, or correct a sub-standard condition in a facility.

23. Provide any additional information in the space below that you would like to be considered for this proposal.
If none, enter "none."
none

24. Have you completed the budget tab?
✔ Yes

25. Have you uploaded all required documents?
-answer not presented because of the answer to #1-

Program/Project Budget *top*

Revenue/Sources	Prior (Actual)	Current (Budgeted)	Proposed
City of Roseville (this request)	$ 250,000.00	$ 250,000.00	$ 250,000.00
ESG CV, CDBG 2020/2021			$ 325,000.00
Homekey 2.0			$ 1,325,000.00
Total	**$ 250,000.00**	**$ 250,000.00**	**$ 1,900,000.00**

Expenses/Uses	Prior (Actual)	Current (Budgeted)	Proposed
Direct Salaries with Fringe Benefits	$ 50,000.00	$ 50,000.00	$ 120,000.00
Rental Assistance	$ 170,000.00	$ 170,000.00	$ 225,000.00
Emergency Assistance	$ 0.00	$ 0.00	$ 60,000.00
Administration	$ 30,000.00	$ 30,000.00	$ 45,000.00
Homekey Operations			$ 1,450,000.00
Total	**$ 250,000.00**	**$ 250,000.00**	**$ 1,900,000.00**

Current less Prior Change from Prior (Actual) to Current (Budgeted)	**$ 0.00**
Proposed less Current Change from Current (Budgeted) to Proposed	**$ 1,650,000.00**

Program/Project Budget Narrative

The funds will be used to provide service coordination/housing coordination, 10% administration (indirect), and the rest will be used for direct services related to homeless prevention and housing retention.

The Homekey funds will be used for the operations of Project Roomkey.

Documents *top*

Documents Requested *	Required?	Attached Documents *
Agency Adopted Budget for current year	✔	Agency Budget
Program/Project Proposed Budget download template	✔	Program Budget
Current Organizational Chart	✔	Org Chart
Authorized Signatory Page download template	✔	Authorized Signatory
Collaborator Commitment Letter(s)		
Award Letter(s)		
Other documents		Homekey Operations Budget
Duplication of Benefits Chart download template	✔	Duplication of Benefits

** ZoomGrants™ is not responsible for the content of uploaded documents.*

Application ID: 382889

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City of Roseville

Housing Division

2022/23 CARES Act CDBG-CV

$ 250,000.00 Available
Deadline: **2/4/2022**

AMI Housing, Inc.

AMI Housing - COVID Assistance

$ 250,000.00 Requested

Next Submitted Application

Follow-up

1 Question 6. When will the program or project be completed? (Services must be completed no later than June 30 of the award fiscal year.)
Please confirm that the response "Project will be completed by June 30, 2022" should be June 30, 2023 - thank you! (Edit)
Project will be completed by June 30 2023.

2 The Duplication of Benefits Chart shows $200k but the award of CV funds this current FY is $250k. Please confirm that I can update the chart to show the $250k for the file - thanks! (Edit)
You can update the chart.

3 Various question responses say "Roomkey" and others say "Homekey". Is requested funding for Homekey only? (Edit)
The funding is intended for Homekey if awarded, but we would like the option to use it for Roomkey if Homekey is not awarded and Placer County still needs funds as Roomkey winds down. If neither are awarded or needed, then we would use the funds 100% for the rental assistance program.

*Update - we will only use these funds for Homekey or for the rental assistance program. We will not use these funds for Roomkey.

4 Please specify what operations costs specifically are being requested for Project Homekey (Rehab? Direct services to the tenants? etc.) Or is it still unknown? (Edit)
We left this vague as the award from Homekey has not been made yet. Our intention is to use these funds for the operations of Homekey, not for the rehab of Homekey. The funds would be for direct services to tenants. Once the award is made, we can provide a better budget for the operations of the project and exactly what operations are funded with the CDBG funds. It will most likely be staff salaries and we will use the Homekey operating subsidy for other costs.

5 It talks about Roomkey and then about Homekey. Is this the same project that is being converted to PSH? If these are two different projects, will CDBG funds serve one, or both? Roomkey would probably be transitional housing (public facility) and rental assistance would not be an eligible expense. Homekey PSH would be rental assistance (basic subsistence). (Edit)
Roomkey is considered emergency housing and then once the hotel is converted in 10 months from the date of award, the units will be PSH and will be considered Homekey.

This request is for Homekey operations (PSH) only. If funding is not awarded, we would like to use the funds 100% for our

rental assistance program.

6 We would want to see the development budget and operational profoma provided for the Roomkey and/or Homekey grants to ensure that we are not duplicating other funding sources. What source would cover these costs? Did you anticipate applying for Roseville CDBG? (Edit)
Under the documents tab, "other documents", we have included the operations budget that was part of the Homekey PSH application to the state. These funds would not be duplicating another funding source. When the application was submitted to the state, we anticipated applying to CDBG and other sources to make the budget complete.

7 Can you describe how this is an increase in services provided? (Edit)
The additional 86 studios for PSH that Homekey will provide is a large increase in housing stock for the city of Roseville. Right now, we have over 200 referrals for housing and we a re lucky if we can house up to ten per month because there is not enough housing stock.

8 If awarded, would AMI accept the full request towards the rental assistance program as opposed to $125k for Project Homekey and $125k for the rental assistance program? (Edit)
Yes, if awarded AMIH will accept the full request towards the rental assistance program and will continue to look for funds elsewhere for Homekey operations.

9 Add/Edit Question (for this applicant only, answer type will be paragraphs)

10 Add/Edit Question (for this applicant only, answer type will be paragraphs)

11 Add/Edit Question (for this applicant only, answer type will be paragraphs)

12 Add/Edit Question (for this applicant only, answer type will be paragraphs)

13 Add/Edit Question (for this applicant only, answer type will be paragraphs)

14 Add/Edit Question (for this applicant only, answer type will be paragraphs)

15 Add/Edit Question (for this applicant only, answer type will be paragraphs)

16 Add/Edit Question (for this applicant only, answer type will be paragraphs)

17 Add/Edit Question (for this applicant only, answer type will be paragraphs)

18 Add/Edit Question (for this applicant only, answer type will be paragraphs)

19 Add/Edit Question (for this applicant only, answer type will be paragraphs)

20 Add/Edit Question (for this applicant only, answer type will be paragraphs)

EXHIBIT “B-1”

EXHIBIT "A-1"

SCOPE OF SERVICES

Agency Name:	AMI Housing
Program Title:	COVID Homeless Prevention Assistance
Amount of Request:	$250,000 Round 1 + $125,000 Round 2
Amount of Award:	$400,500 *($200,500 remaining funds from the original award in 2021, plus $200,000 new funding awarded in 2022)*
Number/type of annually unduplicated Persons/Households to Be Assisted:	275 individuals/families
Target date to complete:	06/30/2023
Location:	11768 Atwood Drive, Suite 6 Auburn, CA 95603
Eligible Activity:	§570.201 (e) Public services 05Q Subsistence Payments
National Objective:	§570.208 (a) (2) LMC Low/mod limited clientele benefit

Description of Eligible Activities funded by Grant: COVID has had an incredible impact on the low income and moderate-income residents of Roseville. This has led to many folks who were already precariously housed being placed at an incredibly high risk of becoming homeless. AMI Housing is uniquely situated to provide housing assistance to the community during this incredibly difficult time. They have spent years developing a team of housing counselors who provide rapid rehousing and homeless prevention support to our community as well as intensive landlord engagement. AMI Housing has a variety of funding sources for community housing supports, but they are not enough funds for the increase in the anticipated number of residents who will need these supports in the upcoming year while some of the current COVID response programs begin to wind down.

Through this grant funding, AMI Housing will provide funds for COVID rental assistance. When people with COVID related reasons (such as job loss, infection, child care) are unable to pay their rent, AMI Housing will be able to step in to make sure they remain housed, otherwise there will be an incredible rise in homelessness and evictions.

AMI Housing anticipates serving an estimated two hundred and seventy-five individuals or families over the next year (prior to June 30, 2023) specifically due to COVID. It will take time for the economy to recover after this pandemic, for people to get their kids back in school full time, for jobs to be available again as businesses fully reopen, and for the lowest income earners to have the ability to pay their rent as they once did. The outcomes AMI Housing hopes to achieve is that there is not a surge in homelessness, that people remain housed, and that people are able to get back on their feet after this incredibly difficult year.

Costs requested include rental assistance, emergency assistance, direct salaries (wages, taxes, mileage reimbursement), and administration.

Activity eligibility information: *Subsistence Payments*: *24 CFR 570.207(b)(4) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2):* One-time or short-term…emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service, and rent/mortgage payments to prevent eviction.

Reporting: AMI Housing will complete and submit quarterly reports using ZoomGrants. Reports are due by the end of the month following the completion of the quarter.

AMI Housing will report on the number of individuals served with the basic subsistence payments. If serving families, reporting will include the number of members per family.

Documentation of Eligibility: This activity is eligible for CDBG funding as a public service that serves low income persons. The Subrecipient must collect documentation that shows all persons served are low-income. The Subrecipient must also collect information on the race, ethnicity, and age of those served. Current income limits are published at https://www.hudexchange.info/incomecalculator/ (click on CDBG Income Limits) and are attached.

For the provision at 570.208(a)(2)(i)(C), since the activity will be limited to low and moderate income persons, information on family size and income will have to be collected to ensure that all of the beneficiaries are low and moderate income.

Use of Funds: CDBG funds may only be used to reimburse the Subrecipient for those costs shown in EXHIBIT "A-2." All costs must be directly related to the provision of services. Reimbursement requests must be supported with appropriate documentation. For example, labor costs must be supported with timesheets.

Timely Performance and Expenditure: Progress towards meeting goals for persons served, units of service, and funds expended will follow the schedule shown in EXHIBIT "A-2." Reimbursement requests will be submitted by the end of the month following the completion of the quarter for all expenses within the quarter.

Duplication of Benefits: Subrecipient shall not carry out any of the activities under this agreement in a manner that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 USC 5155) and described in Appropriations Act. The Subrecipient must comply with HUD's requirements for duplication of benefits, imposed by Federal Register notice on the City, which are: https://www.federalregister.gov/documents/2020/08/20/2020-18242/notice-of-program-rules-waivers-and-alternative-requirements-under-the-cares-act-for-community.

For rent and back rent payments, rent paid must not exceed 100 days per family.

In order to ensure duplication of benefits does not occur, Subrecipient will track addresses of individuals/families provided with rental, utility, or mortgage payments, along with the months payment was provided. The City will be administering additional funding for homeless prevention for Roseville residents; therefore, coordination with the City to ensure homeless prevention related payments for individuals/families are not duplicated will be required.

EXHIBIT “B-2”

City of Roseville

2022-23 CDBG-CV

Estimated Budget

Subrecipient: AMI Housing, Inc
Program/project: COVID Homeless Prevention Assistance
Request/Award: 400,500.00

Line item description of cost	Total program	CDBG	Other funds		Balance	Total	Q1	Q2	Q3	Q4
								50%	25%	25%
Roseville Rental Assistance	238,000.00	184,875.00	53,125.00		-	(184,875.00)		(92,437.50)	(46,218.75)	(46,218.75)
Direct Salaries	175,000.00	131,250.00	43,750.00		-	(131,250.00)		(65,625.00)	(32,812.50)	(32,812.50)
Emergency Assistance	60,000.00	45,000.00	15,000.00		-	(45,000.00)		(22,500.00)	(11,250.00)	(11,250.00)
Administration	52,500.00	39,375.00	13,125.00		-	(39,375.00)		(19,687.50)	(9,843.75)	(9,843.75)
					-	-				
Total	$ 525,500.00	$ 400,500.00	$ 125,000.00	-	-	(400,500.00)	-	(200,250.00)	(100,125.00)	(100,125.00)
Balance of CDBG award (should = 0)		-				-	-			
Percent expended			100.0%							
Beneficiaries planned/actual/percent	275	275	100.0%		0	275		137.5	68.75	68.75

EXHIBIT “C”

FY 2022 Income Limits Documentation System

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income	FY 2022 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area	$102,200	Very Low (50%) Income Limits ($) Click for More Detail	35,500	40,550	45,600	**50,650**	54,750	58,800	62,850	66,900
		Extremely Low Income Limits ($)* Click for More Detail	21,300	24,350	27,400	**30,400**	32,850	37,190	41,910	46,630
		Low (80%) Income Limits ($) Click for More Detail	56,750	64,850	72,950	**81,050**	87,550	94,050	100,550	107,000

NOTE: Placer County is part of the **Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area**, so all information presented here applies to all of the **Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area**.

The **Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area** contains the following areas: El Dorado County, CA; Placer County, CA; and Sacramento County, CA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2022 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2022 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2021 Median Family Income and Income Limits for Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area

Select a different county or county equivalent in California:

Placer County
Plumas County
Riverside County
Sacramento County
San Benito County
San Bernardino County

Select county or county equivalent

Select any FY2022 HUD Metropolitan FMR Area's Income Limits:

Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

EXHIBIT “D”

• N–SUMHSS, an annual census of substance use and mental health treatment facilities which collects descriptive data on the location, scope of services provided, and operational characteristics of all known substance use and mental health treatment facilities in the United States and jurisdictions, and on utilization of services by means of a single-day count of clients in treatment; and

• I–BHS data collection activities associated with updating the inventory of both mental health treatment facilities and substance use treatment facilities.

The information in N–SUMHSS and I–BHS is needed to assess the nature and extent of these resources, to identify gaps in services, and to provide a database for treatment referrals.

The request for OMB approval will include a request to conduct the N–SUMHSS survey which includes facility characteristics and services and one-day client counts and to update the I–BHS facility listing on a continuous basis in 2021, 2022 and 2023. Also included in this request is the Between Cycle N–SUMHSS data collection (N–SUMHSS BC), to be conducted between annual surveys to collect information on new facilities for inclusion in the Treatment Locator. N–SUMHSS BC use is an abbreviated N–SUMHSS survey questionnaire.

The estimated annual burden for the I–BHS and BHSIS activities is as follows:

Type of respondent and activity	Number of respondents	Responses per respondent	Total responses	Hours per response	Total burden hours	Wage rate	Total hour cost
States:							
I–BHS Online [1]	56	75	4,200	0.08	336	$23	$7,728
State Subtotal	56		4,200		336		7,728
Facilities:							
I–BHS application [2]	800	1	800	0.08	64	19.40	1,242
Augmentation screener	1,300	1	1,300	0.08	104	19.40	2,018
N–SUMHSS questionnaire (either SU or MH)	32,000	1	32,000	0.67	21,333	47.95	1,022,917
N–SUMHSS (both SU and MH)	5,000	1	5,000	1.17	5,833	47.95	279,692
N–SUMHSS BC	1,000	1	1,000	0.58	580	47.95	27,811
Facility Subtotal	40,100		40,100		27,914		1,333,680
Total	40,156		44,300		28,250		1,341,408

[1] States use the I–BHS Online system to submit information on newly licensed/approved facilities and on changes in facility name, address, status, etc.

[2] New facilities complete and submit the online I–BHS application form in order to get listed on the Inventory.

Written comments and recommendations for the proposed information collection should be sent within 30 days of publication of this notice to *www.reginfo.gov/public/do/PRAMain.* Find this particular information collection by selecting ''Currently under 30-day Review—Open for Public Comments'' or by using the search function.

Carlos Graham,

Social Science Analyst.

[FR Doc. 2020–18220 Filed 8–19–20; 8:45 am]

BILLING CODE 4162–20–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–6218–N–01]

Notice of Program Rules, Waivers, and Alternative Requirements Under the CARES Act for Community Development Block Grant Program Coronavirus Response Grants, Fiscal Year 2019 and 2020 Community Development Block Grants, and for Other Formula Programs

AGENCY: Office of the Assistant Secretary for Community Planning and Development, HUD.

ACTION: Notice.

SUMMARY: This notice describes the program rules, statutory and regulatory waivers, and alternative requirements applicable to supplemental Community Development Block Grant (CDBG) funds made available to prevent, prepare for, and respond to coronavirus (CDBG–CV funds) and to annual formula CDBG grants awarded in fiscal years 2019 and 2020. Except as otherwise described in this notice and the CARES Act, the statutory and regulatory provisions governing the CDBG program apply to CDBG–CV and CDBG grants. This notice also describes conforming waivers and alternative requirements for other formula programs included in the consolidated planning regulations in 24 CFR part 91.

DATES: *Applicable:* August 7, 2020.

FOR FURTHER INFORMATION CONTACT: Jessie Handforth Kome, Director, Office of Block Grant Assistance, Office of Community Planning and Development, Department of Housing and Urban Development, 451 7th Street SW, Room 7282, Washington, DC 20410, telephone number 202–708–3587. Persons with hearing or speech impairments may access this number via TTY by calling the Federal Relay Service at 800–877–8339. Facsimile inquiries may be sent to Ms. Kome at 202–708–0033. Except for the ''800'' number, these telephone numbers are not toll-free. Questions regarding the CDBG–CV program may be submitted to *CPDQuestionsAnswered@hud.gov.* Interested parties may also visit HUD's website at *https://www.hud.gov/program_offices/comm_planning* for updated information and resources.

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I. Overview and Background

On January 21, 2020, the Centers for Disease Control and Prevention (CDC) confirmed the first case in the United States of a coronavirus known by several names, including novel coronavirus, and SARS–CoV–2, and which causes the disease commonly referred to as COVID–19. On March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security Act (Pub. L. 116–136) (CARES Act). The CARES Act makes available $5 billion in CDBG coronavirus response (CDBG–CV) funds to prevent, prepare for, and respond to coronavirus. In the CARES Act and this notice, the term ''coronavirus'' means SARS–CoV–2 or another coronavirus with pandemic potential.

The nation faces significant public health and economic challenges related to this respiratory disease. To address these challenges, CDBG–CV and CDBG grants are a flexible source of funding that can be used to pay costs that are not covered by other sources of assistance, particularly to benefit persons of low and moderate income.

This notice is broken into sections. Section II provides a general overview of the CDBG–CV and CDBG program flexibilities provided by the CARES Act. Section III describes the allocations, grant procedures, program flexibilities, waivers, and alternative requirements applicable to CDBG–CV grants. Section IV describes the program flexibilities, waivers, and alternative requirements that apply to fiscal years 2019 and 2020 CDBG grants used to prevent, prepare for, and respond to coronavirus or that affect other aspects of program administration. Other sections contain administrative information related to this notice.

II. Summary of Special Authorities Under the CARES Act

The CARES Act modifies some CDBG program rules and authorizes the Secretary of HUD to grant waivers and alternative requirements. Accordingly, this notice describes how requirements of the CDBG program are modified for CDBG–CV grants, fiscal year 2020 CDBG grants under the Department of Housing and Urban Development Appropriations Act, 2020 (Pub. L. 116–94), and fiscal year 2019 CDBG grants under the Department of Housing and Urban Development Appropriations Act, 2019 (Pub. L. 116–6). For ease of reference, citations in this notice include parentheticals indicating whether a CDBG program statute or regulation applies to entitlement grants, state grants, insular area grants, or grants to nonentitlement counties in Hawaii. Where citations do not include Hawaii counties or insular areas, the additional citation is not necessary because the cited entitlement CDBG regulation applies to insular areas and Hawaii counties in addition to entitlement grantees.

II.A. Program Modifications in the CARES Act

The Community Development Fund heading in title XII of Division B of the CARES Act modifies some CDBG program requirements to provide immediate support for coronavirus efforts. The modifications are described in more detail in Section III, and are the following:

- Permits a public comment period of no less than 5 days when citizen participation is required.
- Permits grantees to develop expedited citizen participation procedures and to hold virtual public hearings when necessary for public health reasons.
- Eliminates the public services cap for coronavirus-related activities.
- Allows states and local governments to reimburse allowable costs of eligible activities regardless of the date the costs were incurred.

II.B. Authority To Grant Waivers and Alternative Requirements

The CARES Act authorizes the Secretary to waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with the use of CDBG–CV grants, fiscal year 2020 CDBG grants, and fiscal year 2019 CDBG grants to prevent, prepare for, and respond to coronavirus or that affect other aspects of program administration for the fiscal year 2019 and 2020 CDBG grants, except for requirements related to fair housing, nondiscrimination, labor standards, and the environment, upon a finding by the Secretary that any such waivers or alternative requirements are necessary to expedite or facilitate the use of such amounts to prevent, prepare for, and respond to coronavirus. Additional waiver authority is provided in 24 CFR 5.110 and 91.600. In accordance with these provisions, HUD may waive regulatory provisions (subject to statutory limitations) for good cause.

As required by the CARES Act, the Secretary has considered the waivers and alternative requirements in this notice and finds that there is good cause for each and that each is necessary to expedite or facilitate the use of grant funds to prevent, prepare for, and respond to coronavirus.

III. CDBG–CV Grants

This section describes the CDBG–CV allocations to states and units of general local government (including insular areas), the process to access grant funds, and the rules, waivers, and alternative requirements that apply to CDBG–CV grants.

III.A. Allocations of CDBG–CV Funds

Of the $5 billion made available by the CARES Act, HUD will use $10,000,000 to make technical assistance awards to provide an immediate increase in capacity building and technical assistance to support the use of CDBG–CV grants and CDBG grants to prevent, prepare for, and respond to coronavirus.

The remaining funds will be allocated as described in sections III.A.1. and III.A.2.

III.A.1. First Allocation

The CARES Act requires HUD to allocate up to $2 billion in CDBG–CV funds using the same formula that it used to allocate fiscal year 2020 CDBG

grants pursuant to section 106 of the Housing and Community Development Act of 1974 (42 U.S.C. 5306). HUD made this first CDBG–CV allocation on April 2, 2020, 24 days before the 30-day allocation deadline in the CARES Act, in the amount of $2 billion. The allocations are available on HUD's website at *https://www.hud.gov/program_offices/comm_planning/budget/fy20/.*

III.A.2. Additional Allocations

The CARES Act requires HUD to make a second round of CDBG–CV allocations within 45 days of enactment of the CARES Act. HUD is required to make this allocation in the amount of $1 billion directly to states and insular areas to prevent, prepare for, and respond to coronavirus within the state or insular area. HUD made this second round of CDBG–CV allocations on May 11, 2020, in the amount of $1 billion. The allocations and methodology are available on HUD's website at: *https://www.hud.gov/program_offices/comm_planning/budget/fy20/.* The second CDBG–CV allocations were based on factors identified in the CARES Act: Public health needs, risk of transmission of coronavirus, number of coronavirus cases compared to the national average, economic and housing market disruptions, and other factors, as determined by the Secretary, using best available data.

The CARES Act authorized HUD to allocate the remaining $2 billion in CDBG–CV funds, minus the $10 million set aside for technical assistance, on a rolling basis. The CARES Act provides that the remaining $2 billion shall be distributed directly to states or units of general local government, at the discretion of the Secretary, according to a formula based on factors to be determined by the Secretary, prioritizing risk of transmission of coronavirus, number of coronavirus cases compared to the national average, and economic and housing market disruptions resulting from coronavirus. The District of Columbia is defined as a metropolitan city under the Housing and Community Development Act of 1974 and not as a state or insular area. As such, it was not eligible for funding under the Round 2 $1 billion allocation. To ensure national geographic coverage in Round 2, HUD made an allocation from the third round of funding to the District of Columbia simultaneously with the second round because the District met the geographic criteria for the third round of allocations and was the only geographic area in the nation that was not covered by the second round of allocations.

HUD will publish additional third round allocations and a description of the allocation formulas on HUD's website at *https://www.hud.gov/program_offices/comm_planning/budget/fy20/* and will provide a link to this site in any press release announcing an allocation.

III.A.3. Reallocation

Under Section 106 of the Housing and Community Development Act of 1974 (HCD Act) (42 U.S.C. 5306), HUD reallocates annual formula CDBG funds that cannot be distributed to grantees when it allocates the next fiscal year's appropriation of annual formula CDBG funding. Given the immediate need for coronavirus assistance, the Department is specifying the following alternative requirement to sections 106I and (d)(3)I (42 U.S.C. 5306I and 5306(d)(3)I), and the reallocation provisions of 24 CFR 570.4(a), 570.420I, 570.429(d)(2), and 570.442(b), to expedite the use of any funds that may become available for reallocation.

If a jurisdiction receiving an allocation of CDBG–CV funds fails to apply for funding in accordance with the requirements of this notice by August 16, 2021 (the deadline established by the CARES Act) or HUD is unable to distribute funds to a grantee for another reason, HUD may notify the jurisdiction of the cancellation of all or part of its allocation amount. Funds that are not awarded to jurisdictions under the formulas described in paragraphs III.A.1. and III.A.2. may be reallocated based on factors identified in the CARES Act, as determined by the Secretary. If made, reallocations will be published on HUD's website.

III.B. CDBG–CV Grant Rules, Waivers, and Alternative Requirements

This section describes program flexibilities in the CARES Act and provides waivers and alternative requirements to expedite or facilitate the use of CDBG–CV funds. The rules, waivers, and alternative requirements described in this section only apply to CDBG–CV grants (as specified in this section) and in some cases to fiscal year 2019 and fiscal year 2020 CDBG grants (as specified in section IV) and program income (as specified in sections III.B.5.(f)(iv) and III.B.6.(a)). The CARES Act statutory flexibilities, waivers, and alternative requirements do not apply to other sources of CDBG funds (even if used in conjunction with CDBG–CV funds, fiscal year 2019 CDBG funds, or fiscal year 2020 CDBG funds) except as otherwise described in section IV.B.3.(b).

III.B.1. General Grant Requirements

CDBG–CV grants are subject to the requirements of the CARES Act, the authorities and conditions imposed on fiscal year 2020 CDBG grants, and the mandatory provisions of this notice and waivers and alternative requirements. Except as otherwise described, grantees must comply with statutory and regulatory provisions governing the CDBG program. These include regulations at: 24 CFR part 570 subpart I (states); 24 CFR part 570 subparts A, C, D, E, F, J, K, and O for CDBG (entitlements, nonentitlement Hawaii counties and insular areas).

To facilitate the use of CDBG–CV funds in accordance with the grant requirements, HUD is imposing an alternative requirement that the definitions of CDBG funds in 24 CFR 570.3 (entitlements) and 24 CFR 570.481(a)(2) (states) include CDBG–CV funds. This alternative requirement applies the requirements in 24 CFR part 570 to the use of CDBG–CV funds, except as modified by rules, waivers, and alternative requirements applicable to CDBG–CV grants.

CDBG–CV grant agreements will impose requirements by incorporating program rules, waivers, and alternative requirements (including those published in memoranda, in this and any future notices).

Grantees should not assume that their normal CDBG funding distribution procedures are adequate to swiftly distribute and use CDBG–CV grants. For example, if a grantee's existing policies mandate lengthy processes to select activities or complete procurements, grantees should try to expedite actions with local waiver authorities or emergency procedures that may be available without state or local rulemaking. In addition, urban counties that normally distribute CDBG funds on a proportional basis among all participating jurisdictions should consider whether their normal procedures would result in funding awards that are too small to be used expeditiously and productively by the participating jurisdictions.

III.B.2. Responsible Use of CARES Act Funds

CDBG–CV funds are subject to additional measures designed to prevent fraud, waste, and abuse. HUD will conduct regular oversight and monitoring activities to determine that use of CDBG–CV funds is consistent with grant requirements and limited to the necessary and reasonable costs of activities to prevent, prepare for, and respond to coronavirus. Measures to

increase transparency and accountability include:

- Regular reporting on the use of CDBG–CV funds, including reporting that may be required by the CARES Act to conduct audits and reviews of programs, operations, and expenditures relating to funds under the CARES Act and the Coronavirus response (see section III.B.8. for information on reporting requirements); and
- a requirement that grantees prevent the duplication of benefits that is caused when a person, household, business, or other entity receives financial assistance from multiple sources for the same purpose, and the total assistance is more than the total need (see section III.B.9. for information on duplication of benefits).

III.B.3. Overview of Process To Receive CDBG–CV Grants

On April 2, 2020, HUD published the first round of CDBG–CV allocations on the *hud.gov* website and notified jurisdictions of their allocation amounts. On April 9, 2020, John Gibbs, Acting Assistant Secretary for Community Planning and Development, issued a memorandum with the subject, ''*CARES Act Flexibilities for CDBG Funds Used to Support Coronavirus Response and plan amendment waiver*'' (''April 9 memorandum''), available at *https://www.hud.gov/sites/dfiles/CPD/documents/CARES-Act-Flexibilities-CDBG-Funds-Used-Support-Coronavirus-Response.pdf.* The memorandum advised grantees to amend or prepare consolidated plan submissions for CDBG–CV grants as soon as possible. Grantees may have partially or fully completed the application process before HUD publishes this notice.

The April 9 memorandum also granted waivers to expedite this process of applying for CDBG–CV funds by permitting application for a grantee's share of the first $2 billion through a substantial amendment to a grantee's most recent annual action plan (the most recent year may be the 2019 annual action plan). These waivers and alternative requirements describing the content of a substantial amendment to add CDBG–CV allocations to the most recent annual action plan are in section III.B.4.(b)(i).

Submitting a substantial amendment may speed access to grant funds because consultation and public hearings are not required (although 24 CFR 570.441I(2) requires insular areas to hold a public hearing for amendments, section III.B.4.(a)(iii) waives this requirement for CDBG–CV substantial amendments). However, the April 9 memorandum does not preclude grantees from applying by submitting a FY 2020 Action Plan that includes the CDBG–CV funds. If the grantee chooses to include CDBG–CV grant funds in its annual action plan for FY 2020 funds, the grantee must comply with action plan submission procedures in 24 CFR part 91 (including consultation and a public hearing), as modified by the waiver and alternative requirements in paragraph III.B.4.(a)(iv), which apply the CARES Act citizen participation flexibilities to all consolidated plan formula grant programs.

The following procedures apply regardless of whether the grantee applies for CDBG–CV funds through an action plan or action plan substantial amendment:

- Rather than wait to apply until HUD allocates all available CDBG–CV funds, HUD recommends that grantees apply as soon as possible for CDBG–CV funds that HUD has allocated. Grantees receiving subsequent allocations can make substantial amendments to apply for subsequent allocation amounts after they are announced.
- All grantees may adopt and use expedited procedures to draft, propose, modify, or amend consolidated plans for CDBG–CV and fiscal year 2019 and 2020 CDBG grants as described in section III.B.4. These expedited procedures amend the grantee's citizen participation plan and require it be published for no less than 5 calendar days to solicit public comment. Expedited procedures may include virtual hearings, as described in section III.B.4.(a)(ii).
- The grantee must publish its application for CDBG–CV funds (whether through a new action plan or action plan substantial amendment) for no less than 5 calendar days to solicit public comment. The comment period can run concurrently with the comment period on changes to add expedited procedures to the citizen participation plan. The grantee must respond to public comments.
- The grantee must submit its application for CDBG–CV funds to HUD for review in accordance with 24 CFR 91.500. To receive a CDBG–CV grant, a grantee must also submit a SF–424, SF–424D and the certifications at 24 CFR 91.225(a) and (b) or 24 CFR 91.325(a) and (b) and 24 CFR 91.425.
- HUD and the grantee will enter a grant agreement and HUD will establish the grantee's line of credit.
- The grantee may draw funds from the line of credit after the Responsible Entity completes applicable environmental review(s) pursuant to 24 CFR part 58 and, as applicable, receives from HUD the Authority to Use Grant Funds (AUGF) form and certification.

III.B.4. Application for Grant Funds and Citizen Participation

This section III.B.4. describes the CDBG program flexibilities in the CARES Act and additional waivers and alternative requirements that HUD granted to facilitate or expedite the process to amend consolidated plans and apply for CDBG–CV grants.

III.B.4.(a) Expedited Citizen Participation and Virtual Hearings

The CARES Act permits grantees to adopt expedited citizen participation procedures and hold virtual hearings for consolidated plan submissions for CDBG–CV funds and for CDBG grants for fiscal years 2019 and 2020. Section III.B.4.(a)(iii) includes a corollary waiver and alternative requirement to permit states to extend these flexibilities to units of general local government and insular areas. Section III.B.4.(a)(iv) includes a corollary waiver and alternative requirement extending these flexibilities to other consolidated plan formula programs.

III.B.4.(a)(i) Citizen Participation, Public Notice and Comment Period. The CARES Act authorizes a CDBG–CV grantee to adopt and utilize expedited procedures to prepare, propose, modify, or amend its consolidated plan, notwithstanding sections 104(a)(2), (a)(3), and (c) of the HCD Act (42 U.S.C. 5304(a)(2), (a)(3), and (c)) and section 105 of the Cranston-Gonzalez National Affordable Housing Act (NAHA, at 42 U.S.C. 12705). The expedited procedures may permit virtual hearings, as described in section III.B.4.(a)(ii), whenever a public hearing is required by 24 CFR 91.105 (entitlements), 91.115 (states), 570.431 (Hawaii counties), 570.441 (insular areas), or by the grantee's citizen participation plan. Expedited procedures adopted by the grantee shall provide citizens with notice and a reasonable opportunity to comment of no less than 5 days.

Expedited procedures must be published for no less than 5 calendar days to solicit public comment, and once adopted, become part of the grantee's citizen participation plan. The public comment period for incorporating expedited procedures into the citizen participation plan may run concurrently with the public comment period on a proposed CDBG–CV substantial amendment or other proposed consolidated plan submissions for CDBG–CV funds and fiscal year 2019 and 2020 CDBG grants. Consolidated plan submissions for other

programs are addressed in section III.B.4.(a)(iv).

The CARES Act modifies the annual formula CDBG program requirement that a grantee must solicit comments from its citizens for a period of at least 30 days before it submits a substantial amendment or an annual action plan to HUD.

III.B.4.(a)(ii) Virtual Hearings. For as long as national or local health authorities recommend social distancing and limiting public gatherings for public health reasons, the CARES Act authorizes the grantee to hold virtual hearings in lieu of in-person public hearings for CDBG–CV grants and for fiscal year 2019 and 2020 CDBG grants (virtual hearings for other consolidated plan formula programs are addressed in section III.B.4.(a)(iv)). All virtual hearings held under the authority provided by the CARES Act shall provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

Therefore, grantees may use online platforms to hold virtual hearings that facilitate public access to all questions and responses and provide timely responses from local officials. Additionally, grantees must take appropriate actions to encourage the participation of all residents, including the elderly, minorities, persons with limited English proficiency, as well as persons with disabilities, consistent with the jurisdiction's citizen participation plan.

The CARES Act does not modify nondiscrimination requirements. Consistent with 24 CFR 91.105 (entitlements) and 91.115 (states), and 24 CFR 570.431 (Hawaii counties) and 570.441 (insular areas), a jurisdiction is expected to take whatever actions are appropriate to encourage the participation of all its citizens in virtual and in-person hearings, including minorities and persons with limited English proficiency, as well as persons with disabilities. Whether hearings are in-person or virtual, grantees must take appropriate steps to ensure effective communication with persons with disabilities consistent with the requirements of accessibility laws, such as Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. The grantee must provide appropriate auxiliary aides and services where necessary to afford individuals with hearing and vision impairments an equal opportunity to access and participate in such hearings. These may include effective methods that make aurally delivered information available to individuals who are deaf or hard or hearing, and visually delivered materials available to individuals who are blind or have low vision. The type of auxiliary aid or service necessary to ensure effective communication will vary in accordance with the method of communication used by the individual; the nature, length, and complexity of the communication involved; and the context in which the communication is taking place. In determining what types of auxiliary aids and services are necessary, a grantee shall give primary consideration to the requests of individuals with disabilities. In order to be effective, auxiliary aids and services should be provided in accessible formats, in a timely manner, and in such a way as to protect the privacy and independence of the individual with a disability. For virtual hearings, such steps should include ensuring that information is provided on an accessible website, that emails and other digital notifications are accessible, and that the application or platform used to host the hearing is also accessible. Additional services such as audio description or captioning may also be needed to provide effective communication in a digital context. Helpful guidelines for ensuring the accessibility of web-based and digital materials are available through the World Wide Web Consortium's Web Accessibility Initiative at *https://www.w3.org/WAI/.* Examples of auxiliary aids and services that may be necessary when conducting hearings online can be found at 28 CFR 35.104.

Grantees must also take reasonable steps to provide meaningful access to persons with limited English proficiency consistent with Title VI of the Civil Rights Act. To ascertain their obligations, grantees should conduct the four-factor analysis set forth in HUD's limited English proficiency guidance found at *https://www.hud.gov/sites/documents/FINALLEP2007.PDF,* which may be covered by grantees' Language Assistance Plan, recognizing that the use of the internet to conduct such a hearing may change the analysis. For virtual or online hearings, such services may also include translation of documents and captioning or interpretation in the appropriate language(s). More information on the four-factor analysis and other requirements can be found at *https://www.hud.gov/sites/documents/FINALLEP2007.PDF.*

III.B.4.(a)(iii) Modifications to citizen participation requirements for local governments that receive funds from States and for insular areas. HUD is clarifying that by authorizing states to adopt expedited citizen participation procedures, the CARES Act authorized expedited procedures and virtual public hearings for citizen participation by units of general local government that receive CDBG–CV funds from a state through a method of distribution. This is because 24 CFR 91.115I requires states to include citizen participation requirements for units of general local government in its own citizen participation plan. Expedited procedures must still describe how units of local governments receiving funds from the state will meet the citizen participation requirements in 24 CFR 570.486.

Additionally, HUD is waiving the requirement in 570.441I(2) that an insular area must hold a public hearing on a substantial amendment. Instead, HUD is imposing an alternative requirement to permit the insular area to adopt expedited requirements by modifying its citizen participation plan to replace the hearing if it provides community residents with reasonable notice and an opportunity to comment on substantial amendments to the consolidated plan or annual action plan.

III.B.4.(a)(iv) Extension of CARES Act Flexibilities to All Consolidated Plan Formula Programs (CDBG, CDBG–CV, HOME, HOPWA, HTF, ESG) and Section 108 Loan Guarantees. The CARES Act altered consolidated plan citizen participation requirements for some CDBG–CV grants, fiscal year 2019 and 2020 annual formula CDBG grants, and Emergency Solutions Grant supplemental CARES Act (ESG–CV) grants. It did not modify citizen participation for other annual formula CDBG and ESG grants, Section 108 Loan Guarantees, or for HOME Investment Partnerships (HOME), Housing Trust Fund (HTF), and Housing Opportunities for Persons With AIDS (HOPWA) formula programs before fiscal year 2019.

On April 1, 2020, HUD issued two waivers to modify citizen participation requirements for consolidated plan substantial amendments for CDBG, ESG, HOME, HTF, and HOPWA. The first eliminated the 30-day minimum for the required public comment period for substantial amendments, provided that no less than 5 days are provided for public comments on each substantial amendment concerning the proposed uses of CDBG, HOME, HTF, HOPWA, or ESG funds. The second allowed grantees to determine what constitutes reasonable notice and opportunity to comment, given their circumstances, for the 2020 program year. The waivers were published in a memorandum

signed by Acting Assistant Secretary John Gibbs on March 31, 2020. It is available at: *https://www.hud.gov/sites/dfiles/CPD/documents/Availability-of-Waivers-of-CPD-Grant-Program-and-Consolidated-Plan-Requirements-to-Prevent-the-Spread-of-COVID-19-and-Mitigate-Economic-Impacts-Caused-by-COVID-19.pdf.*

HUD is now issuing waivers and alternative requirements to expedite procedures to modify citizen participation plans for *all* 2020 fiscal year consolidated plan and annual action plan submissions that pertain to ESG, HOME, HTF, and HOPWA formula programs. The waivers are necessary to effectively implement the CARES Act flexibilities offered to CDBG grantees because planning and annual action plan consolidated plan submissions for CDBG–CV and CDBG grants are inextricably linked with the consolidated plan submissions for ESG, HOME, HTF, and HOPWA.

In 1995, HUD published the consolidated plan regulation at 24 CFR part 91. The consolidated plan replaced the following separate application and planning submissions: The Comprehensive Housing Affordability Strategy (CHAS), enacted by NAHA at 42 U.S.C. 12701, the Community Development Plan requirements, added to the CDBG program by NAHA (42 U.S.C. 5304), the CDBG final statement, the HOME program description, and the ESG and HOPWA applications. In 2015, HUD published an interim rule that added HTF to the consolidated planning regulations. States and units of general local government (including insular areas) that apply for Section 108 loan guarantees pursuant to 24 CFR 570.704 may also be required to include the use of guaranteed loan funds in their consolidated plans.

Grantees that apply for CDBG–CV or CDBG funds as part of their 3–5 year consolidated plan or annual action plan submissions cannot reasonably take advantage of the expedited CARES Act citizen participation requirements unless the other programs included in these submissions are subject to the same expedited requirements. Creating a separate application process for CDBG–CV and CDBG funds would add time and complications that are likely to delay the availability of funds and undermine the purpose of the CARES Act provisions to expedite assistance. Further, separating CDBG planning and applications would thwart several of the reasons cited for the consolidated planning rule, *e.g.,* providing comprehensive information on the jurisdiction that is easy to understand and reducing paperwork and simplifying the process of requesting and obtaining federal funds available to the jurisdictions (60 FR 1878, published January 5, 1995).

Therefore, HUD is waiving provisions at 24 CFR 91.105(b)(4), (c)(2) and (k), 24 CFR 91.115(b)(4), (c)(2) and (i), 24 CFR 91.401, 24 CFR 570.431, 24 CFR 570.441, and 24 CFR 570.704 to the extent necessary to permit the following alternative requirement: CDBG, HOME, HTF, HOPWA, and ESG grantees may modify their citizen participation plans to adopt expedited procedures that apply when the grantees prepare, propose, modify, or amend any consolidated plan submissions that contain uses of CDBG–CV funds or uses of fiscal year 2019 or 2020 CDBG funds to prevent, prepare for, and respond to coronavirus. The expedited procedures must, at a minimum, provide citizens with notice and a reasonable opportunity to comment of no less than 5 days.

Additionally, HUD is waiving provisions at 24 CFR 91.105(b) and I, 24 CFR 91.115(b) and I, 24 CFR 91.401, and 24 CFR 570.431, 570.441, and 570.486(a) to the extent necessary to establish the following alternative requirement. For as long as national or local health authorities recommend social distancing and limiting public gatherings for public health reasons, CDBG, ESG, HOME, HTF, and HOPWA grantees, and units of general local government receiving CDBG funds from state or insular area CDBG grantees, may hold virtual hearings in lieu of in-person public hearings to fulfill public hearing requirements imposed by 42 U.S.C. 12707(a)(3) and the regulations at 24 CFR part 91 and 24 CFR part 570, or by the grantee's citizen participation plan.

For each virtual hearing, a grantee shall provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses. Therefore, grantees may use online platforms to hold virtual hearings that provide public access to questions and responses and provide timely responses from local officials. This alternative requirement is only applicable to consolidated planning submissions describing the use of fiscal year 2019 or 2020 annual formula funds for CDBG, ESG, HOME, HTF, and HOPWA, or for CDBG–CV or ESG–CV funds provided under the CARES Act.

HUD cannot modify requirements for CDBG grantees to mirror the elimination of citizen participation for substantial amendments and new consolidated plan submissions for ESG–CV funds because HUD cannot waive the minimum requirements the CARES Act imposed on CDBG grantees. Therefore, this waiver and alternative requirement does not alter or expand the authority for ESG grantees to omit the citizen participation and consultation requirements for consolidated plan submissions that only pertain to ESG CARES Act (ESG–CV) funding.

III.B.4.(b) CDBG–CV Application Content and Submission

III.B.4.(b)(i). CDBG–CV Application Content, Submission, Consistency with Other Portions of Consolidated Plan. In the April 9 memorandum, HUD issued a waiver and alternative requirement that permits a grantee to apply for CDBG–CV funds by submitting a substantial amendment to its most recently approved annual action plan. Grantees may also apply for CDBG–CV funds in a future annual action plan submission.

As part of the application submission, HUD is temporarily waiving the requirements (found at 42 U.S.C. 12706 and 24 CFR 91.325(a)(5) and 91.225(a)(5)) that grantees certify that the housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan portion of the consolidated plan. HUD is imposing a related alternative requirement that allows grantees to submit those certifications when the grantee submits its next full (3–5 year) consolidated plan due after the 2020 program year. Grantees may not have considered the needs associated with CDBG–CV funds when developing their current consolidated plan strategic plan and needs assessment.

In conjunction, HUD is temporarily waiving 42 U.S.C. 5304I to the extent that it requires HUD to annually review grantee performance under the consistency criteria. This waiver also only applies until the grantee submits its next full (3–5 year) consolidated plan due after the 2020 program year.

Applying through a substantial amendment to the most recent action plan. If the CDBG–CV application is submitted as a substantial amendment to the most recent annual action plan, the substantial amendment must include the CDBG–CV allocation as an available resource for the year. The amendment must include the proposed use of all funds and how the funds will be used to prevent, prepare for, and respond to coronavirus. To permit this expedited application process, in the April 9 memorandum HUD waived statutory provisions at 42 U.S.C. 12705(a)(2) to the extent they require

updates to the housing and homeless needs assessment, (24 CFR 91.205 and 91.405), housing market analysis (24 CFR 91.210 and 91.410), and strategic plan (24 CFR 91.215 and 91.415. HUD also waived 24 CFR 91.220 (entitlements) and 91.320 (states), to the extent those regulations limit the action plan to a specific program year, to permit grantees to prepare substantial amendments to their most recent annual action plan (including their 2019 annual action plan).

In the April 9 memorandum, HUD also issued a waiver and alternative requirement to 24 CFR 91.505 to facilitate the use of the CDBG–CV funds to the extent necessary to require submission of the substantial amendment to HUD for review in accordance with 24 CFR 91.500, and required that, to receive a CDBG–CV grant, a grantee must also submit a SF–424, SF–424D, and the certifications at 24 CFR 91.225(a) and (b) (entitlements) or 24 CFR 91.325(a) and (b) (states).

HUD is now adding to the waivers in the April 9 memorandum as follows. The abbreviated consolidated plan regulations for insular areas at 24 CFR 570.440(i) are waived to the extent necessary to impose the same alternative requirements in the April 9, 2020 waiver, so that if an insular area applies for CDBG–CV funds by submitting a substantial amendment to an abbreviated consolidated plan, the following requirements apply. The substantial amendment must include the CDBG–CV allocation as an available resource for the year. The amendment must include the proposed use of all funds and how the funds will be used to prevent, prepare for, and respond to coronavirus. The grantee must submit the substantial amendment to HUD for review in accordance with 24 CFR 91.500, and to receive a CDBG–CV grant, it must submit a SF–424, SF–424D and the certifications at 24 CFR 570.440I.

If CDBG–CV funds are included in a substantial amendment to the most recently submitted annual action plan, existing cooperation agreements between a local government and an urban county governing other CDBG funds in the most recently submitted annual action plan (for purposes of either an urban county or a joint program) will automatically cover CDBG–CV funding as well. These cooperation agreements will continue to apply to the use of CDBG–CV funds for the duration of the CDBG–CV grant.

Applying through a new annual action plan submission. The action plan submission procedures in 24 CFR part 91 (including consultation and a public hearing) apply to grantees that choose to submit CDBG–CV applications by including CDBG–CV funds in a new annual action plan submission. Content of action plans is described at 24 CFR 91.220 (entitlements), 91.320 (states), and 24 CFR 570.440 (insular areas).

Applying for additional CDBG–CV allocations. The waivers and alternative requirements in the April 9 memorandum apply to all allocations of CDBG–CV funds. HUD encourages grantees to apply for additional allocations of CDBG–CV funds as they are announced by submitting substantial amendments to their most recent annual action plan. Grantees are advised that an application for an additional allocation of CDBG–CV funds should be submitted as a substantial amendment to the annual action plan that describes the first CDBG–CV allocation.

An application submitted as a substantial amendment must include the CDBG–CV allocation as an available resource for the year and include the proposed use of all funds and how the funds will be used to prevent, prepare for, and respond to coronavirus.

HUD strongly encourages grantees to apply for allocations through substantial amendments as they are announced. However, grantees that have not submitted applications for CDBG–CV funds when additional allocations are announced may submit a single application for all allocations as a substantial amendment to the most recent annual action plan, or as part of a new annual action plan.

III.B.4.(b)(ii). Content of CDBG–CV application for States Acting Directly. The waiver and alternative requirement in paragraph III.B.6.(b)(i) permit states to carry out activities directly. Therefore, HUD is granting the following waiver and alternative requirement to amend 24 CFR 91.320(d) and 24 CFR 91.320(k)(1)(i) to the extent necessary to require a state to submit a description of a method of distribution and include a list of the use of all funds for activities it will carry out directly, and how the use of the funds will prevent, prepare for, and respond to coronavirus. A state that has already submitted its application for CDBG–CV funds may amend its annual action plan that describes the use of CDBG–CV funds to modify its description of a method of distribution and include a list of the use of all funds for activities it will carry out directly, and how the use of the funds will prevent, prepare for, and respond to coronavirus.

III.B.4.(b)(iii). Deadline to Apply for Assistance. Under the CARES Act, the deadline is August 16, 2021, for grantees to submit their CDBG–CV action plan and the annual Action Plan for fiscal year 2019 and 2020 CDBG funds. This deadline supersedes the August 16, 2020 deadline established by 24 CFR 91.15 in accordance with section 116(b) of the HCD Act.

III.B.5. Allowable Costs, Eligible Activities and National Objectives

This section describes modifications to the CDBG program requirements that address allowability of costs that can be charged to CDBG–CV grants.

III.B.5.(a) Use of Funds for CARES Act Purposes

The grantee is required to use all CDBG–CV funds for CDBG-eligible activities that are carried out to prevent, prepare for, and respond to coronavirus. CDBG–CV grants cannot be used for any other purpose. This requirement is discussed more fully in section III.B.5.(f), which discusses eligible activities.

Additionally, HUD weighed the purpose of the CARES Act to prevent, prepare for, and respond to coronavirus with the intent of Congress expressed in section 101I of the HCD Act (42 U.S.C. 5301I) that CDBG funds not be utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the availability of such assistance. Given the extreme and unexpected downturn in local and national economic conditions, local resources are strained. Jurisdictions must provide new and expanded support with fewer resources. Therefore, HUD has concluded that when CDBG funding is used for purposes of the CARES Act, it is not considered to substantially replace the amount of local financial support previously provided to community development activities.

III.B.5.(b) Reimbursements

The CARES Act provides that CDBG–CV funds may be used to cover or reimburse allowable costs of activities to prevent, prepare for, and respond to coronavirus incurred by a state or locality regardless of the date on which such costs were incurred. This authority is broader than the authority to reimburse costs with other CDBG funds.

The term ''locality'' is not defined by the CARES Act, the HCD Act, or the CDBG program regulations. For purposes of CDBG–CV grants, a ''locality'' shall mean units of general local government, as defined in section 102 of the HCD Act.

The CARES Act also requires that all costs reimbursed with CDBG–CV funds be allowable costs, meaning they comply with all grant requirements.

Therefore, HUD is adopting the following waivers and alternative requirements to 24 CFR 570.200(h) and 570.489(b) to facilitate the use of CDBG–CV funds to reimburse allowable costs by modifying current regulations that are inconsistent with CARES Act reimbursement authority and imposing safeguards to help ensure the allowability of all costs charged to the CDBG–CV grant:

Grantees shall not reimburse costs incurred before January 21, 2020, without written approval from HUD's Office of Block Grant Assistance (OBGA), by emailing the contact person listed at the beginning of this notice. HUD is imposing a presumption that costs of activities undertaken before January 21, 2020, the date the CDC confirmed the first case of coronavirus in the United States in the State of Washington,[1] are highly unlikely to be eligible for reimbursement because they likely are not costs to prevent, prepare for, and respond to coronavirus. The need to pay for coronavirus-related costs incurred after this date far exceeds the amount of CDBG–CV funds available. HUD cautions that it will only consider granting written approval in extraordinary cases where the clear link to the purposes of the CARES Act is documented by substantial evidence provided to HUD by the grantee. Inquiries related to this requirement can be submitted to the contact identified above for this notice.

HUD is waiving the requirements of 570.200(h) and 570.489(b) to the extent necessary to authorize a grantee to permit reimbursement of pre-application costs of subrecipients, units of general local government, and itself, in addition to pre-agreement and pre-award costs. However, an environmental review must be performed and a release of funds must be obtained in accordance with 24 CFR part 58 prior to committing CDBG–CV funds to reimburse such costs. After the grantee signs a CDBG–CV agreement it may reimburse a unit of general local government or subrecipient for costs incurred before the unit of general local government or subrecipient applies to the grantee for assistance.

For grantees subject to the entitlement CDBG regulation at 24 CFR 570.200(h), the following waivers and alternative requirements apply: In lieu of the effective date described at 570.200(h), the grantee shall use the date in box 4 of form HUD–7082, Funding Approval/Agreement. HUD is waiving the requirement at 570.200(h)(1)(i) and (ii) that the activity for which costs are incurred must be included in a consolidated plan action plan or amended consolidated plan action plan before incurring the costs. Instead, the activity for which costs were incurred must be included in the grantee's CDBG–CV application before CDBG–CV funds are used to reimburse those costs. Or, if the use of CDBG–CV funds for reimbursements is not included in the CDBG–CV application, this use may be included in a subsequent amendment to the annual action plan that describes the use of the CDBG–CV funds (following the grantee's citizen participation plan procedures for amendments). To facilitate the use of funds provided under a one-time grant rather than an annual appropriation, HUD is waiving the time limitation and the monetary limitation on reimbursements in 570.200(h)(1)(v) and (vi) and related provisions at 570.200(h)(2). HUD is not waiving the requirement at 570.200(h)(1)(iii) to comply with the environmental review procedures stated in 24 CFR part 58.

All grantees may authorize subrecipients to incur pre-award costs in accordance with pre-agreement cost authority under 24 CFR 570.489(b) (states) and pre-award cost authority under 24 CFR 570.200(h) (entitlements), as modified above. Consistent with the waiver and alternative requirement in paragraph III.B.6.(b)(i) that authorizes states to act directly, the provisions of 24 CFR 570.489(b) are waived to the extent necessary to authorize a state to charge to the grant pre-agreement costs of its subrecipients in addition to the pre-agreement costs of units of general local government, in accordance with procedures established by the state and subject to the requirements that apply to pre-agreement costs of units of general local government in 24 CFR 570.489(b), and the requirements that apply to the use of CDBG–CV funds.

While provisions of 24 CFR 570.489(b) requiring compliance with 24 CFR part 58 do not apply prior to an application for CDBG–CV funds, a unit of general local government or state must document compliance with the environmental review requirements at 24 CFR part 58 following the application to the state or unit of general local government for funding and prior to reimbursement of pre-application costs, per 24 CFR 570.200(h)(1)(iii) and 24 CFR 570.489(b). If a grantee cannot meet all requirements at 24 CFR part 58 and cannot demonstrate there was no environmental harm committed, the pre-application costs cannot be reimbursed with CDBG–CV or other HUD funds.

III.B.5.(c) Terms and Conditions Made Applicable by the CARES Act

The CARES Act subjects CDBG–CV funds to the authorities and conditions applicable to annual CDBG grants for fiscal year 2020. Therefore, the following requirements apply to CDBG–CV grants:

III.B.5.(c)(i). Limitations on Use of Funds for Eminent Domain. The grantee shall ensure that no CDBG–CV funds are used to support any Federal, state, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for a public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport or highway projects as well as utility projects which benefit or serve the general public (including energy-related, communication-related, water-related and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. L. 107–118) shall be considered a public use for purposes of eminent domain.

III.B.5.(c)(ii). Prohibition on Certain Funds Transfers. The Grantee or unit of general local government that directly or indirectly receives CDBG–CV funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the HCD Act or permitted by waiver and alternative requirements that apply to the use of CDBG–CV funds.

III.B.5.(c)(iii). E.O. 12372—Special Contract Condition. Notwithstanding any other provision governing CDBG–CV funds, no funds may be obligated or expended for the planning or construction of water or sewer facilities until receipt of written notification from HUD of the release of funds on completion of the review procedures required under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR part

[1] See CDC Press Release at: *https://www.cdc.gov/media/releases/2020/p0121-novel-coronavirus-travel-case.html.*

52. The recipient shall also complete the review procedures required under E.O. 12372 and 24 CFR part 52 and receive written notification from HUD of the release of funds before obligating or expending any funds for any new or revised activity for the planning or construction of water or sewer facilities not previously reviewed under E.O. 12372 and implementing regulations.

III.B.5.(c)(iv). Mandatory Evaluation of Special Economic Development Activities. CDBG–CV funds may not be provided to a for-profit entity pursuant to section 105(a)(17) of the Act unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 CFR 570—''Guidelines and Objectives for Evaluating Project Costs and Financial Requirements.'' Given the likelihood that CDBG–CV funds will be used to assist businesses needing working capital financing for everyday operations, such as payroll costs, HUD intends to provide advice or technical assistance on the application of the guidelines and objectives set forth in Appendix A to such assistance. HUD will consider providing advice or technical assistance in recognition of the differences in underwriting assistance for the wide range of economic development projects permitted under section 105(a)(17) (as implemented at 24 CFR 570.203(b)).

III.B.5.(d) National Objectives

III.B.5.(d)(i) Use of Urgent Need National Objective. HUD has received questions regarding the records necessary to document that a grantee's activities to prevent, prepare for, and respond to coronavirus satisfy the urgent need national objective. To meet the urgent need national objective criteria at 24 CFR 570.208I (entitlements) and 570.483(d) (states), a grantee (or in the case of the State CDBG program, a unit of general local government or a state, if the state is carrying out activities directly as authorized by section III.B.6.(b)(i)) must certify that: (1) The activity is designed to alleviate existing conditions; (2) those existing conditions pose a serious and immediate threat to the health or welfare of the community and are of recent origin or recently became urgent; and (3) that the grantee, state, or unit of general local government is unable to finance the activity on its own, and that other sources of funds are not available. The State CDBG regulation at 24 CFR 570.483(d) requires the state's determination of these elements in addition to the unit of general local government's certification.

Entitlement grantees must maintain records required by 24 CFR 570.506(b)(12) to document: (1) The nature and degree of seriousness of the condition requiring assistance and the timing of its development; (2) evidence that the recipient certified that the CDBG activity was designed to address the urgent need; and (3) evidence confirming that other financial resources to alleviate the need were not available. The State CDBG recordkeeping requirements at 24 CFR 570.490 require states and state recipients to maintain records to demonstrate compliance with the urgent need criteria.

The following information provides guidance on how a grantee may satisfy existing recordkeeping requirements for the urgent need national objective criteria in addition to a grantee's or unit of general local government's certification and a state's determination (or state's certification, if the state is acting directly):

Criteria 1: Is the activity designed to alleviate existing conditions? For CDBG–CV grants, the records the grantee maintains to demonstrate that the activity was designed to alleviate existing conditions can be the same records used to show that grant funds were used to prevent, prepare for, and respond to coronavirus, as required by the CARES Act.

Criteria 2: Does the condition pose a serious and immediate threat to the health or welfare of the community that is of recent origin or that recently became urgent? In light of the severity of coronavirus and the urgency of the nation in addressing its impacts, pursuant to 24 CFR 570.208I (entitlements) or 24 CFR 570.483(d) (states), a grantee may certify that the activity is designed to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community within 18 months following a date determined by one of the following three methods:

- Referral to a U.S. Department of Health and Human Services issued press release declaring a public health emergency for the entire United States found at *https://www.hhs.gov/about/news/2020/01/31/secretary-azar-declares-public-health-emergency-us-2019-novel-coronavirus.html.* The declaration was retroactive to January 27, 2020;
- Referral to the President's declaration of the ongoing Coronavirus Disease 2019 (COVID–19) pandemic as an emergency of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to section 501(b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121–5207 (the ''Stafford Act''). (The President subsequently approved additional major disaster declarations for states); or
- Referral to the effective date of a grantee's own local or state emergency declaration.

Criteria 3: Is the grantee or unit of general local government unable to finance the activity on its own, and are other sources of funds are not available to carry out the activity? The extreme needs of local governments resulting from coronavirus in the United States outweigh available resources, despite the extraordinary level of assistance provided to states and units of general local government under the CARES Act. Therefore, documentation that the activity will prevent, prepare for, and respond to the coronavirus may be used to demonstrate that a grantee or unit of general local government is unable to finance the activity on its own.

All CDBG–CV grantees are required to establish and maintain adequate procedures to prevent any duplication of benefits for assisted activities (as discussed in section III.B.9. of this notice). To demonstrate that no financial assistance has been received or is available to pay costs charged to a CDBG–CV grant, a grantee may demonstrate that no other funds are available for an activity by maintaining records of compliance with mandatory duplication of benefits requirements described in section III.B.9.

All grantees are reminded to consider how the use of the urgent need national objective will affect their compliance with the CDBG ''overall benefit'' requirements discussed in paragraph III.B.5.(d)(iv).

III.B.5.(d)(ii) Modification of Location-Based Presumption of LMI Benefit for Job Creation and Retention National Objective Criteria. To facilitate the use of funds for economic development, HUD is removing the higher poverty rate required in some cases for central business districts, which is not required by statute. HUD is instituting an alternative requirement to modify the regulations at 24 CFR 570.208(a)(4)(v) (entitlement) and 24 CFR 570.483(b)(4)(v) (state) by deleting the criteria at 24 CFR 570.208(a)(4)(v)(B) (entitlement) and 24 CFR 570.483(b)(4)(v)(B) (state). Under this alternative requirement, for purposes of the LMI job creation/retention national objective at 24 CFR 570.208(a)(4) and 24 CFR 570.483(b)(4), a census tract qualifies for the presumptions under the criteria established in regulations at 24

CFR 570.208(a)(4)(v) and 24 CFR 570.483(b)(4)(v) if the poverty rate is at least 20 percent and if it evidences pervasive poverty and general distress using the criteria described in 24 CFR 570.208(a)(4)(v)(C) (entitlement) and 24 CFR 570.483(b)(4)(v)(C) (states).

This alternative requirement eliminates a requirement that census tracts that contain at least a portion of a central business district must have a poverty rate of at least 30 percent before residents and businesses in the tract are entitled to a presumption of low- and moderate-income (LMI) benefit. HUD has determined that eliminating the 30 percent requirement for tracts that contain central business districts will standardize the required poverty rate to meet the presumption regardless of where the persons or the business is located, which facilitates the use of grant funds to assist desperate businesses. Central business districts are hubs that contain many coronavirus-affected businesses and facilitating assistance to businesses that seek to retain jobs is consistent with the purposes of the CARES Act. Standardizing the poverty rate for the LMI benefit presumption may help to avoid wholesale collapse of central business districts at a when many businesses have closed or at risk of closing due to insufficient revenues.

III.B.5.(d)(iii) LMI Job Creation and Retention Records. HUD is establishing the following waiver and alternative requirement to facilitate and expedite assistance to coronavirus-affected businesses by streamlining national objective criteria and recordkeeping requirements for activities that benefit LMI persons by retaining or creating jobs. The normal job creation and retention recordkeeping requirements consider family income when determining whether a beneficiary is a person of low or moderate income, but these requirements are likely to be burdensome during a time when unemployment has surged and family income is more difficult to document. Collection of income information directly from assisted businesses can streamline assistance. Therefore, notwithstanding that the definitions of low-income person and moderate-income person in 24 CFR 570.3 are based on family income, for purposes of meeting the national objective criteria for job creation or retention at 24 CFR 570.208(a)(4) and 24 CFR 570.483(b)(4), HUD is imposing the following waiver and alternative requirement: Grantees and employers may consider individuals that apply for or hold jobs to be members of one-person families for activities that prevent, prepare for, and respond to coronavirus. HUD is also modifying related recordkeeping requirements at 24 CFR 570.506(b)(7) (entitlement) and the jointly agreed upon requirements referenced in 24 CFR 570.490 (state) by adding the following additional presumption: The recipient may substitute records showing the type of job and the annual wages or salary of the job in lieu of maintaining records showing the person's family size and income to demonstrate that the person who filled or held/retained the job was a low- or moderate-income person, when required by paragraph 24 CFR 570.506(b)(5)(i)(B), (b)(5)(ii)(C), (b)(6)(iii) or (b)(6)(v) (entitlement) or the requirements referenced in 24 CFR 570.490 (state). HUD will consider the person income-qualified if the annual wages or salary of the job is equal to or less than the Section 8 low-income limit established by HUD for a one-person family. Under this alternative requirement, a grantee will have substantially reduced documentation requirements because they will be working with assisted businesses rather than each person, and potentially their households, who received a job.

III.B.5.(d)(iv) Overall Benefit to LMI Persons. HUD is establishing an alternative requirement to modify the calculation of overall LMI benefit, so that compliance with the requirement is separated from the annual formula CDBG program calculation of overall benefit. Overall LMI benefit for CDBG–CV grants will be calculated based on the percentage of the CDBG–CV grant that benefits LMI persons. This alternative requirement is consistent with the idea that one-time, supplemental funding should not skew the calculation of overall benefit for use of annual formula CDBG grants and guaranteed loan funds. This modification expedites and facilitates the use of funds in part by enabling grantees to best plan which activities will benefit LMI persons.

Section 101I of the HCD Act (42 U.S.C. 5301I) establishes the primary objective of the HCD Act: the ''development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.'' CDBG–CV grants are subject to the requirement that 70 percent of funds are for activities that benefit LMI persons. The requirements at 42 U.S.C. 5301I, 42 U.S.C. 5304(b)(3)(A), 24 CFR 570.200(a)(3) (entitlements and nonentitlement counties in Hawaii), 24 CFR 570.420(d)(2)–(3) (insular areas), and 24 CFR 570.484 (states) shall remain in place to the extent that they require the grantee to ensure that 70 percent of its CDBG–CV grant be expended for activities that benefit LMI persons. As an alternative requirement, however, HUD is requiring that grantees must demonstrate compliance with the overall benefit requirement separately for a grantee's total CDBG–CV grant allocation and not in combination with annual formula CDBG funding or commitments under the Section 108 Loan Guarantee program.

Under this alternative requirement, there is no option for grantees to select the timeframe for compliance. HUD previously instructed grantees to submit certifications required by 24 CFR 91.225 (entitlements) or 24 CFR 91.325 (states). The regulations at 24 CFR 91.225(b)(4)(ii) and 24 CFR 91.325(b)(4)(ii) require grantees to certify that the aggregate use of CDBG funds will comply with the overall benefit requirement during a period specified by the jurisdiction, consisting of one, two, or three specific consecutive program years. Under this alternative requirement, grantees are not required to carry out the grant consistent with the mandatory overall benefit certification because HUD has changed the requirement related to overall benefit.

III.B.5.(e) Public Benefit

III.B.5.(e)(i) Elimination of Aggregate Public Benefit Test. HUD is waiving the standard for aggregate public benefit that applies to economic development activities described in 24 CFR 570.209(b)(1)–(2) (entitlement) and in 24 CFR 570.482(f)(2)–(3) (state). The public benefit standards were designed to require that economic development activities, in the aggregate, provide an appropriate amount of public benefit based on the amount of CDBG funds used. Given the clear benefit derived from addressing economic disruptions due to coronavirus, CDBG–CV grantees can adequately demonstrate public benefit based on the individual public benefit standards, as modified by waivers and alternative requirements in section III.B.5.(e)(ii).

Therefore, to facilitate and expedite the use of CDBG–CV funds for coronavirus-related economic development activities, HUD is waiving the aggregate public benefit standards at 24 CFR 570.209(b)(1)–(2) (entitlement) and 24 CFR 570.482(f)(2)–(3) (state). In granting this waiver, HUD notes that based on the growing number of urgent requests for economic development assistance, particularly from small business, grantees are likely to have difficulty determining the appropriate

amount of CDBG assistance, in the aggregate, for their current and next program years.

III.B.5.(e)(ii) Modification of Individual Public Benefit Standards. To facilitate the use of grant funds by providing greater leeway to grantees to identify the most advantageous means of providing economic development assistance, HUD is modifying the individual public benefit standards. HUD is imposing a waiver and alternative requirement to establish an alternative means by which grantees can demonstrate public benefit from the use of CDBG–CV funds for individual special economic development activities.

Certain economic development activities described in 24 CFR 570.209 (entitlement) and in 24 CFR 570.482(f)(1) (state) are subject to individual public benefit standards at 24 CFR 570.209(b)(3) (entitlement) and 24 CFR 570.482(f)(4) (state). Grantees must satisfy these public benefit standards to show that the amount of CDBG funds used for individual economic development activities is appropriate relative to the benefit to the public from those activities.

HUD is waiving the individual standards at 24 CFR 570.209(b)(3) and 24 CFR 570.482(f)(4) and imposing the following alternative requirement. For activities subject to the public benefit standards, grantees must document that: (a) The activity will create or retain at least one full-time equivalent, permanent job per $85,000 of CDBG funds used; (b) the activity will provide goods or services to residents of an area such that the number of LMI persons residing in the area served by the assisted businesses amounts to at least one LMI person per $1,700 of CDBG funds used; or (c) the assistance was provided due to business disruption related to coronavirus (in which case, no monetary standard applies because HUD has determined that there is sufficient public benefit derived from the provision of assistance to stabilize or sustain businesses in the grantee's jurisdiction that suffer disruption due to coronavirus, and that facilitation of business assistance for this purpose may help to avoid complete economic collapse within the grantee's jurisdiction). This alternative requirement does not modify the requirements related to eligible activities and national objectives criteria.

III.B.5.(f) Eligible Activities

Grantees may use CDBG–CV funds only for those activities carried out to prevent, prepare for, and respond to coronavirus. By law, use of funds for any other purpose is unallowable. To satisfy these purposes, grantees may assist activities that respond to direct effects, such as the need to rehabilitate a building to add isolation rooms for recovering coronavirus patients. A grantee may also undertake activities to address indirect effects of the virus, such as the economic and housing market disruptions caused by social distancing measures and stay at home orders implemented to prevent the spread of coronavirus.

Some activities clearly tie back to the purposes of the CARES Act, such as public services, economic development and microenterprise assistance, public facilities, and the rehabilitation of private buildings to provide housing. However, HUD is not prohibiting grantees from carrying out any particular CDBG eligible activity described in the HCD Act and the part 570 regulations, because other CDBG eligible activities, such as acquisition, can justifiably be used to fulfill the CARES Act purposes depending upon the circumstances.

To remain consistent with the structure of a block grant program and the flexibility of CDBG to provide multiple avenues to achieve the purposes of the CARES Act, HUD is implementing the limitation that funds be used for the coronavirus-related purposes of the CARES Act by requiring grantees to document the use of funds to prevent, prepare for, and respond to coronavirus, rather than by expressly prohibiting grantees from undertaking any of the eligible activities described in the HCD Act. HUD cautions grantees that the recordkeeping requirements of this notice require clear documentation that all uses of funds satisfy the statutory purposes of the CARES Act.

The current needs to prevent, prepare for, and respond to coronavirus may require use of CDBG–CV funds for uncommon activities. HUD is preparing a series of technical assistance products that describe opportunities to quickly deploy CDBG–CV funds to address immediate needs. As this technical assistance is developed, it will be posted on the CDBG–CV page on the *https://www.hud.gov/program_offices/comm_planning/cdbg_programs_covid-19.*

When identifying eligible activities to be carried out with CDBG–CV funds, grantees can reduce the potential for duplication of benefits by designing activities that address needs not covered by other sources of financial assistance. More information on requirements to prevent the duplication of benefits is described in section III.B.9.

III.B.5.(f)(i) Extension of Emergency Payments. HUD is providing an alternative requirement to extend the period that grantees can make emergency grant payments on behalf of individuals and families. Normally, CDBG funds may not be used for income payments, which are not included among eligible activities in section 105(a) of the HCD Act for states, and which are expressly prohibited by 24 CFR 570.207(b)(4) in the Entitlement CDBG regulations. The phrase *income payments* means a series of subsistence-type grant payments made to an individual or family for items such as food, clothing, housing (rent or mortgage) or utilities, but excludes *emergency payments* made over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family.

Coronavirus has had a massive impact on families' ability to work for pay, make rent or mortgage payments, access or pay for food, clothing, and basic utilities, and access many other essential items and services. To help individuals and families address these challenges, HUD is waiving section 105(a)(8) of the HCD Act and 24 CFR 570.207(b)(4) only to the extent necessary to establish the following alternative requirement: CDBG–CV funds may be used to provide emergency payments for individuals or families impacted by coronavirus for items such as food, clothing, housing (emergency rental assistance or mortgage assistance) or utilities for up to six consecutive months.

Emergency payments must be made to the provider of such items or services on behalf of an individual or family, and not directly to an individual or family in the form of income payments, debit cards, or similar direct income payments. CDBG–CV grantees must ensure that proper documentation is maintained to ensure that all costs incurred are eligible. Grantees using this alternative requirement must document, in their policies and procedures, how they will determine the amount of assistance to be provided is necessary and reasonable.

III.B.5.(f)(ii) Opportunity Zones and Related Flexibilities for Economic Development. To facilitate and expedite the use of grant funds for economic development during this time of extraordinary need, HUD is clarifying the existing requirements and adopting an alternative requirement that expands economic development activities that can be carried out with CDBG–CV funds. HUD is adopting this alternative requirement because the entitlement

regulations at 24 CFR 570.203(b) describe some financing mechanisms for economic development, but do not provide an exhaustive list of the forms of support grantees can provide to private, for-profit businesses and to nonprofits for special economic development activities. Many economic development activities are carried out in conjunction with other forms of assistance and Federal tax-based programs that help provide additional sources of financing for economic development, particularly in LMI areas. HUD wants to facilitate the ability for grantees to use CDBG–CV funds to fill financing gaps that cannot be met by other sources and quickly launch critical economic development projects, particularly in Opportunity Zones and other target areas, without taking the time to seek additional clarification from HUD on activity eligibility for individual projects.

First, this notice clarifies an existing requirement of economic development activities that grantees may carry out pursuant to 24 CFR 570.203(b) (entitlement) or section 105(a)(17) of the HCD Act (state). Grantees may provide assistance to an economic development project through a for-profit entity that passes the funds through a financing mechanism (*e.g.,* Qualified Opportunity Funds and New Markets Tax Credit (NMTC) investment vehicles). The regulations at 24 CFR 570.203(b) already list forms of support by which grantees can provide assistance to private, for-profit businesses where the assistance is appropriate to carry out an economic development project. HUD has previously interpreted this provision to allow for CDBG assistance to NMTC investment vehicles. This clarification makes clear that such assistance through any financing mechanism (which is not limited to NMTC investment vehicles) is eligible under 24 CFR 570.203(b). The regulation also does not apply to states, but states may consider 24 CFR 570.203(b), as clarified by the following alternative requirement, as guidance in the same way that they may consider other Entitlement CDBG regulations.

HUD is not waiving 24 CFR 570.203(b) (entitlement) or section 105(a)(17) (state), and other statutory and regulatory requirements remain in place.

Second, this notice establishes an alternative requirement that expands the authority in section 105(a)(15) of the HCD Act and 24 CFR 570.204 to permit grantees subject to entitlement CDBG regulations to assist nonprofit organizations serving the development needs of their jurisdiction by carrying out community economic development projects through a financing mechanism. The nonprofit may pass assistance through a financing mechanism to another entity based on the language in section 105(a)(15) of the HCD Act. Grantees subject to entitlement regulations must document that the assisted nonprofit is serving the development needs of the jurisdiction and that the assistance is used for a community economic development project that is necessary to prevent, prepare for, and respond to coronavirus.

III.B.5.(f)(iii) Public Services Cap. The CARES Act provides that notwithstanding section 105(a)(8) of the HCD Act (42 U.S.C. 5305(a)(8)), there shall be no per centum limitation for the use of funds for public services activities to prevent, prepare for, and respond to coronavirus. The CARES Act provides this flexibility for all CDBG–CV funds and CDBG funds appropriated in fiscal years 2019 and 2020 to the extent that grantees use these funds to carry out public service activities to prevent, prepare for, and respond to coronavirus.

Following enactment of the CARES Act, the public services cap described in section 105(a)(8) of the HCD Act and 24 CFR 570.201I has no effect on CDBG–CV grants. Program income generated by the use of CDBG–CV funds is given special treatment, as discussed in III.B.6.(a). Therefore, notwithstanding the provisions of section 105(a)(8) of the HCD Act, program income is not a consideration for purposes of determining the amount of CDBG–CV funds that can be expended on public services. The calculation of the public services cap for fiscal year 2020 and 2019 annual formula CDBG grants is discussed in section IV.B.4.(a).

III.B.5.(f)(iv) Other Public Services Considerations. HUD reminds grantees to comply with other requirements in section 105(a)(8) of the HCD Act, and for grantees subject to entitlement CDBG regulations, 24 CFR 570.201I. Namely, CDBG–CV funds may only be used for those public service activities that are new or that represent a quantifiable increase above the level of an existing service that has been provided by or on behalf of the unit of general local government (through funds raised by the unit or received by the unit from the state in which it is located) in the 12 calendar months before the submission of the action plan, unless the Secretary finds that the discontinuation of such services was the result of events not within the control of the unit of general local government.

Additionally, grantees are reminded that the purchase of personal property and equipment is generally ineligible. However, the entitlement CDBG regulation at 24 CFR 570.207(b)(1) (which may be used as guidance by state grantees), allows grantees to purchase or to pay depreciation in accordance with 2 CFR part 200, subpart E, for personal property, fixtures, and equipment when necessary when such items constitute all or part of a public service. Examples of use of equipment that constitute all or part of a public service include equipment and supplies owned by the grantee or subrecipient that provides the public service, *e.g.,* ventilators or other medical equipment and supplies that will be used in providing health care at a field clinic, or a vehicle outfitted with medical equipment to provide mobile health care.

III.B.5.(f)(v). Clarification on Application of Requirements in 2 CFR part 200. In response to the coronavirus pandemic, the Office of Management and Budget (OMB) released two memoranda that allow Federal agencies to grant exceptions to some requirements under 2 CFR part 200, the *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards.* HUD reminds grantees that the flexibilities in these memoranda do not automatically apply to grantees. HUD has not approved class exceptions to 2 CFR part 200 for CDBG–CV grants or CDBG grants, so the requirements in 2 CFR part 200 continue to apply.

The OMB memoranda were for limited purposes and were not intended to cover all grantees and activities. The March 9, 2020 memorandum, M–20–11, *Administrative Relief for Recipients and Applicants of Federal Financial Assistance Directly Impacted by the Novel Coronavirus (COVID–19)* (available at *https://www.whitehouse.gov/wp-content/uploads/2020/03/M-20-11.pdf*), allows Federal agencies to grant class exceptions in instances where the agency has determined that the purpose of the Federal awards is to support the continued research and services necessary to carry out the emergency response related to COVID–19. The March 19, 2020 memorandum, M–20–17, *Administrative Relief for Recipients and Applicants of Federal Financial Assistance Directly Impacted by the Novel Coronavirus (COVID–19) due to Loss of Operations* (available at *https://www.whitehouse.gov/wp-content/uploads/2020/03/M-20-17.pdf*) allows HUD to make class exceptions for an expanded scope of recipients affected by the loss of operational capacity and increased costs due to the COVID–19 crisis. OMB indicated that it would

reassess the authority granted by these memoranda within 90 days.

III.B.6. Other Program Requirements

III.B.6.(a) Program Income

To expedite use of grant funds, HUD is clarifying the requirements for CDBG–CV grants on the treatment of program income at 24 CFR 570.504 (entitlement) and 24 CFR 570.489I–(f) (state) that is generated by the use of CDBG–CV funds. The receipt and expenditure of program income that is generated by the use of CDBG–CV funds shall be treated as annual formula CDBG program income and recorded as part of the financial transactions of the annual formula CDBG grant program. This clarification will facilitate expenditures of CDBG–CV grant funds for their intended purpose, while continuing to maintain appropriate controls on the use of program income.

III.B.6(a)(i) Use of program income before annual formula CDBG grant funds. Any program income generated from the use of CDBG–CV funds will be receipted in HUD's Integrated Disbursement and Information System (IDIS) as program income to the annual formula CDBG grant program.

III.B.6(a)(ii) Inapplicability of float-funded activities. Based on the treatment of income generated from the use of CDBG–CV funds as annual formula CDBG program income, HUD is waiving 24 CFR 570.301(b) and section 104(h) of the HCD Act for CDBG–CV grants. HUD is imposing the following alternative requirement: Grantees shall not use CDBG–CV funds for float-funded activities or guarantees.

III.B.6(a)(iii) Retention of program income by subrecipients. A grantee may permit subrecipients (including units of general local government receiving funds from a state) to retain program income from the use of CDBG–CV funds under this paragraph if the amount held does not exceed the subrecipient's projected cash needs for CDBG activities including activities to prevent, prepare for, and respond to coronavirus.

III.B.6.(b) Rules Applicable to State CDBG–CV Grants

The paragraphs in this section apply only to State CDBG–CV grantees.

III.B.6.(b)(i) Direct Action by States. The waivers and alternative requirements in this section and in sections III.B.6.(b)(ii)–(iv) permit a state grantee to use a portion of its funds to act directly to carry out activities through employees, contractors, and subrecipients in all geographic areas within its jurisdiction, including entitlement areas and tribal populations. HUD is issuing the waivers and alternative requirements in this section based in part on information in requests from states and in part to implement provisions of the CARES Act that permit grant funds allocated to states to be used in entitlement areas.

HUD has determined that this waiver and alternative requirement will facilitate and expedite the use of CDBG–CV funds by supporting states in their roles as significant coordinators of statewide and regional activities to prevent, prepare for, and respond to coronavirus. Additionally, these waivers and alternative requirements are designed to reduce administrative costs and streamline the delivery of assistance by maintaining a single set of grant requirements for all CDBG–CV allocations.

These waivers and alternative requirements are only available to a state if it complies with the following alternative requirements in this paragraph and in III.B.6.(b)(ii)–(iv):

Nonentitlement set aside: A state must set aside a portion of its grant for use by nonentitlement units of general local government. The nonentitlement set aside must be no less than an amount equal to the state's first CDBG–CV allocation and may be from any portion of the state's additional CDBG–CV allocation. This limitation is imposed for consistency with the CDBG–CV formulas, which include a direct allocation to entitlement areas and to states on behalf of nonentitlement areas to prevent, prepare for, and respond to coronavirus. The nonentitlement set aside fulfills the intent reflected by the formula to address needs in urban and rural areas, while giving states the flexibility to determine how to expend each allocation as it is made based on needs within its jurisdiction.

Inclusion in CDBG–CV Application: A state's proposal to act directly and to distribute or use CDBG–CV funds in entitlement areas must be published for public comment in its application for CDBG–CV funds or in a subsequent substantial amendment to the annual action plan that includes the CDBG–CV funds.

Activities carried out in tribal areas: A state grantee may carry out activities in tribal areas. States carrying out projects in tribal areas through employees, contractors, or subrecipients must obtain the consent of the Indian tribe with jurisdiction over the tribal area.

Other conforming changes: Requirements at section 106(d) of the HCD Act (42 U.S.C. 5306(d)) and 24 CFR 570.480(g) are waived to the extent necessary to allow a state to use its CDBG–CV funds for eligible activities that the state carries out directly. The standard at 24 CFR 570.480I and the provisions at section 104I(2) of the HCD Act (42 U.S.C. 5304I(2)) are modified to also include activities that the state carries out directly. Section 106(d) of the HCD Act is not otherwise waived, except as provided in this notice.

A state may carry out eligible activities directly, consistent with the entitlement program requirement of 24 CFR 570.200(f), through its employees, through procurement contracts, or through assistance provided under agreements with subrecipients. Pursuant to section 102I of the HCD Act, one or more public agencies may be designated by the chief executive officer of a state to undertake activities assisted under this chapter. A state is responsible for ensuring that CDBG–CV funds are used in accordance with all program requirements. The use of interagency agreements, subrecipient agreements (including agreements with Indian tribes and designated public agencies, as described in section III.B.6.(b)(ii)) or contracts does not relieve the state of this responsibility. States are responsible for determining the adequacy of performance under subrecipient agreements and procured contracts, and for taking appropriate action when performance problems arise. State grantees continue to be responsible for civil rights, labor standards, and environmental protection requirements, for compliance with all applicable requirements, including conflict of interest provisions in 24 CFR 570.489(g) and (h).

The national objective criteria in 24 CFR 570.483 are modified by the following alternative requirement when states carry out activities directly: The state must fulfill all requirements that 570.483 imposes on units of general local government to demonstrate compliance with national objective criteria.

The recordkeeping requirements at 24 CFR 570.490(b) are waived when states carry out activities directly, and the following alternative requirement shall apply: The state shall establish and maintain such records as may be necessary to facilitate review and audit by HUD of the state's administration of CDBG–CV funds, under 24 CFR 570.493. Consistent with applicable statutes, regulations, waivers and alternative requirements, and other Federal requirements, the content of records maintained by the state shall be sufficient to: (1) Enable HUD to make the applicable determinations described at 24 CFR 570.493; (2) make compliance

determinations for activities carried out directly; and (3) show how activities funded are consistent with the descriptions of activities proposed for funding in the CDBG–CV application. For fair housing and equal opportunity (FHEO) purposes, as applicable, such records shall include data on the race, ethnicity, and sex of persons who are applicants for, participants in, or beneficiaries of the activity.

The change of use of real property rule at 24 CFR 570.489(j) is modified to include instances when a state carries out activities directly. All references to ''unit of general local government'' shall be read as ''state, unit of general local government (UGLG) or state subrecipient.''

To include instances when a state carries out activities directly, 24 CFR 570.492 is waived and the following alternative requirement applies: The state shall make reviews and audits, including on-site reviews of any subrecipients and local governments, as may be necessary or appropriate to meet the requirements of section 104I(2) of the HCD Act, as amended. In the case of noncompliance with these requirements, the state shall take such actions as may be appropriate to prevent a continuance of the deficiency, mitigate any adverse effects or consequences, and prevent a recurrence. The state shall establish remedies for noncompliance by any subrecipients or local governments.

To include instances when a state carries out activities directly in accordance with the waiver in this paragraph, 24 CFR 570.489(g) is modified to revise the requirement that ''[t]he state shall establish requirements for procurement policies and procedures for units of general local government'' so that it applies to ''units of general local government and subrecipients.'' To facilitate grant administration by adopting state-wide procurement policies, a state agency designated to oversee the use of all its CDBG–CV funds pursuant to section 102I of the HCD Act may impose its procurement requirements on all uses of CDBG–CV funds by the state, including by other state agencies that administer a portion of the CDBG–CV grants, so long as those requirements comply with 24 CFR 570.489(g).

III.B.6.(b)(ii) Use of Subrecipients by States (Including Nonprofits and Tribes). HUD is adopting the following alternative requirement that shall apply when states carry out activities directly: States carrying out activities through subrecipients must comply with 24 CFR 570.489(m) relating to monitoring and management of subrecipients. The definition of subrecipient at 24 CFR 570.500(c) applies when states carry out activities through subrecipients, and the requirements of 24 CFR 570.489(g) (as modified by section III.B.6.(b)(i)) shall apply.

For purposes of this alternative requirement, the definition of subrecipients at 24 CFR 570.500I is modified to expressly include Indian tribes. Indian tribes that receive CDBG–CV funding from a state grantee must comply with the Indian Civil Rights Act (Title II of the Civil Rights Act of 1968, 25 U.S.C. 1301 *et seq.*). This conforming requirement is necessary because the state CDBG regulations do not anticipate states distributing funds through means other than a method of distribution to units of general local government.

III.B.6.(b)(iii) Activities Carried Out by States in Entitlement Areas. The provisions of 24 CFR 570.486(c) are waived to the extent that they allow States, either directly or through units of general local government, to use CDBG–CV funding for activities located in entitlement areas without contribution from the entitlement jurisdiction, consistent with the waiver and alternative requirements in sections III.B.6.(b)(i) and (ii). HUD is granting this waiver to facilitate and expedite the use of grant funds for consistency and ease of administration by granting the same geographic flexibilities to all allocations of CDBG–CV funds, since they will be administered under a single grant.

III.B.6.(b)(iv) Use of the ''upper quartile'' or ''exception criteria'' for LMI area benefit activities. Section 105(c)(2)(A) of the HCD Act authorizes HUD to permit an exception to the LMI area benefit national objective criteria that are normally satisfied when at least 51 percent of the population of an area are persons of low and moderate income. HUD is clarifying how this ''exception criteria'' applies when State CDBG–CV grantees carry out activities in entitlement jurisdictions as authorized by section III.B.6.(b)(iii). If the area in which the activity is carried out would benefit from the ''exception criteria'' that permit a grantee to use a percentage less than 51 percent to qualify activities under the LMI area benefit criteria, those exception criteria apply to the use of CDBG–CV funds by a state the same way that they apply to the use of CDBG funds by the entitlement grantee in the same area. CDBG–CV grantees are required to use the most recent data available in implementing the exception criteria. For more information on the data set, please visit *https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-exception-grantees/.*

III.B.6.(b)(v) Elimination of State Administrative Match. To expedite the use of CDBG–CV funds, HUD is waiving the requirement for matching state administrative funds, subject to the requirements of section III.B.6.(b)(vi) below. Requiring states to match administrative funds may considerably slow down the expenditure of CDBG–CV funds in states struggling to accurately project and adjust their budgets given the challenges caused by coronavirus. The requirements at 42 U.S.C. 5306(d)(3)(A) and 24 CFR 570.489(a) are waived to the extent necessary to eliminate the state match requirement for general administrative costs.

III.B.6.(b)(vi) Cap on State Administrative Costs and Technical Assistance. Pursuant to 24 CFR 570.489(a)(3)(iii), a state and its funded units of general local government and subrecipients are, in aggregate, permitted to expend no more than 20 percent of the CDBG–CV grant for planning, management, and administrative costs. Under 42 U.S.C. 5306(d)(5) and (6) and 24 CFR 570.489(a)(1) a state may not directly use more than $100,000 plus 3 percent of its annual grant for administrative and technical assistance costs combined. HUD is waiving 42 U.S.C. 5306(d)(5) and (6) and 24 CFR 570.489(a)(1) and establishing an alternative requirement that a state may use up to 7 percent of its CDBG–CV grant combined for general administration and technical assistance costs; of that 7 percent, a state may use up to 5 percent of CDBG–CV funds for general administration costs and up to 2 percent of the grant for technical assistance activities. The remainder of the amount may be used by units of general local government for administrative and technical assistance costs, provided that a state and its funded units of general local government and subrecipients expend no more than 20 percent of the CDBG–CV grant for planning, management, and administrative costs. A grantee must meet this alternative requirement over the life of its grant, as amended to incorporate additional allocations of CDBG–CV funds.

CDBG–CV grant funds shall not be used to pay planning and program administrative costs allocable to another grant under the CDBG annual formula program; however, CDBG–CV funds may be used to pay costs that benefit both the CDBG–CV grant and another CDBG award and can be distributed

between the grants in proportions that may be reasonably approximated.

III.B.6.(b)(vii) Procurement. Except as described in section III.B.6. to accommodate states acting directly, this notice does not modify procurement requirements at 24 CFR 570.489(g) for state grantees. As discussed above, the local procurement policies and procedures that apply to the use of annual formula CDBG grant funds may not be nimble enough to accommodate this urgent need to quickly procure goods and services necessary to carry out eligible activities. HUD recommends that CDBG–CV grantees review their existing procurement policies to explore the potential use of state or local waiver authority and emergency procedures that may expedite procurement processes.

Additionally, if the grantee plans to use CDBG–CV grants to carry out eligible activities that satisfy non-Federal cost share requirements under section 105(a)(9) of the HCD Act, the grantee should consider modifying procurement policies to authorize grantees to use procurement policies and procedures of the agencies paying the Federal cost share of the activity, to the extent that those policies and procedures are consistent with the procurement requirements on the use of CDBG–CV funds. Modifying procurement policies to allow the use of procurement requirements imposed by other Federal grants is easier for state grantees, but entitlement grantees that anticipate use of a substantial amount of CDBG–CV funds to satisfy non-Federal cost share may also be able to adopt a similar provision where the other Federal granting agency imposes the procurement requirements in 2 CFR part 200.

III.B.6.(c) Rules for Entitlements, Insular Areas, and Nonentitlement Hawaii Counties

III.B.6.(c)(i) Administrative and Planning Cost Caps. To expedite the use of grant funds, HUD is waiving requirements of 24 CFR 570.200(g) that are inconsistent with the treatment of program income in section III.B.6.(a) and the treatment of CDBG–CV funds as a standalone grant. The following alternative requirement applies to grants subject to subpart D (entitlement grants and grants to the nonentitlement counties of the State of Hawaii): No more than 20 percent of the total CDBG–CV grant shall be expended for planning and program administrative costs, as defined in 24 CFR 570.205 and 24 CFR 570.206, respectively. There is no program year obligation test for planning and administrative costs of CDBG–CV grants. Additionally, CDBG–CV funds shall not be included in the compliance determination of the program year obligation test applicable to annual formula CDBG funds. Additionally, program income, regardless of the source funding of the activity that generated the income, shall be included in the compliance determination of the administrative and planning cost cap applicable to annual formula CDBG grants and program income, separately from CDBG–CV funds.

CDBG–CV grant funds shall not be used to pay planning and program administrative costs allocable to another grant under the CDBG annual formula program; however, CDBG–CV funds may be used to pay costs that benefit both the CDBG–CV grant and another CDBG award and can be distributed between the grants in proportions that may be reasonably approximated.

III.B.6.(d) Compliance With Environmental Review Requirements

III.B.6.(d)(i) Overview of Environmental Review Requirements. Environmental regulations at 24 CFR 58.22 prohibit CDBG grantees, a recipient, and any other participant in the development process from committing HUD or non-HUD funds to a project until the environmental compliance review process has been successfully completed or until receipt of the Authority to Use Grant Funds, if applicable. In addition, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project if the activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives. Therefore, it is very important for grantees to begin and complete any required environmental compliance review as soon as possible. Grantees are urged to contact their Field Environmental Officer for more information about environmental review requirements.

III.B.6.(d)(ii) Clarifying note on the process for environmental release of funds when a State carries out activities directly. Usually, a state distributes CDBG funds to local governments and takes on HUD's role in receiving environmental certifications from the grant recipients and approving releases of funds. Under the waiver and alternative requirement in paragraph III.B.6.(b), HUD will allow a State CDBG–CV grantee to carry out activities directly in addition to distributing funds to subrecipients. Thus, per 24 CFR 58.4, when a state carries out activities directly, the state must submit the Certification and Request for Release of Funds to HUD for approval.

III.B.6.(d)(iii) Clarifying note on emergency environmental review procedures. HUD's environmental review regulations in 24 CFR part 58 include two provisions that may be relevant to environmental review procedures for activities to prevent, prepare for, and respond to coronavirus. The first is 24 CFR 58.34(a)(10), which provides an exemption for certain activities undertaken in response to a national or locally declared public health emergency. Except for the applicable requirements of 24 CFR 58.6, a responsible entity does not have to comply with the requirements of part 58 or undertake any environmental review, consultation or other action under NEPA and the other provisions of law or authorities cited in 24 CFR 58.5 for exempt activities or projects consisting solely of exempt activities. Exempt activities include assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects from imminent threats to public safety.

The second is a streamlined public notice and comment period in the regulation at 24 CFR 58.33, which may apply in some cases for emergency activities undertaken to prevent, prepare for, and respond to coronavirus. The application of these two provisions following a presidentially-declared or locally-declared public health emergency is discussed in the Notice, *Guidance on conducting environmental review pursuant to 24 Part 58 for activities undertaken in response to the public health emergency as a result of COVID–19* posted at *https://www.hud.gov/sites/dfiles/OCHCO/documents/2020-07cpdn.pdf.*

III.B.6.(e) Compliance With Labor Laws

CDBG–CV grants are subject to the Davis-Bacon prevailing wage requirements imposed by section 110(a) of the HCD Act. HUD cannot waive this or other labor laws. Under regulations of the Department of Labor (DOL) at 29 CFR 1.6(g), where Federal assistance is not approved prior to contract award (or the beginning of construction if there is no contract award), Davis-Bacon wage rates apply retroactively to the beginning of construction and must be incorporated retroactively in the contract specifications. However, if there is no evidence that the owner intended to apply for the CDBG–CV assistance prior to the contract award or the start of the construction, HUD may request that DOL allow prospective,

rather than retroactive, application of the Davis-Bacon wage rates. DOL may allow prospective application of Davis-Bacon requirements where it finds that it is necessary and proper in the public interest to prevent injustice or undue hardship and it finds no intent to apply for the federal assistance before contract award or the start of construction. The CDBG–CV Grantee should contact a HUD Labor Relations Specialist if such a situation arises.

III.B.6.(f) Relationship to Section 108 Loan Guarantees

Under the Section 108 Loan Guarantee Program, CDBG grantees can borrow up to five times their most recent CDBG grant by issuing federally guaranteed notes. To ensure that CDBG–CV funds are used for the purposes authorized by the CARES Act, HUD is issuing the following alternative requirement to sections 108(b) and (c) of the HCD Act (42 U.S.C. 5308(c)): CDBG–CV funds shall not be factored into a grantee's Section 108 borrowing authority.

A grantee may use CDBG–CV funds to make a direct payment of principal, interest, or any fees due under a Section 108 note only if the use of funds is to prevent, prepare for, and respond to coronavirus. The necessity of such use shall be documented by the grantee or the subrecipient that provided the assistance (*e.g.,* if Section 108 funds were used by the grantee to provide assistance to a for-profit business in the form of a loan and the business is unable to make a payment due to the reduction in revenue caused by coronavirus, any restructuring of that loan must be supported by modification to loan documents that document the relationship to coronavirus). When CDBG–CV funds are used to subsidize or replace principal, interest, or fees due under a loan previously made with guaranteed loan funds as part of an activity to assist a for-profit or a subrecipient, and the CDBG–CV assistance is necessary to respond to the impact of coronavirus (*e.g.,* a third-party business borrower whose loan is the intended source for repayment of a Section 108 loan is not collecting sufficient revenue due to local public health conditions), the documentation that the original assisted activity satisfies national objective criteria shall be sufficient to demonstrate that the use of the guaranteed loan funds and the additional CDBG–CV assistance meet a CDBG national objective.

This alternative requirement does not limit the Secretary's authority under section 108I of the HCD Act.

III.B.7. Period of Performance, Timeliness, and Closeout

III.B.7.(a) Period of Performance

CDBG–CV grantees must expend all CDBG–CV funds (including CDBG–CV funds from additional allocations that are obligated by HUD through amendments to the grant agreement) within the 6-year period of performance established by the CDBG–CV grant agreement. HUD is imposing this period of performance to ensure the use of CDBG–CV funds to prevent, prepare for, and respond to coronavirus. The CDBG regulations at 24 CFR 570.200(k) and 24 CFR 570.480(h) permit HUD to establish a period for expenditure and performance in a grant agreement that is shorter than the normal 8-year period. HUD is exercising its authority to establish a 6-year period of performance and expenditure deadline in the CDBG–CV grant agreement. Grant funds are not available for expenditure after the period of performance. In addition, to further ensure the expedited use of the funds, HUD is imposing an alternative requirement that each grantee must expend at least 80 percent of all CDBG–CV funds (including CDBG–CV funds from additional allocations that are obligated by HUD through amendments to the grant agreement) no later than the end of the third year of the period of performance established by the CDBG–CV grant agreement. If this three-year requirement is not met, and evidence meeting the criteria for extension described in section III.B.7.(c) below is not provided, an amount equivalent to the difference between the total amount expended at the end of the third year and 80 percent of all CDBG–CV funds will be recaptured from the CDBG–CV grant.

III.B.7.(b) Timeliness

CDBG–CV grants are available for limited purposes under the CARES Act. They are subject to a shortened period of performance. Under section III.B.6.(a), program income generated by the use of CDBG–CV funds is treated as program income to a grantee's annual formula CDBG program. For these reasons, HUD is waiving to the extent necessary to allow HUD to determine that every grantee has circumstances beyond its reasonable control the timely performance enforcement actions found at 24 CFR 570.902 (entitlement timely expenditure), and 24 CFR 570.494 (state timely distribution). CDBG–CV funds will not be included in determining compliance with the requirements of 24 CFR 570.902 and 570.494. However, as program income to the grantees' annual formula CDBG programs, income generated from CDBG–CV activities will be included in timely expenditure compliance determinations for each entitlement grantee's annual formula CDBG program. Grantees should consider the potential effects of additional program income to compliance with timeliness requirements applicable to their annual formula CDBG grant program when they select and design CDBG–CV assisted activities.

III.B.7.(c) Closeout

To facilitate the use of grant funds in a timely manner, HUD is waiving the CDBG closeout regulations at 24 CFR 570.509 for grantees subject to entitlement regulations and imposing an alternative requirement that HUD will close out grants in accordance with grant closeout requirements of 2 CFR 200.343. This approach is consistent with the state regulation at 24 CFR 570.489(o). This will help all grantees to expend grant funds within a short timeframe designed to maximize the ability of CDBG–CV funds to prevent, prepare for, and respond to coronavirus. Grantees subject to this alternative requirement must submit all financial, performance, and other reports as required by 24 CFR 91.520.

In general, HUD expects all grantees to comply with all grant requirements and fully close out a grant at the end of the period of performance. However, HUD recognizes that there are many things that could disrupt a grantee's intended timeline for activity completion: Litigation, disasters, limited construction seasons due to weather, or other extenuating circumstances. Therefore, HUD may authorize an extension of the three-year expenditure requirement or the overall period of performance if the grantee provides evidence of such extenuating circumstances that would warrant the extension and that they could demonstrate they would meet all program requirements within the extended expenditure period or period of performance.

HUD may consider, in closing out CDBG–CV grants, any requirements that remain applicable after closeout. These may include authority for HUD to monitor the recipient's compliance and performance after the closeout of the award with respect to requirements that are applicable after closeout, and HUD may take findings of noncompliance into account, with the closeout process, as unsatisfactory performance of the recipient, in the consideration of any future grant made under title I of the HCD Act. Examples of requirements that may survive closeout include: (i)

Closeout costs (*e.g.,* audit costs) and costs resulting from contingent liabilities described in the closeout agreement; (ii) use of real property assisted with CDBG funds in accordance with program regulations; (iii) taking measures that are adequate to enforce and implement mandatory flood insurance coverage requirements; and (iv) other provisions included in the grant closeout agreement.

III.B.8. Reporting

The reporting requirements that apply to the use of annual formula CDBG grants also apply to CDBG–CV grants. Section 104I of the HCD Act requires that the Secretary shall, at least on an annual basis, make such reviews and audits as may be necessary or appropriate to determine whether the grantee has carried out its activities in a timely manner, whether the grantee's activities and certifications are carried out in accordance with the requirements and the primary objectives of the HCD Act and other applicable laws, and whether the grantee has the continuing capacity to carry out those activities in a timely manner.

III.B.8.(a) General Reporting Requirements

Reporting requirements for CDBG–CV grantees can be found at 42 U.S.C. 12708(a), 24 CFR 91.520, 24 CFR 570.507 (entitlement), 24 CFR 570.440(j) (insular areas), and 24 CFR 570.491 (state).

III.B.8.(b) Additional CARES Act Reporting

Section 15011 of the CARES Act requires that recipients of $150,000 or more of CARES Act funding submit, not later than 10 days after the end of each calendar quarter, a report containing: Information regarding the amount of funds received; the amount of funds obligated or expended for each project or activity; a detailed list of all such projects or activities, including a description of the project or activity; and detailed information on any subcontracts or subgrants awarded by the recipient. As outlined in OMB memorandum M–20–21, *Implementation Guidance for Supplement Funding in Response to the Coronavirus Disease (COVID–19)* (available at *https://www.whitehouse.gov/wp-content/uploads/2020/04/Implementation-Guidance-for-Supplemental-Funding-Provided-in-Response.pdf*), existing reporting requirements are anticipated to meet the requirements of Section 15011, but the content and format for this reporting is still under development and will need to be reviewed against current program practices. The Department will work in coordination with OMB to ensure that this requirement can be fulfilled by recipients of CARES Act funding in a manner that utilizes to the greatest extent possible existing reporting streams, providing the necessary transparency and accountability with minimal additional burden. If additional reporting is necessary, further advice or technical assistance will be provided by the Department.

III.B.9. Duplication of Benefits

The CARES Act requires HUD to ensure that there are adequate procedures in place to prevent any duplication of benefits as required by section 312 of the Stafford Act, as amended by section 1210 of the Disaster Recovery Reform Act of 2018 (division D of Public Law 115–254; 42 U.S.C. 5121 *et seq.*).

Duplication of benefits occurs when Federal financial assistance is provided to a person or entity through a program to address losses resulting from a Federally-declared emergency or disaster, and the person or entity has received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance), and the total amount received exceeds the total need for those costs.

A grantee is required to develop and maintain adequate procedures to prevent a duplication of benefits that address (individually or collectively) each activity or program. A grantee's policies and procedures are not adequate unless they include, at a minimum: (1) A requirement that any person or entity receiving CDBG–CV assistance (including subrecipients and direct beneficiaries) must agree to repay assistance that is determined to be duplicative; and (2) a method of assessing whether the use of CDBG–CV funds will duplicate financial assistance that is already received or is likely to be received by acting reasonably to evaluate need and the resources available to meet that need.

Most CARES Act assistance programs have more limited durations for availability of assistance or a more limited scope of eligible activities or entities than does CDBG–CV. HUD strongly encourages each CDBG–CV grantee to become familiar with the range of available assistance and uses and apply its more flexible CDBG–CV assistance to unmet needs or to gaps, with special attention to the coronavirus response, prevention, or preparation needs of LMI persons.

HUD will provide advice and technical assistance to grantees to facilitate compliance with this requirement.

III.B.10 Citizenship Requirements

Please note that the U.S. Department of Homeland Security, U.S. Citizenship and Immigration Services provides that the Immigration Reform and Control Act, 8 U.S.C. 1324a *et seq.* prohibits employers from hiring and employing an individual for employment in the U.S. knowing that the individual is not authorized with respect to such employment. This generally applicable law also applies to CDBG grantees and their subrecipients and/or contractors/subcontractors (including relating to employees recruited under Section 3). For more information, please see *https://www.uscis.gov/i-9-central/form-i-9-resources/handbook-for-employers-m-274/10-why-employers-must-verify-employment-authorization-and-identity-of-new-employees* and *https://www.uscis.gov/i-9-central/legal-requirements-and-enforcement.*

IV. Fiscal Year 2019 and Fiscal Year 2020 CDBG Grants

IV.A. General Requirements

Except as described in this notice or other applicable waivers and alternative requirements, the statutory and regulatory provisions governing the CDBG program apply to fiscal year 2019 and 2020 CDBG grants, including regulations at 24 CFR part 570 subpart I (states), 24 CFR part 570 subparts A, C, D, E, J, K, and O (entitlements), and 24 CFR subpart F (insular areas and Hawaii counties).

IV.B. Flexibilities, Waivers, and Alternative Requirements

The following rules, waivers, and alternative requirements apply to fiscal year 2019 and 2020 CDBG grants. These include statutory authorities included in the CARES Act and other waivers and alternative requirements or clarifications that HUD is making for fiscal year 2019 and 2020 grants.

IV.B.1. Timeliness

Because of the coronavirus many local governments are operating under extenuating circumstances and may need additional time for certain administrative requirements, HUD is suspending for fiscal year 2020 all corrective actions, sanctions, and informal consultations for timeliness effective January 21, 2020. Grantees are advised that this suspension does not eliminate the timely expenditure

requirements set forth in 24 CFR 570.902 (entitlements). HUD will continue to run expenditure reports and will continue to notify grantees of deficiencies.

Based on government restrictions, closures, shelter-in-place orders, and social distancing guidance related to coronavirus, HUD has determined that all entitlement grantees have factors beyond their reasonable control that, to HUD's satisfaction, impact the carrying out of CDBG-assisted activities in a timely manner. As a result, HUD has determined that corrective actions related to timeliness are not appropriate at this time. HUD will monitor changing conditions. Before the end of the fiscal year, HUD will determine whether to extend this suspension for all or a portion of fiscal year 2021. HUD may consider regional and local conditions when determining when to begin scheduling informal consultations.

IV.B.2. Consolidated Plan, Citizen Participation, and CAPER

IV.B.2.(a) Expedited Citizen Participation and Virtual Hearings

Section III.B.4.(a) of section III apply to all fiscal year 2019 and 2020 annual formula CDBG grants, regardless of the use of funds. This section describes the program flexibilities provided by the CARES Act related to Expedited Citizen Participation and Virtual Hearings. Where this section refers to CDBG–CV funds, it shall apply equally to fiscal years 2019 and 2020 CDBG grants.

IV.B.2.(b). Deadline To Submit Consolidated Plans and FY 2020 Annual Action Plans

The deadline for grantees to submit action plans and other updates to their consolidated plans submissions for fiscal years 2019 and 2020 to include CDBG–CV funds is August 16, 2021.

IV.B.2.(c) CAPER Extension

On May 7, 2020, Acting Assistant Secretary John Gibbs issued a memorandum to all Community Planning and Development Field Office Directors, Deputy Directors and Program Managers with the subject ''Availability of a Waiver and Alternate Requirement for the Consolidated Annual Performance and Evaluation Report (Performance Report) for Community Planning and Development (CPD) Grant Programs in Response to the Spread of Coronavirus.'' This memorandum authorized a waiver of the regulatory requirement at 24 CFR 91.520(a) that grantees submit a performance report known as the Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of a jurisdiction's program year. The waiver was granted under HUD's regulatory waiver authority at 24 CFR 5.110 and 24 CFR 91.600. Under this memorandum, for program year 2019 CAPERs, the requirement that grantees submit a performance report within 90 days after the close of a jurisdiction's program year is waived, subject to the condition that within 180 days after the close of a jurisdiction's program year the jurisdiction shall submit its performance report.

IV.B.2.(d) Other Consolidated Planning Waivers

HUD is temporarily waiving the requirement for consistency with the consolidated plan (requirements at 42 U.S.C. 12706 and 24 CFR 91.325(a)(5) and 91.225(a)(5)) when fiscal year 2019 and 2020 CDBG funds are used to prevent, prepare for, and respond to coronavirus, because grantees may not have considered the needs associated with this special purpose funding when developing their current consolidated plan strategic plan and needs assessment. In conjunction, HUD is temporarily waiving 42 U.S.C. 5304(e) to the extent that it would require HUD to annually review grantee performance under the consistency criteria. These waivers apply only until the grantee submits its next full (3–5 year) consolidated plan due after the 2020 program year.

HUD is imposing a related alternative requirement. The regulations at 24 CFR 91.225(b)(5) (entitlements) and 24 CFR 91.325(b)(5) (states) require grantees to certify that the housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan portion of the consolidated plan. Under this alternative requirement, grantees are not required to carry out the portions of their fiscal year 2019 and 2020 annual formula CDBG grants that are used to prevent, prepare for, and respond to coronavirus in a manner consistent with the certifications in 24 CFR 91.225(b)(5) and 24 CFR 91.325(b)(5), because HUD has changed the requirement related to consistency.

IV.B.3. Flexibilities That Apply to Coronavirus-Related Activities

The following flexibilities apply to all fiscal year 2019 and 2020 CDBG grants when those grants are used for activities to prevent, prepare for, and respond to coronavirus.

IV.B.3.(a) Calculation of the Public Services Cap. As described in paragraph III.B.5.(f)(iii), following enactment of the CARES Act, the public services cap described in section 105(a)(8) of the HCD Act and 24 CFR 570.201(e) has no effect on assistance available to the grantee for fiscal years 2019 and 2020, including the program income that would normally be included in the grantee's calculation of the program income cap for fiscal years 2019 or 2020, when the grantee uses CDBG grant funds to prevent, prepare for, and respond to coronavirus. For fiscal years 2019 and 2020, the cap shall still be calculated and shall apply to public service activities carried out for activities that do not prevent, prepare for, and respond to coronavirus. Additionally, CDBG–CV grant funds shall not be included in the public service cap compliance determination which is applicable to annual formula CDBG funds used for activities not related to coronavirus.

Program income generated by the use of CDBG–CV grants is considered program income to the grantee's annual formula CDBG program, as discussed in section III.B.6.(a).

The public services cap imposed by section 105(a)(8) of the HCD Act applies to ''the amount of any assistance to a unit of general local government (or in the case of nonentitled communities not more than 15 per centum statewide) under this title *including program income*'' (emphasis added). The CARES Act provision that removes the public services cap applies to all ''activities to prevent, prepare for, and respond to coronavirus'' for the CDBG–CV grants and fiscal year 2019 and 2020 annual formula CDBG grants. The activities for grants are described in each grantee's annual action plan required by 24 CFR 91.220 (entitlements), 24 CFR 91.320 (states), or 24 CFR 570.440 and 24 CFR 91.235 (insular areas). In these regulations, the activities for grants include activities carried out with grant funds and program income expected to be made available. Therefore, removing the cap in section 105(a)(8) of the HCD Act for activities to prevent, prepare for, and respond to coronavirus also removes the public services cap on the use of the program income, and removes the corresponding regulatory cap in 24 CFR 570.201(e) (entitlements) for CDBG–CV funds and fiscal year 2019 and 2020 funds used to prevent, prepare for, and respond to coronavirus.

Program income generated by the use of CDBG–CV grants is considered program income to the grantee's annual formula CDBG program, as discussed in section III.B.6.(a). Additionally, program income, regardless of the source funding of the activity that generated the income, shall be included in the compliance determination of the public service cap applicable to the annual

formula CDBG grants and program income, separately from CDBG–CV funds. For purposes of calculating the public services cap, the treatment of program income generated by the CDBG–CV grant and received (*i.e.,* documented in IDIS) by the annual formula CDBG program shall be considered as any other program income received by the annual formula CDBG program.

IV.B.3.(b) Provisions in Section III that apply to Coronavirus-Related Activities. The following provisions in Section III apply to the use of fiscal year 2019 and 2020 CDBG funds for activities to prevent, prepare for, and respond to coronavirus; these provisions shall also apply to the use of Section 108 guaranteed loan funds when they are used together with fiscal year 2019 and 2020 CDBG funds for activities to prevent, prepare for, and respond to coronavirus. Where these paragraphs refer to CDBG–CV funds, they shall apply equally to fiscal years 2019 and 2020 CDBG grants.

- III.B.5.(d)(i) Use of Urgent Need National Objective.
- III.B.5.(d)(ii) Modification of Location-Based Presumption of LMI Benefit for Job Creation and Retention National Objective Criteria.
- III.B.5.(d)(iii) LMI Job Creation and Retention Records.
- III.B.5.(e)(i) Elimination of Aggregate Public Benefit Test.
- III.B.5.(e)(ii) Modification of Individual Public Benefit Standards.
- III.B.5.(f)(i) Extension of Emergency Payments.
- III.B.5.(f)(ii) Opportunity Zones and Related Flexibilities for Economic Development.
- III.B.5.(f)(iii) Public Services Cap.
- III.B.5.(f)(iv) Other Public Services Considerations.
- III.B.5.(f)(v) Clarification on Application of Cost Principles.
- III.B.6.(d)(iii) Clarifying note on emergency environmental review procedures.
- III.B.9. Duplication of Benefits (applies for programs and activities with annual formula CDBG funds when the grantee uses these funds to carry out programs to respond to losses caused by disasters and emergencies).
- III.B.10. Citizenship Requirements.

IV.B.4. Provisions That Do Not Apply to FY 19 and FY 20 Grants

Waivers and alternative requirements and other provisions in the following paragraphs of Section III do *not* apply to fiscal year 2019 CDBG Grants and fiscal year 2020 CDBG grants:

- III.A. Allocations of CDBG–CV Funds
- III.B.1. General Grant Requirements
- III.B.2. Responsible Use of CARES Act Funds
- III.B.3. Overview of Process to Receive CDBG–CV Grants
- III.B.4.(b) CDBG–CV Application Content and Submission
- III.B.5.(a) Use of Funds for CARES Act Purposes
- III.B.5.(b) Reimbursements
- III.B.5.(c) Terms and Conditions Made Applicable by the CARES Act
- III.B.5.(d)(iv) Overall Benefit to LMI Persons.
- III.B.6.(a) Program Income
- III.B.6.(b) Rules Applicable to State CDBG–CV Grants
- III.B.6.(c) Rules for Entitlements, Insular Areas, and Nonentitlement Hawaii Counties
- III.B.6.(d)(ii) Clarifying note on the process for environmental release of funds when a state carries out activities directly.
- III.B.6.(e) Compliance with Labor Laws
- III.B.6.(f) Relationship to Section 108 Loan Guarantees
- III.B.7. Period of Performance, Timeliness, and Closeout
- III.B.8. Reporting

Paperwork Reduction Act: The information collection requirements in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501–3520) and assigned OMB Control Number 2506–0085. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Catalog of Federal Domestic Assistance: The Catalog of Federal Domestic Assistance numbers for the CDBG–CV grants under the CARES Act are: 14.218 (Community Development Block Grants/Entitlement Grants); 14.225 (Community Development Block Grants/Special Purpose Grants/Insular Areas); and 14.228 (Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii) (formerly CDBG Grant/Small Cities Program).

Environmental Impact: A Finding of No Significant Impact (FONSI) with respect to the environment has been made in accordance with HUD regulations at 24 CFR part 50, which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332(2)(C)). The FONSI is available for inspection at HUD's Funding Opportunities web page at: *https://www.hud.gov/grants/.* The FONSI is available for public inspection between 8 a.m. and 5 p.m. weekdays in the Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410–0500. Due to security measures at the HUD Headquarters building, an advance appointment to review the docket file must be scheduled by calling the Regulations Division at 202–708–3055 (this is not a toll-free number). Hearing- or speech-impaired individuals may access this number through TTY by calling the Federal Relay Service at 800–877–8339 (this is a toll-free number).

John Gibbs,

Assistant Secretary for Community Planning and Development.

[FR Doc. 2020–18242 Filed 8–19–20; 8:45 am]

BILLING CODE 4210–67–P

DEPARTMENT OF THE INTERIOR

[FWS–R4–ES–2020–N106; FVHC98220410150–XXX–FF04H00000]

Louisiana Trustee Implementation Group Deepwater Horizon Oil Spill Draft Restoration Plan and Environmental Assessment #7: Wetlands, Coastal, and Nearshore Habitats; and Birds

AGENCY: Department of the Interior.

ACTION: Notice of availability; request for public comments.

SUMMARY: In accordance with the Oil Pollution Act of 1990 (OPA); the National Environmental Policy Act of 1969 (NEPA); the Final Programmatic Damage Assessment Restoration Plan and Final Programmatic Environmental Impact Statement (Final PDARP/PEIS) and Record of Decision; and the Consent Decree, the federal and state natural resource trustee agencies for the Louisiana Trustee Implementation Group (LA TIG) have prepared the *Louisiana Trustee Implementation Group Draft Restoration Plan #7 and Environmental Assessment: Wetlands, Coastal and Nearshore Habitats; and Birds* (RP/EA #7). In the Draft RP/EA #7, the LA TIG proposes projects to help restore bird habitat and marshes injured as a result of the *Deepwater Horizon* (DWH) oil spill in the Louisiana Restoration Area under the ''Wetlands, Coastal and Nearshore Habitats'' and ''Birds'' restoration types described in the Final PDARP/PEIS. The approximate cost to implement the LA TIG's proposed project with five preferred alternatives is $234,100,000. We invite public comments on the Draft RP/EA #7.

EXHIBIT “D-1”

City of Roseville CDBG-CV
Duplication of Benefits

Organization Name: AMI Housing, Inc
Contact Name: Jennifer Price, CEO

Indicate all funds received for the proposed activity including, federal, State or local government programs since March 1, 2020.

	Proposed Source of Funds							
Proposed Use of Funds	**Roseville CDBG-CV (2022-23)**	**Other Assistance: ESG CV round 1**	**Other Assistance: CDBG - CV3 (2021-22)**	**Other Assistance: Homekey**	**Other Assistance: (explain below)**	**Other Assistance: (explain below)**	**Paid from Organization's own funds**	**Totals**
COVID Rental Assistance	$200,000.00	$125,000.00	$250,000.00					$575,000.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Totals	$200,000.00	$125,000.00	$250,000.00	$0.00	$0.00	$0.00	$0.00	$575,000.00

Notes/Explanation:

$49,495.60 ROSEVILLE CDBG-CV 2021-22

COUNCIL COMMUNICATION

CC #: 2238
File #: 0307-02

Title:	Multi-Hazard Mitigation Plan Update - Professional Services Agreement and Budget Adjustment
Contact:	Joe Anderson 916-746-1300 jjanderson@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 7.10.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council take the following actions:

1. Adopt a resolution to approve a professional services agreement between the City of Roseville and Tetra Tech, Inc. for preparation of the City's Multi-Hazard Mitigation Plan (MHMP) Update and authorize the City Manager to execute it on behalf of the City, and

2. Adopt an ordinance to approve a budget adjustment to add $149,943 of grant funds provided by the Federal Emergency Management Agency (FEMA) to the project to complete the MHMP Update.

BACKGROUND

The federal Disaster Mitigation Act of 2000 (DMA2000) requires all local agencies to have an approved Multi-Hazard Mitigation Plan (MHMP) in order to receive post-disaster mitigation funds. The purpose of the federal mandate is to encourage local agencies to plan in advance for any type of hazards or disasters for which the community is at risk and to have programs and projects in place to mitigate the disaster should one ever occur. DMA 2000 requires local agencies to update their hazard mitigation plans on a five-year cycle. The City's 2016 Multi-Hazard Mitigation Plan was adopted by Council at their February 15, 2017 meeting, and is therefore due for an update.

Maintenance of a MHMP is also a prerequisite to maintain the City's Federal Emergency Management Agency's (FEMA's) Community Rating System (CRS) Class 1 rating.

Annual reviews/progress reports of the MHMP is required by Section 19.3 of the City's adopted Plan. The annual progress report is also required as one component of the CRS recertification. The annual review is an opportunity for "continuing public involvement" as required by DMA 2000. The latest progress report was accepted by Council at their July 21, 2021 meeting. These annual reviews ensure that the Plan remains dynamic and reflects the changing capabilities of the City.

The suggested changes from the annual reviews conducted since the adoption of the 2016 plan will be incorporated into this five-year update.

Staff conducted a competitive Request for Proposals (RFP) process to solicit consulting support for the MHMP Update. Five responsive proposals were received for the project and Tetra Tech, Inc. was unanimously selected by staff to update the City's MHMP.

Concurrently, knowing the Update was coming due, staff applied for a FEMA Hazard Mitigation Grant to fund the Update in March of 2020, while continuing to request the typical General Fund appropriations (in the event the grant application was not successful) to fund the update. Staff recently learned the City was awarded $149,943 (approximately 75% of the anticipated cost) to complete the project.

FISCAL IMPACT

Funding for all annual review/progress reports and MHMP Updates are generally provided by General Fund resources in an existing Multi Hazard Mitigation Plan project. The FEMA grant award of $149,943 will fund approximately 75% of the anticipated cost of the next Update. The grant requires the remaining 25% be local matching funds. The recommended budget adjustment will add the FEMA grant revenue to the project, move General Fund resources in the amount of the grant award back to General Fund available resources in fund balance, and realign the project's expenditure budget to more closely match expected project expenditures.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

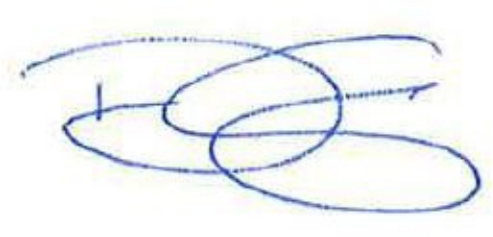
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Joe Anderson, Associate Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-306

Tetra Tech PSA

Ordinance 6539

Budget Adjustment

RESOLUTION NO. 22-306

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND TETRA TECH, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for a Multi-Hazard Mitigation Plan Update, by and between the City of Roseville and Tetra Tech, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said professional services agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL SERVICES AGREEMENT

Multi-Hazard Mitigation Plan Update

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Tetra Tech, Inc., a a Delaware corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of updating the Multi-Hazard Mitigation Plan; and

WHEREAS, CONSULTANT has prepared a proposal dated February 24, 2022, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in

EXHIBIT "A". Total compensation shall not exceed one hundred ninety-nine thousand, nine hundred seventy-one dollars ($199,971).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by

law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the

additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall

have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining

agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

11. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

12. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent

contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

13. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

14. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

15. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

16. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days

advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

17. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

18. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

19. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

20. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Stefanie Kemen Engineering Manager 311 Vernon Street Roseville, CA 95678	Rob Flaner CFM/Hazard Mitigation Program Manager 1999 Harrison, Suite 500 Oakland, CA 94612

Either party may amend its address for notice by giving notice to the other party in writing.

21. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

TETRA TECH, INC., a
Delaware corporation

BY: _____
its: Richard A. Lemmon Senior Vice President

and

BY: _____
its: _____

TETRA TECH, INC. INCORPORATED FEB 4 1988 DELAWARE

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO SUBSTANCE:

BY: _____
JASON SHYKOWSKI
Public Works Director

EXHIBIT "A"

TETRA TECH

SCOPE OF SERVICES

For the City of Roseville, CA

City of Roseville Hazard Mitigation Plan-Update

This is a proposed scope of services from Tetra Tech, Inc. (CONSULTANT) to the City of Roseville, CA (CITY) to provide support and planning services in the development of an update to the City of Roseville 2016 Multi-Hazard Mitigation Plan (PLAN). Technical Consulting services included in the scope of services below are intended to provide assistance to the CITY to update the PLAN and ensure that the end product is a California Office of Emergency Services (Cal OES) and Federal Emergency Management Agency (FEMA) approved plan. The estimated hours to complete each task below are reflected on the attached "Estimate of Professional Services" document. The primary objectives for this scope of work is to develop a plan the meets all section 201.6, 44 CFR requirements for local hazard mitigation plans as confirmed by reviews from both FEMA region IX and Cal OES, and to meet all Community Rating System (CRS), activity 510 planning requirements as well as CRS Class 1 prerequisites.

SCOPE AND DELIVERY OF WORK: The work to be completed and provided by the CONSULTANT is described in the following paragraphs. Deliverables must be presented to and approved by the CITY Project Manager and Steering Committee. The following phases will be completed by the CONSULTANT, in conjunction with the planning partners and steering committee:

Phase 1: ORGANIZE AND REVIEW

Under this phase, the CONSULTANT will work with the CITY and its stakeholders to organize the key components for this plan update process. This includes identifying a Core Planning Team, the formation of an oversight Steering Committee to oversee the plan update scope of work, review of the prior plan to evaluate its accomplishments, identify other CITY plans and programs that can support or enhance the CITY's objectives for resilience, and coordinate with other agencies that may have a stake in the vision for this plan update. The tasks to be completed under this phase and the specified deliverables are described as follows:

Task 1A- Establish a Core Planning Team (CPT): Under this task, CONSULTANT and CITY will identify and establish a Core Planning Team (CPT) made up of key personnel from the CITY (i.e.: CITY Project Manager, Public Information Officer, Planning Department, the Emergency Management Services Division, GIS point of contact, etc.) and the discipline leads from the CONSULTANT project team. From project inception to completion, bi-weekly project coordination calls will be held by the CPT to discuss project status, identify issues in the planning process, review consultant deliverables and confirm meeting content for Steering Committee meetings discussed below. All CPT meetings will be coordinated and facilitated by the CONSULTANT.

Task 1B- Organize Hazard Mitigation Steering Committee: Under this task, CONSULTANT will work with the CITY through the CPT to establish a Hazard Mitigation Steering Committee (HMSC) to provide oversight on the plan's development up to adoption. The role of the HMSC will be to provide feedback to the CITY on its key milestone decisions and represent "whole community" access to this important planning process. The baseline for this task will be the HMSC makeup that was utilized during the 2016 planning process. The make-up of the HMSC will strive for a 50/50 split between governmental and non-governmental stakeholders within the city limits and strive for representation from multiple stakeholders. The makeup of the HMSC will follow the requirements of CRS Activity 510, step 2 criteria. It will be important for this committee to have a manageable size so that quorums can be established that are achievable. The HMSC will operate under a set of ground-rules that they establish, and their meetings will be open to the public and advertised as such under the public involvement strategy (phase 3) for this plan update.

Once established, this committee will meet periodically during the planning process to review and provide oversight on the plan's progress. The scope and schedule for this project has assumed that the HMSC will need to meet a minimum of five times according to a schedule confirmed by the CPT under Task 1A above. Key components to be confirmed by the Steering Committee include; confirmation of hazard scenarios to be addressed by the plan update, confirm vison, goals and objectives for the plan, definition of "critical facilities/infrastructure for the planning area, public engagement strategy, mitigation alternatives to be considered, and the plan maintenance strategy. All HMSC meetings will be facilitated by the CONSULTANT and be open to the public and advertised as such. Meeting summaries will be prepared by CONSULTANT and distributed pursuant to the public involvement strategy (phase 3) confirmed by the HMSC.

Task 1C- Plan Review: Under this task, CONSULTANT will perform a review of existing studies, reports, and technical information to assimilate sources of information into the decision-making process. This will include a comprehensive review of all prior actions identified in the last plan update (annual progress reports) as well as a review of the current California State Hazard Mitigation Plan to assure consistency of this plan update with the goals, objectives, and actions of that plan. Also, the CONSULTANT will perform a detailed review of data from existing plans/programs to identify points of integration of relevant data an information into the updated hazard mitigation plan and share those findings with the CPT. This will include but not be limited to; the General Plan, Emergency Operations Plan, Climate Action/Adaptation plans, feasibility studies, capital improvement plans, etc. Additionally, the 2017 plan will be reviewed by the HMPC to determine recommendations for changes and/or enhancements. The CONSULTANT, working with the CPT, will document and record the elements of this phase for incorporation into the plan document.

Additionally, this task will include a comprehensive review of the City's general plan to establish linkage between the mitigation plan and their general plans for compliance with CA Assembly Bill 2140 (AB-2140) and CA Senate Bill 379 (SB 379). Additionally under this Task, CONSULTANT will review and provide comment, or facilitate obtaining review comments from more appropriate parties, on needed updates of all supporting documents to the Plan, as needed, including but not limited to the CITY's Emergency Operation Plan and Debris Management Plan..

Task 1D- Agency Coordination: Under this task, CONSULTANT will coordinate with other agencies involved in, or that have the ability to impact hazard mitigation actions identified in the plan. These will include but are not limited to:

- FEMA Region IX
- California Governor's Office of Emergency Services (Cal OES)
- California Department of Water Resources
- Placer County Office of Emergency Services
- Placer County Flood Control and Water Conservation District
- Placer County Office of Education
- Sacramento County Department of Water Resources
- City of Rocklin
- City of Citrus Heights
- Roseville City School District
- Eureka School District
- Dry Creek School District
- Center School Districts
- Roseville Joint Union High School District

- U.S. Bureau of Reclamation

These agencies will be coordinated with throughout all phases of this proposed scope of services. The CPT will strive to coordinate with any con-current planning effort in an attempt to promote Regional consistency in hazard mitigation.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Provide junior level staff to document all planning processes
- Organize the CPT (Biweekly coordination)
- Organize and facilitate the HMSC process (Minimum of 5 meetings)
- Prepare agendas for all CPT and HMSC meetings
- Record and produce meeting summaries for all HMSC meetings
- Existing Plan/Program review
- Agency Coordination

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by CITY personnel. Under this phase, CITY will:

- Support and participate in the Core Planning Team (CPT) process
- Approve HMSC meeting platform and format (i.e. virtual vs. in-person) for all meetings scheduled during this process
- CITY will assume responsibility for granting any exceptions to timelines established under this phase.

Phase 2: IDENTIFY HAZARDS AND UPDATE RISK ASSESSMENT

Under this phase, CONSULTANT will assist the CITY in identifying the characteristics and potential consequences of the hazards that may impact or have historically affected the planning area. It is important to note, the technical approach for this phase will address natural hazards differently than man- made hazards. The natural hazards will be fully assessed in compliance with 44CFR 201.6 (c) (2) based on a definition of risk (probability x impact), while the non-natural hazards (such as: hazardous materials release, power outages, terrorism) will be profiled with an emphasis on consequence. The results of the risk assessment for natural hazards will be used to rank the risk to the City of the impacts from each natural hazard, however, technological and human-caused hazards will not be ranked.

A thorough assessment of each hazard, as well as the vulnerability of the planning area to each hazard identified, will be accomplished using tools such as GIS/ Hazus-MH, readily available detailed studies, benefit-cost analysis tools, and historical/local knowledge of past occurrences. At a minimum, a map delineating each hazard area, a description of each hazard (including potential depths, velocities, magnitudes, frequencies, etc.), and a discussion of past events will be prepared. The prior PLAN will be the principal tool used to identify the hazards of concern as well as the State Hazard Mitigation Plan.

For each identified hazard, CONSULTANT will perform a vulnerability analysis that will: (1) include updates to the inventory of the number and type of structures at risk; (2) assess the impact on life, safety, and health; (3) evaluate the need and procedures for warning and evacuation; (4) identify critical facilities (hospitals, for example) and the impact of the hazard on those facilities; and (5) review the development/redevelopment trends projected for the future in each identified hazard area.

The hazard profiles will provide the following information:

- As with the past PLAN, each hazard profile may include multiple hazard scenarios (i.e. Earthquake shakemap scenarios, 100-500-year floodplains, etc) as confirmed by the CPT and HMSC.
- Utilize best available information from local, state or federal sources
- Geographic Areas of Impact – Maps showing areas of impact
- Previous Occurrences – History of events to date
- Severity – Magnitude or potential intensity and duration, including speed of onset
- Impact – How will, or has, each hazard impacted the planning area
- Probability of Future Occurrence – What is the likelihood that we will be impacted by the hazard of concern in the future?
- Probable impacts of climate change on the hazard
- Future trends in Development

The risk assessment will identify which hazards pose the greatest threat to the community by looking at the hazard frequency of occurrence, the severity of the occurrence, and the likelihood that an event will occur. Using the updated asset inventory Comprehensive Data Management System (CDMS), outputs from our risk assessment process include the following:

- Vulnerability Analysis – Based on data input, we develop data tabulations and maps that demonstrate vulnerable assets and populations at risk.
- Functionality or Down Time – When an incident occurs, how long will critical facilities be impacted?

CONSULTANT will conduct a flood hazard risk assessment of all FEMA-identified repetitive loss properties within the planning area, as required under the Community Rating System (CRS) and Flood Mitigation Assistance (FMA) programs. This review will include the delineation of repetitive loss areas throughout the CITY (if any), a determination of the cause of repetitive flooding, annualized loss estimates, and a building count of the number of structures within each repetitive loss areas. The flood risk assessment will profile all flood related issues that impact the planning area (i.e.: riverine, coastal, urban drainage, stream bank erosion/sediment deposition).

The tasks to be completed under this phase are described as follows:

Task 2A: Data acquisition, inventory and Format:- Under this task, the CONSULTANT will utilize data identified under Phase 1 of this scope of work in conjunction with local knowledge, to identify the best available data to support the development of this risk assessment and identify data gaps that may limit the options for completing this assessment. For this scope of work, a "data gap" has been defined as missing or unavailable data that would be necessary to provide enhanced resolution of the risk analysis, over the data that is currently available. The key deliverable for this task will be a detailed inventory of all general building stock and critical facilities/infrastructure within the CITY that includes key data attributes needed to assess the risk and vulnerabilities of these assets. It is important to note that any identified gap in data, could be identified as an action in this plan. The CONSULTANT will document all meta-data following standard meta- data documentation protocol.

Task 2B: Address Data Gaps: Under this task, CONSULTANT address any data gap identified under task 2A, by creating new data that will enhance the resolution of the risk analysis under this phase of the scope of work. An example of this could be the creation of new flood hazard depth grids from new flood studies that the CITY wants included in the analysis or alternate hazard scenarios modeled (i.e. additional shakemap scenarios for earthquake). Please note that this task will not include activities involving engineering of design or modeling beyond the use of Hazus-MH.

Task 2C: Risk and Vulnerability Mapping:- Under this task, CONSULTANT will utilize data mined under Task 2A to prepare maps that show the risk and vulnerability of CITY assets by mapping their location in relation to the extent and location of the hazards of concern addressed by this plan. These maps will be produced and formatted for inclusion in the final plan.

Task 2D: Hazus-MH Analysis: Under this task, the CONSULTANT will develop HAZUS-MH runs for the entire planning area using the currently available version of the Hazus-MH model (Hazus-MH version 5.0 or newer) for the hazard scenarios approved by the CPR and HMSC. Level 2, user-defined analyses of the earthquake, flood and tsunami hazards will be conducted. The flood analysis will incorporate the current digital flood insurance rate map (DFIRM) for Placer County as well as any available Light Detection and Ranging (LiDAR) data. For the earthquake analysis, both earthquake soils and liquefaction data will be combined with available earthquake scenario data from USGS and/or CA Geological Survey. For dam failure, the City's available inundation modeling for Folsom Dam Dikes 5 and 6, as well as data available from the California Division of Safety of Dam (DSOD). The Hazus-MH model will be populated with updated GIS data obtained by the CPT under Task 2A of this scope of work.

Task 2E- Update Risk Assessment for non-Hazus-MH Hazards: Under this task, CONSULTANT will update the risk assessment for the non-HAZUS-MH hazards (drought, landslide, severe weather and wildfire). This will include a GIS exercise designed to analyze building exposure and potential impact utilizing damage functions based on national models. All base mapping components from the original plan will be updated with current data under this task.

Task 2F- Non-natural Hazard Profiles: Under this task, CONSULTANT will prepare qualitative profiles of non-natural hazards of interest identified by the HMSC. These non-natural hazards will be profiled, but not full assessed as the natural hazards will be. The profiles will be completed in compliance with CPG-201, steps 1 and 2.

Task 2G- Climate Change Profile: Under this task, CONSULTANT will prepare a qualitative vulnerability assessment of the potential future impacts to the identified hazards of concern pursuant to the requirements of CA-SB379. A climate change profile will be prepared as a stand-alone chapter for the plan so that the CITY will be considered to be in full compliance with SB-379.

Task 2H-Data handoff and training: At the completion of the planning process, CONSULTANT will hand off all data and models assembled under this phase and provide baseline training to city personnel identified by CITY as the appropriate repository for this information and use.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Data Gap Analysis report
- Maps that illustrate the extent and location of hazard areas.
- Review of past occurrences since the completion of the prior plan.
- The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas for each scenario event.
- Loss estimates for each scenario event for all residential, commercial and industrial buildings within each hazard area.
- An analysis of identified, vulnerable critical facilities for each scenario event.
- An analysis of vulnerable populations within each hazard area.
- A land use analysis for each scenario event that includes a look at land with potential for future development (i.e.: buildable lands analysis)
- SB-379 compliant climate change profile for the planning area

- Data handoff and training

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by CITY personnel. Under this phase, CITY will:

- Provide the best available information on general building stock (County Assessor Data)
- Provide the best available digital elevation model for the CITY
- Provide the best available data on extent and location of hazards of concern in a digital format.

Phase 3 - Develop/Implement Public Involvement Strategy

Under this phase, CONSULTANT will facilitate the development of and implement a public outreach strategy utilizing the existing outreach capabilities of the CITY identified by the CPT under phase 1 of this scope of work. This scope of work assumes that the strategy will be deployed in 2 phases: once early in the planning process to gage the public's perception of risk, and once later in the process to present the draft plan to the public for comment. The tasks to be completed under this phase are as follows:

Task 3A- Hazard Mitigation Surveys: Under this task, the CONSULTANT will develop and deploy hazard mitigation questionnaires tailored to the needs and issues of the planning area that will be approved by the CPT and HMSC. This survey will build upon the content that was utilized during the 2017 planning effort. These questionnaires would be disseminated to target audiences determined appropriate by the HMSC via multiple media (i.e., website, press release, social media outlets). This task will be scheduled and deployed in a time frame that targeted by the HMSC. CONSULTANT will provide a Spanish translated version of the survey(s) to the CITY under this task.

Task 3B- Story Map: This task will be dedicated to the preparation of a "story map" that can interactively present the results of the risk assessment. It will summarize mitigation planning and provide an overview of the hazards concern and risk in the CITY. The Story Map will be a link on the CITY's HMP website, be live for the duration of the plan update process and focus on engaging the public and communicating hazard risk. The objective for this task is the development of a product that will have legacy for the CITY and its stakeholders and support the "continuing public involvement" strategy identified under phase 5 of this scope of work. Please note that this task has assumed that the Story Map will be constructed on the CITY's ESRI account for ease of transfer of the finished product for the use and maintenance by the CITY following the completion of the planning process.

Task 3C- Public Meetings: Under this task, the CONSULTANT will conduct public meetings/workshops in 2 stages over the course of the plan update process with support from the CPT. The 1st stage will be conducted within 2 months of the initiation of the planning process pursuant to CRS requirements specified under activity 510, step 3. The objective for the Stage 1 workshop will be to present to the public the results of the risk assessment and to gauge the public's perception of risk. The Stage 2 public meeting(s) will be conducted at the end of the plan update process during a noticed public comment period. The objective for the stage 2 public meeting will be to give the public an opportunity to comment on the draft plan. The number of public meetings, format, time, and location will be determined by the HMSC under their process described under task 1C of this scope of work. Whether these meetings will be virtual, or in-person format will be dependent upon the CITY's policy regarding public meetings in response to the COVID-19 Pandemic. Attendance and comments received during all meetings conducted will be documented for including in the plan by the CPT.

Task 3D- Media Releases and Public Notices: Under this task, the CONSULTANT will produce and distribute public notices and/or media releases during various milestones in this plan update process. The content of all media releases will be prepared by the CONSULTANT in coordination with the CPT and validated by the HMSC. The CITY will be responsible for dissemination of all media releases and

providing documentation of any response to the releases. This task will apply to both the expedited and normalized tracks.

Task 3E- Website: A City sponsored website will be established on the onset of this scope of services. This website will become the principle means for public interaction with this planning process from start to finish. The CONSULTANT, in coordination with the CPT, will produce materials to support the website such as "Frequently asked questions" (FAQ's), power point presentation from the kickoff meeting, and Steering Committee meeting minutes. City personnel will be responsible for maintenance of the website and assuring continued public access to pertinent information. The website will also act as the medium to access the Story-Map created under task 3B above.

Please note, that some or all the above proposed strategies for public engagement may have to be altered based on the City's and the State of California's ongoing response to the COVID-19 pandemic. CONSULTANT has developed alternative strategies following direction from FEMA, should alternatives be needed when this project is deployed.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Develop content for CITY sponsored website
- Provide content for hazard mitigation survey in both English and Spanish.
- Develop ESRI Story-Map
- Facilitation of all public meetings (number and format to be determined by the CPT)
- Preparation of all content for public meetings
- Media release content
- Website support documents

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by CITY personnel. Under this phase, CITY will:

- Provide a webpage for posting information on the PLAN update
- Provide venues and/or virtual platform for all public meetings
- Provide translation services for the hazard mitigation survey
- Advertise all public meetings
- Access to the CITY's ESRI account for the construction of the Story Map
- Disseminate media releases on planning process and public meetings

Phase 4- Update Goals, Objectives, Capabilities and Actions

After the hazard identification and risk assessment documentation have been updated and reviewed, CONSULTANT will work with the CPT to determine if the original goals and objectives identified under the initial planning effort remain viable in light of new information gathered through the risk assessment and initial public involvement phases of the project. Once goals and objectives have been refined by the CPT, they will be presented to the HMSC for validation. Following the conformation of goals and objectives, the range of mitigation alternatives and actions on a hazard-by-hazard basis will be updated. Preference will be given to those mitigation actions that provide multi-objective risk reduction. CONSULTANT will work with the CPT to establish priorities to make clear which types of strategies and activities are true mitigation measures and which should be closed out or removed from the list.

Information obtained during the update of the risk assessment and during the public involvement strategy will be used to refine the CITY's existing mitigation strategies previously adopted in the initial plan. The tasks to be completed under this phase are as follows:

Task 4A- Goals objectives and actions: Under this task, CONSULTANT will facilitate the confirmation of a guiding principle, goals, objectives for the PLAN update through the CPT. These will be linear planning components in that each component will be independent, and not a sub-set of the higher tier component. Each component will be selected based on its ability to meet multiple aspects of the higher-tier component. For example, goals will be selected based on their ability to support the vision. Objectives will be selected that meet multiple goals. And, actions will be prioritized based on their ability to meet multiple objectives. The baseline for this task will be the guiding principle, goals and objectives identified in the initial plan.

Task 4B: Core Capability Assessment: Under this task, the CONSULTANT will perform a core capability assessment of CITY capabilities to implement mitigations strategies of the Plan in coordination with the CPT. This assessment will focus on the following core capabilities:

- Planning Capability
- Technical Capability
- Financial Capability
- Public Education and Outreach Capability
- National Flood Insurance Program (NFIP) compliance
- Adaptive capacity to deal with future conditions associated with Climate Change

The key objective for this task is to identify any gap in the CITY's core capability that should be considered in identifying actions for the plan.

Task 4C: Strengths, Weaknesses, Obstacles and Opportunities (SWOO): Under this task, the CONSULTANT will facilitate the identification of a comprehensive range of mitigation alternatives through a facilitated look at strengths, weaknesses, obstacles and opportunities with the HMSC. This step will be conducted in compliance with CRS Activity 510, Step 7 criteria. This "SWOO" session will be conducted with other stakeholders identified as appropriate by the CPT. The opportunities identified under this session will be the basis for the mitigation catalog discussions under task 4D.

Task 4D: Catalog of Mitigation Best-Management-Practices Appropriate for the CITY: Under this task, the CONSULTANT will assemble a catalog of CITY appropriate mitigation best-management-practices, based on the opportunities identified under Task 4C, and the core capabilities identified under Task 4A. This mitigation catalog will represent the comprehensive range of alternatives considered by the CITY, as required under section which is a statutory requirement under the DMA.

Task 4E: Mitigation Action Plan: Utilizing the results of all tasks above, the CONSULTANT will facilitate the identification and prioritization of a mitigation action plan for the CITY working through the CPT. This action plan will be identified with the following objectives:

- Must be implementable within CITY core capabilities
- Must be able to quantify how each action will reduce risk
- Must be able to identify how CITY will measure success

An action plan will be developed that identifies hazards addressed, objectives met, how it will be paid for, and an estimated timeline for completion. Following the identification of the action plan, each action will be prioritized based on a methodology that emphasizes multiple objective actions and the cost- effectiveness of each action. Upon its completion, this action plan will be presented to the HMSC for validation.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Facilitation of the confirmation of a guiding principle (mission statement), goals and objectives.
- SWOO session

- Mitigation catalog
- Facilitation of the development of the action plan
- Presentation of the action plan to the HMSC

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by CITY personnel. Under this phase, CITY will:

- Reconcile the actions from the 2016 plan
- Participate in goal setting and SWOO session
- Confirm action plan

Phase 5: Develop Plan for Monitoring, Evaluating and Updating the Plan

This is a singular task phase. Under this phase, the CONSULTANT will work with the CPT to confirm a plan maintenance strategy for the plan. This strategy will include:

- Recommendations for outside agency involvement
- Monitoring, Evaluating, and Updating the Plan
- Monitoring Progress of Mitigation Activities
- Incorporation into Existing Planning Mechanisms
- Continued Public Involvement

It is under this phase that Tetra Tech will set up the BAToolSM to be utilized by the City monitor the progress of the plan over its 5-year implementation. Tetra Tech will provide the City complete and full access to the BATool[SM] for the full 5-year term as part of this scope of work.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- The method and schedule of monitoring, evaluating, and updating the mitigation plan on a five-year cycle.
- Establish a protocol (template) for a progress report to be completed annually on the plan's accomplishments.
- The process for incorporating the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, zoning changes, or general plan development when appropriate.
- How the community will continue public participation in the mitigation plan maintenance process.
- Setup of the BAToolSM. And provide the CITY access to the tool for the 5-year performance period of the plan.

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by City personnel. Under this phase, CITY will:

- Support the planning team in the development of the plan maintenance strategy.

Phase 6: Assemble the Updated Plan

Under this phase, CONSULTANT will assemble the plan. The assembly will utilize all updated or enhanced data generated in Phases 1 through 5. The plan will be assembled in full compliance with FEMA's Plan Review Tool for FEMA Region IX which crosswalks the Plan's content to the requirements of section 201.6, 44CFR. The tasks to be completed under this phase are as follows:

Task 6A: Author the updated plan text: Under this task, the draft updated plan will be authored and assembled by the CONSULTANT. The CPT will determine plan format and layout to meet the objectives established for the planning process. The key elements to be delivered under this task include:

- The CPT will format the plan layout to meet the objectives established for the update process and for ease in use by CITY personnel in development of any additional planning efforts which occur after this planning process.
- Brief introduction, including context for and description of the need for the mitigation plan. This will include a description of the planning process followed in the development of the mitigation plan and document all public involvement.
- Description of the CITY's mission, goals, programs, and policies, and an analysis of its capabilities to carry them out.
- Brief description of the history, physical setting, land-use patterns, and development trends of the area to be covered by the mitigation plan.
- A profile chapter on Climate Change and the possible impacts of climate change on the identified hazards of concern addressed by the plan.
- List and assessment of the hazards and risks to which the CITY is vulnerable.
- Summary of current federal, state, and local programs and policies that address the identified risks. The plan will also include a prioritized list of recommended strategies, programs, policies, and actions to address identified hazards and risks. The review of mitigation activity alternatives will be conducted for each hazard. Additionally, the plan will identify those persons responsible for implementing recommendations, approximate cost of and potential funding sources for implementing recommendations, cost effectiveness of recommendations, and suggested timeline for implementing recommendations.
- Strategy for evaluating, adopting, and implementing the mitigation plan. The draft Action Plan will identify agencies and departments responsible for implementation, targeted timeframe for implementation, and possible funding mechanisms.
- Other descriptions, documentation, and mitigation plan elements as required for FEMA approval.
- Summary of how the CITY will monitor progress of the mitigation plan and activities and an established timeline for future updates, including an Annual Evaluation Report.

Task 6B: Technical Edit/Format: Once the initial draft has been developed, the draft plan will be submitted for a technical/format edit to prepare the final draft plan that will be presented for public review and comment and provided to FEMA for pre-adoption review and approval.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Review and final drafts of the updated plan
- Technical/format edit of all drafts of the plan
- Provide 1 "print-ready", digital version of the plan
- Provide twelve (12) hard copy drafts, either spiral bound or in a 3-ring binder

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by City personnel. Under this phase, CITY will:

- Provide review and comment on drafts of Plan
- Assume responsibility for hard copy production of review drafts of the Plan

Phase 7 - Complete Plan Review and Adoption

Under this phase, the CONSULTANT, working through the CPT, will facilitate the review and adoption of the plan and approval for credit under the CRS program. This will include presentation of draft versions of the plan to the Steering Committee, preparation of a "Public" review draft, completion of the plan review crosswalk for both FEMA and CRS Reviews, support of the adoption process and submittal of final plan package to FEMA and the Insurance Services Office (ISO) for review and approval. The tasks to be completed under this phase are as follows:

Task 7A: Complete Local Plan Review Crosswalk: Once the final draft plan has been prepared, and all public, stakeholder and HMSC comments have been incorporated into the final draft, CONSULTANT will complete a FEMA Region IX plan review tool to illustrate the plan's compliance with 44 CFR Section 201.6. A draft plan will then be forwarded along with the completed crosswalk to FEMA with a request for "pre-adoption" review and approval to CalOES.

Task 7B-Facilitate Concurrent review with FEMA Region IX and Cal OES: Under this task, CONSULTANT will facilitate an agreement between FEMA Region IX and Cal OES to perform a "concurrent" review if the plan to expedite that approval process by both agencies. This task will occur at least 2 months prior to plan submittal and will be a formal submitted request through Cal OES.

Task 7C- Completion of the CRS Plan Review Crosswalk: Once the final draft plan has been prepared, and all public and Steering committee comments have been incorporated into the final draft, CONSULTANT will complete a CRS Plan review Crosswalk to illustrate the plan's compliance with the CRS Activity 510 planning requirements and classification prerequisites for CRS Class 1 eligibility. A draft plan will then be forwarded along with the completed plan review crosswalk to FEMA's CRS Contractor, the Insurance Services Office (ISO)/Verisk with a request for "pre-adoption" review and approval.

Task 7D: Plan Adoption Support: Once "Approval pending Adoption" has been granted by FEMA Region IX, the adoption phase of the planning process will begin. The CITY will evoke its standard political process for adoption of documents and provide adoption documentation to FEMA. Under this task, the Consultant will support the CITY as needed through the adoption process. This support includes:

- Preparation of an executive summary of the plan for presentation to CITY Council
- Preparation of presentation materials
- Preparation of a resolution adopting the plan
- A physical presentation to CITY Council (if needed)
- Processing of adoption documentation to CalOES and FEMA Region IX.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Completion of the FEMA Region IX Plan Review Tool
- Completion of the CRS Activity 510, plan review crosswalk
- Transmittal of the draft Plan to CalOES
- Plan adoption package
- Production of a standardized power point presentation to be used by the CITY during their adoption processes
- Preparation of final Plan

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by City personnel. Under this phase, CITY will:

- Review and provide comments on draft versions of the plan update

- Adopt the Plan update.

Phase 8 – Project Management

This phase will be dedicated to billing and invoicing and overall project management through completion of all phases of the project. Also, under this task, CONSULTANT will support the Planning Team in tracking the progress of the Plan's development through bi-weekly coordination with CITY project management staff.

Task 8A: Billing and Invoicing: this task will be dedicated to administrative duties such as tracking and preparing invoices.

Task 8B: Progress Reporting: To monitor this project's performance to assure completion of specified deliverables and to maintain the project timeline for completion, the CONSULTANT project manager will complete monthly progress reports to be provided with the monthly invoice. These progress reports will show the percent of the project completed to date.

Key CONSULTANT deliverables: The key deliverables to be completed by the CONSULTANT for this phase include:

- Monthly invoices by the last Friday of every month during the project performance period
- Monthly project status reports that will accompany each invoice

CITY Personnel responsibilities: This scope of services has assumed that some of the key elements of this phase will be performed by City personnel. Under this phase, CITY will:

- Pay each invoice received and approved by the CITY within 45 days of invoice receipt

Schedule

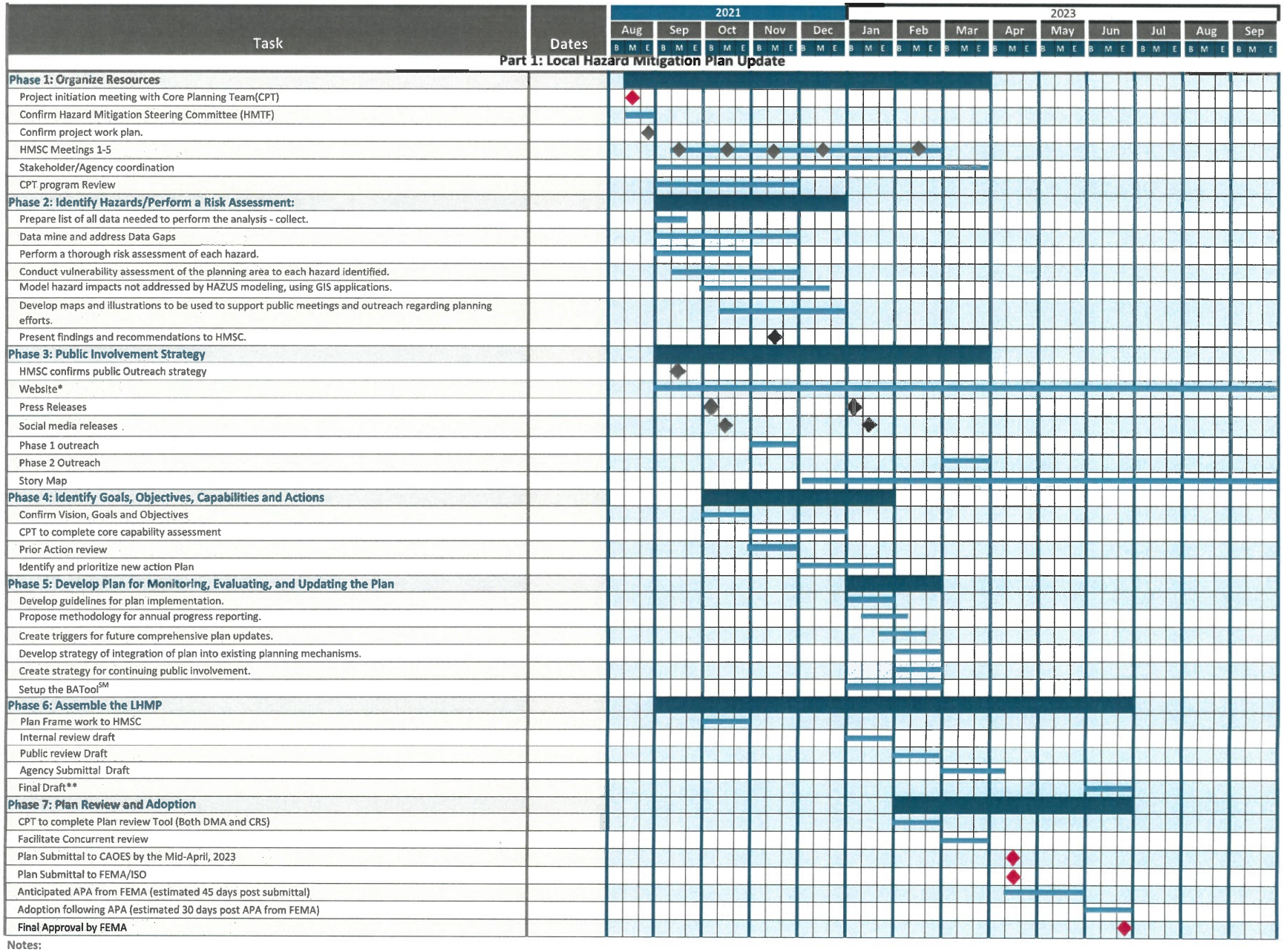
A detailed, task-based schedule is provided in attachment A to this contact scope of work.

Budget

A detailed breakdown of all costs proposed for this scope of work is provided in attachment B to this contract scope of work.

ATTACHMENT A
SCHEDULE

HAZARD MITIGATION PLAN TIMELINE/SCHEDULE



Notes:

* Schedule assumes that website will continue to house the final plan after process completion

** Contingent on FEMA approval time frame

ATTACHEMENT B
Budget

FIXED PRICE COST PROPOSAL

The City of Roseville, CA
Hazard Mitigation Plan-Update
June 23, 2022

			Phase 1: Organize Resources		Phase 2: Update the Risk Assessment		Phase 3: Public Engagement		Phase 4: Confirm Mission, Goals, Objectives,		Phase 5: Plan Maintenance Strategy		Phase 6: Assemble the Updated Plan		Phase 7: Plan review and Adoption		Phase 8: Project Management		TOTAL	
Staff Name	**Labor Classification**	**Labor Rate**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Hours**	**Cost**	**Project Total Hours**	**Project Total Price**
Rob Flaner	Project Manager	$185.00	40	$7,400.00	10	$1,850.00	24	$4,440.00	8	$1,480.00	8	$1,480.00	24	$4,440.00	24	$4,440.00	16	$2,960.00	154	$28,490.00
Cynthia Bianco	QA/QC	$195.00		$0.00		$0.00		$0.00		$0.00		$0.00	16	$3,120.00		$0.00		$0.00	16	$3,120.00
Bart Spencer	Senior Planner/Scientist I	$155.00	60	$9,300.00		$0.00	24	$3,720.00	24	$3,720.00	8	$1,240.00	24	$3,720.00	16	$2,480.00		$0.00	156	$24,180.00
Carol Baumann	Risk Assessment lead	$135.00		$0.00	140	$18,900.00		$0.00		$0.00		$0.00	8	$1,080.00		$0.00		$0.00	148	$19,980.00
Danny Hinson	Staff Planner/Scientist I	$125.00		$0.00		$0.00		$0.00		$0.00		$0.00	30	$3,750.00		$0.00		$0.00	30	$3,750.00
Christina Groves	Associate Planner/Scientist III	$115.00		$0.00		$0.00		$0.00		$0.00		$0.00	30	**$3,450.00**		$0.00		$0.00	30	$3,450.00
Jenn Lenart	Associate Planner/Scientist II	$105.00		$0.00	100	**$10,500.00**		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	100	$10,500.00
Desmian Alexander	Associate Planner/Scientist I	$95.00	60	$5,700.00		$0.00	16	$1,520.00	16	$1,520.00		$0.00	50	$4,750.00		$0.00		$0.00	142	$13,490.00
Nate Stueve	Associate Planner/Scientist I	$95.00	40	$3,800.00	100	$9,500.00	60	$5,700.00	16	$1,520.00	8	$760.00	50	$4,750.00		$0.00		$0.00	274	$26,030.00
Megan Brotherton	Junior Planner/Scientist II	$85.00	40	$3,400.00		$0.00	30	$2,550.00	16	$1,360.00		$0.00	50	$4,250.00		$0.00		$0.00	136	$11,560.00
Carolyn Hunter	Public Outreach Lead	$150.00	18	$2,700.00		$0.00	40	$6,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	58	$8,700.00
Phoebe Ly	GIS Analyst I	$110.00		$0.00	150	$16,500.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	150	$16,500.00
Dan Portman	Technical/Format Editor	$130.00	8	$1,040.00		$0.00		$0.00		$0.00		$0.00	100	$13,000.00		$0.00		$0.00	108	$14,040.00
Maricar Cabrera	Financial Manager	$155.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	10	$1,550.00	10	$1,550.00
	Project Total by Phase		**266**	**$33,340.00**	**500**	**$57,250.00**	**194**	**$23,930.00**	**80**	**$9,600.00**	**24**	**$3,480.00**	**382**	**$46,310.00**	**40**	**$6,920.0**	**26**	**$4,510.00**	**1512**	**$185,340.00**
Travel and Other Direct Costs		**Rate**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**
Airfare		$375.00	2	$750.00		$0.00	2	$750.00		$0.00		$0.00		$0.00		$0.00		$0.00	4	$1,500.00
Per Diem		$74.00	4	$296.00		$0.00	4	$296.00		$0.00		$0.00		$0.00		$0.00		$0.00	8	$592.00
Lodging		$165.00	2	$330.00		$0.00	2	$330.00		$0.00		$0.00		$0.00		$0.00		$0.00	4	$660.00
Rental car, parking, gas		$100.00	4	$400.00		$0.00	4	$400.00		$0.00		$0.00		$0.00		$0.00		$0.00	8	$800.00
Plan reproduction (per copy)		$235.00		$0.00		$0.00		$0.00		$0.00		$0.00	12	$2,820.00		$0.00		$0.00	12	$2,820.00
				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	0	$0.00
	G&A (16.01%)			$284.34		$0.00		$284.34		$0.00		$0.00		$451.48		$0.00		$0.00		$1,020.16
	Fee (10%)			$206.03		$0.00		$206.03		$0.00		$0.00		$327.15		$0.00		$0.00		$739.22
	Travel and Other Direct Costs Sub-Total			**$2,266.37**		**$0.00**		**$2,266.37**		**$0.00**		**$0.00**		**$3,598.63**		**$0.00**		**$0.00**		**$8,131.37**
BATool℠		**Rate**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**	**Units**	**Cost**
Year 1 Costs		$2,500.00		$0.00		$0.00		$0.00		$0.00	1	$2,500.00		$0.00		$0.00		$0.00	1	$2,500.00
Year 2-5 Costs		$1,000.00		$0.00		$0.00		$0.00		$0.00	4	$4,000.00		$0.00		$0.00		$0.00	4	$4,000.00
	BATool℠ Sub-Total		**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**5**	**$6,500.00**	**0**	**$0.00**	**0**	**$0.00**	**0**	**$0.00**	**5**	**$6,500**
Project Total by Phase				**$35,606**		**$57,250**		**$26,196**		**$9,600**		**$9,980**		**$49,909**		**$6,920**		**$4,510**	**Project Total**	**$199,971**

TETRA TECH

2022-2023 TETRA TECH RATE SCHEDULE

Labor Category	Hourly Billing Rate
Project Manager	$ 185.00
QA/QC	$ 195.00
Principal Planner/Scientist I	$ 185.00
Senior Planner/Scientist III	$ 175.00
Senior Planner/Scientist II	$ 165.00
Senior Planner/Scientist I	$ 155.00
Staff Planner/Scientist III	$ 145.00
Staff Planner/Scientist II	$ 135.00
Staff Planner/Scientist I	$ 125.00
Associate Planner/Scientist III	$ 115.00
Associate Planner/Scientist II	$ 105.00
Associate Planner/Scientist I	$ 95.00
Junior Planner/Scientist II	$ 85.00
Junior Planner/Scientist I	$ 75.00
Risk Assessment Lead	$ 135.00
GIS Analyst III	$ 150.00
GIS Analyst II	$ 130.00
GIS Analyst I	$ 110.00
Technical/Format Editor	$ 130.00
Financial Manager	$ 155.00
Word Processing / Clerical	$ 75.00

Notes:
Rates are good through 2023 and are subject to annual escalation of 3% thereafter.

Other Direct Costs

Miscellaneous direct costs such as travel, supplies, etc., bill at invoice amount plus G&A (currently 16.01%) and 10% fee.
Subcontractor costs billed at invoiced amount plus 10% fee
Rate for field equipment quoted upon request.

ORDINANCE NO. 6539

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2022-23 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2022-23, is hereby amended as listed on the attached budget adjustment for the preparation of a Multi-Hazard Mitigation Plan.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Stefanie Kemen Engineering Manager
FISCAL YEAR: 2022-23

PREPARER NAME & TITLE: Stefanie Kemen Engineering Manager
COUNCIL DATE (if applicable): 8/3/2022

DEPARTMENT/DIVISION: Public Works / Engineering
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	6587	84001	400029	(183,407)	Realign expenditure budget from CIP - Capital Outlay
1001	5301	84001	400029	163,407	Realign expenditure budget to Professional Services
1001	5080	84001	400029	20,000	Realign expenditure budget to Staff Time
6301	6587	84001	400029	(21,753)	Realign expenditure budget from CIP - Capital Outlay
6301	5080	84001	400029	21,753	Realign expenditure budget to Staff Time
			TOTAL	-	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4401	84001	400029	149,943	Establish budget for HMGP DR-455-471-21P FEMA Grant
			TOTAL	149,943	

NET ADJUSTMENT	(149,943)	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001				149,943	Increase General Fund Balance
			TOTAL	149,943	

Justification for Budget Adjustment:

The federal Disaster Mitigation Act of 2000 (DMA 2000) requires local agencies to submit a Multi-Hazard Mitigation Plan (MHMP) to receive post-disaster mitigation funds. The City adopted its initial hazard mitigation plan in 2005, and it's most recent in 2016. DMA 2000 requires an annual "minor" update, and a "major" plan update every 5 years. To ensure there is adequate funding for both "minor" and "major" updates, General Funds are added to this project annually during the Budget Development process. Recently, staff successfully procured $149,943 of FEMA grant funding to pay for approximately 75% of the anticipated cost of the MHMP "major" Update.

This budget adjustment is requested to add the FEMA grant revenue to 400029 - Multi Hazard Plan Update project and realign existing expenditure budgets to more closely align with anticipated expenditures. There are adequate project funds to complete the project and account for the required grant match of $49,982.

REQUIRED APPROVALS:

7-7-22

REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE
BUDGET MANAGER / DESIGNEE — DATE
CHIEF FINANCIAL OFFICER / DESIGNEE — DATE
CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

7/7/20221:21 PM

COUNCIL COMMUNICATION

CC #: 2227
File #: 0600-03

Title:	Retiree Medical Insurance Optional Benefit - Roseville Municipal Code Amendment
Contact:	Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 8.1.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council introduce for first reading an Ordinance approving nonsubstantive clean-up amendments to Title 3, Chapter 3.09, of the Roseville Municipal Code to enhance the readability and clarity of its provisions.

BACKGROUND

The City of Roseville (City) offers retiree medical insurance to former City employees through its contract with the California Public Employees Retirement System (CalPERS). Retiree medical insurance benefits are governed by the Public Employees' Medical and Hospital Care Act (PEMHCA) (California Government Code Section 22750 et seq.). Under the PEMHCA, the City contributes a set amount towards retiree medical insurance premiums on a monthly basis. The amount of the City's contribution is the statutory minimum as prescribed by PEMHCA (PEMHCA minimum). Pursuant to Memoranda of Understanding (MOUs) with various bargaining units, and the Management and Confidential Terms, Conditions and Understandings, the City makes additional contributions to some retirees.

On June 3, 2015, the City Council adopted Ordinance 5496, codified at Chapter 3.09 of the Roseville Municipal Code (RMC), which enacted a new option for retirees concerning the City's retiree medical benefit. Current and former City employees eligible for Tier 1 or Tier 2 retiree medical contributions (as defined in the applicable MOU under which they retired) are permitted to waive participation in the retiree medical benefit described in their applicable MOU and opt in to the benefit described in Section 3.09.030. Current and former City employees who do not exercise this option remain eligible for and/or continue to receive their Tier 1 or Tier 2 City contribution, as defined by their applicable MOU. Since January 1, 2017, current or former employees described in Section 3.09.020, who sign an Irrevocable Election Agreement, receive benefits under the optional benefit ordinance. An election under Chapter 3.09 is time sensitive and must occur, if desired by a retiree, prior to the City's first retiree medical payment.

In response to requests from the Retired City of Roseville Employees (RCORE) Association, the City intends to make minor clean-up edits to its Retiree Medical Insurance Optional Benefit Ordinance and make one additional code change to specify that notices of future amendments to

the ordinance shall be sent by U.S. mail to affected retirees. These recommended amendments do not and are not intended to change, modify or otherwise impact the benefit described in Chapter 3.09. As required by current Section 3.09.040, the City provided notice of the proposed amendments to Chapter 3.09 to retirees; and amendment of Chapter 3.09 requires an affirmative vote of at least four-fifths of the membership of the City Council. The City collaborated with RCORE on the proposed edits and RCORE has assisted with communication to its members regarding the proposed clean-up amendments.

FISCAL IMPACT

The amendments to the Ordinance will have no fiscal impact.

ENVIRONMENTAL REVIEW

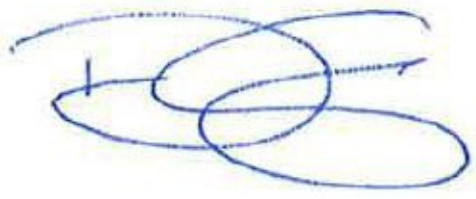
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Amendment of the Retiree Medical Insurance Optional Benefit Ordinance meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy
Goal E - Deliver exceptional city services

Respectfully Submitted,

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

RMC 3.09 Redline

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 3.09.030 AND 3.09.040 OF CHAPTER 3.09 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING

RETIREE MEDICAL INSURANCE OPTIONAL BENEFIT

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 3.09.010 of Chapter 3.09 of Title 3 of the Roseville Municipal Code currently and will continue to read as follows:

3.09.010 Retiree medical insurance.

The city offers retiree medical insurance to former city employees through its contract with the California Public Employees Retirement System ("CalPERS"). Retiree medical insurance benefits are governed by the Public Employment Medical and Hospital Care Act ("PEMHCA") (California Government Code Section 22750). Under the PEMHCA, the city contributes a set amount towards retiree medical insurance premiums on a monthly basis. The amount of the city's contribution is the statutory minimum as prescribed by PEMHCA (PEMHCA minimum). Pursuant to Memoranda of Understanding ("MOUs") with various bargaining units, including the Management and Confidential Terms, Conditions and Understanding resolution, the city makes additional contributions to some retirees.

SECTION 2. Section 3.09.020 of Chapter 3.09 of Title 3 of the Roseville Municipal Code currently and will continue to read as follows:

3.09.020 Categories of current and former employees (current retirees) who qualify for the optional benefit.

Current and former city employees eligible for Tier 1 or Tier 2 retiree medical contributions (as defined in the applicable MOU under which they retired) will be permitted to waive participation in the retiree medical benefit described in their applicable MOU and opt in to the benefit described in Section 3.09.030 effective the 2017 Plan Year. Current and former city employees who do not exercise this option will remain eligible for and/or continue to receive their Tier 1 or Tier 2 city contribution, as defined by their applicable MOU.

A. Current Retirees. Generally, members who: (1) have retired from the city on or before December 31, 2015; (2) are currently eligible to receive city retiree medical benefits through the PEMHCA; and (3) qualify for either Tier 1 or Tier 2 retiree medical benefits under their applicable MOU, will be permitted to elect the benefit described in Section 3.09.030 instead of their MOU-defined city contribution. This election must occur prior to or during the open enrollment period for the 2017 Plan Year.

B. Current City Employees/Future Retirees. Current city employees who retire from the city after December 31, 2015, who: (1) qualify to receive PEMHCA medical benefits from the city; and (2) qualify as either Tier 1 or Tier 2 retiree medical benefits under their applicable MOU, will be permitted to elect the benefits described in Section 3.09.030 instead of the

applicable MOU-defined city contribution upon retirement. Members must elect to be subject to these benefits prior to the city's first retiree medical payment.

Those opting to receive benefits under Section 3.09.030 will be required to sign an Irrevocable Election Agreement waiving all rights to their former Tier 1 or Tier 2 city contribution and shall no longer be subject to any future changes to their MOU regarding Tier 1 or Tier 2 contributions. Current and former city employees who elect not to receive benefits under Section 3.09.030 will remain eligible for retiree medical benefits pursuant to state law and their applicable MOU. It is not the intent of this chapter to alter any local, state, and federal tax laws and any individual deciding whether to opt to receive benefits under this chapter is encouraged to consult with their tax advisor.

SECTION 3. Section 3.09.030 of Chapter 3.09 of Title 3 of the Roseville Municipal Code is hereby amended to read as follows:

3.09.030 Optional retiree medical benefit.

Effective January 1, 2017, current or former employees described in Section 3.09.020, who sign an Irrevocable Election Agreement electing to receive benefits under this section, will receive a monthly reimbursement by the city for retiree medical insurance premiums.

~~as~~As described below, the city will reimburse a retiree for health care premiums paid to CalPERS, minus the PEMHCA minimum contribution amount. The PEMHCA minimum contribution is paid by the city directly to CalPERS on the retiree's behalf. The city does not make any payments on behalf of the retirees or reimbursements directly to retirees to cover any

premiums or costs associated with Medicare. Retirees are solely responsible for making any and all necessary payments required for and paid directly to Medicare and the Social Security Administration.~~.~~

A. Tier 1. Effective Plan Year 2017, retirees who qualify as Tier 1 pursuant to the applicable MOU will receive a city reimbursement for an amount up to $1,296.00 per month for retiree medical insurance premiums less the PEMHCA minimum~~ and any Medicare supplement~~. If the retiree medical insurance premium is less than $1,296.00 per month, the retiree will only be reimbursed the amount of the actual premium less the PEMHCA minimum~~ and any Medicare supplement~~.

For example, in 2017 the city's reimbursement amount is an amount up to $1,296.00 per month. If the retiree's medical benefit insurance premium is $800.00 per month, the city's reimbursement will be $800.00 per month less the PEMHCA minimum~~ and any Medicare supplement~~.

B. Tier 2. Effective Plan Year 2017, current or former employees who qualify as Tier 2 pursuant to the applicable MOU will receive a city reimbursement for a proportionate amount up to $1,296.00 per month less the PEMHCA minimum ~~and any Medicare supplement~~ for retiree medical insurance premiums. The proportionate amount of reimbursement is based on total years of credited service as defined in the following chart. If the retiree medical insurance premium is less than the amount the retiree is eligible to receive, the retiree will only be reimbursed the amount of the actual premium less the PEMHCA minimum~~ and any Medicare supplement~~.

CITY TIER 2 VESTING SCHEDULE

Total Credited Years of Service	% of City Contribution
10	50%
11	55%
12	60%
13	65%
14	70%
15	75%
16	80%
17	85%
18	90%
19	95%
20+	100%

For example, in 2017, the city's maximum reimbursement amount is $1,296.00 per month. A retiree with 10 years of credited service is eligible to receive a reimbursement amount of up to $648.00 per month (50 percent of $1,296.00) less the PEMHCA minimum ~~and any Medicare supplement~~. A retiree with 15 years of credited service is eligible to receive a reimbursement amount of up to $972.00 per month (75 percent of $1,296.00) less the PEMHCA minimum ~~and any Medicare supplement~~. If the retiree, with 15 years of credited service, has a medical benefit insurance premium of $800.00 per month, the city's reimbursement will be $800.00 per month less the PEMHCA minimum ~~and any Medicare supplement~~.

For those opting to receive benefits under this section and effective January 1, 2018 and each subsequent January, the amount of the city's reimbursement will increase by two percent, rounded to the nearest dollar (for example, on January 1, 2018, the Tier 2 retiree with 10 years of service will qualify for a reimbursement of up to $661.00 less the PEMHCA minimum ~~and any Medicare supplement~~). Retirees are not eligible to receive any amount in excess of the actual retiree medical insurance premium. To receive and remain eligible for the city reimbursement, the retiree must be enrolled in a CalPERS health plan and subject to PEMHCA at all times.

SECTION 4. Section 3.09.040 of Chapter 3.09 of Title 3 of the Roseville Municipal Code is hereby amended to read as follows:

3.09.040 Notice of amendment.

For any individual who has submitted a completed Irrevocable Election Agreement pursuant to Section 3.09.020, the city shall provide such individual with a minimum of 60 calendar days advance written notice of any proposed amendment to this chapter. Such notice shall be sent by U.S. mail to the most recent known address of the individual on file with the city's department of human resources. The notice shall contain a summary of the proposed changes to this chapter. Amendment or repeal of this chapter by the city council shall be exercised by an affirmative vote of at least four-fifths of the membership of the city council.

SECTION 5. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____

MAYOR

ATTEST:

_____

City Clerk

COUNCIL COMMUNICATION

CC #: 2235
File #: 0214

Title:	Commercial Corridor Plans Workshop
Contact:	Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 9.1.

RECOMMENDATION TO COUNCIL

The Planning Division is recommending City Council hear an informational presentation on the Commercial Corridor Plans project, and provide a forum for community input on and discussion of the project and the preliminary draft Specific Plans. No formal action is required or requested.

BACKGROUND

The City adopted a revitalization strategy in 1999 to support improvements to the Historic Old Town, Vernon Street, and other aging areas of the city. This effort resulted in the adoption of the Riverside Gateway Specific Plan in 2006 and the Downtown Specific Plan in 2009. The intent of this investment was to return these areas, which to this day still serve as the center and core of the fabric of the City, to their former prominence. These efforts stimulated reinvestment in these areas, with improved streetscapes, as well as the development of new businesses and housing.

City Council identified further corridor planning and reinvestment as a Council priority, and in 2019 authorized staff to submit a grant application pursuant to Senate Bill 2 for this work. Senate Bill 2 established a permanent source of funding for planning activities that can demonstrate a connection to housing production. In the grant application brought to City Council, staff identified Atlantic Street, Douglas and Harding Boulevards, and Douglas and Sunrise Boulevards as key areas which are connected to each other, to the City's downtown, to the Downtown and Riverside Gateway plans, and to vital transportation hubs. Staff proposed to develop separate but related Specific Plans for each of the corridor areas, with the purpose of streamlining and incentivizing redevelopment.

City Council's decision to consider planning activities in these areas was also influenced by several controversial infill projects, including the proposed Dutch Bros coffee kiosk at 1017 Douglas Boulevard and the Old Town Lofts at 241 Nevada Avenue. The Dutch Bros project was denied and the Old Town Lofts project was approved, but a message heard from the community was a concern about sites developing one-by-one without a cohesive plan for the overall area. The proposed Commercial Corridor Plans project is an opportunity to develop these cohesive policies, design guidelines, and plans for each area.

Preliminary Draft Specific Plans

Based on feedback from the community received during outreach conducted over the last year (see the Public Outreach and Next Steps section of this staff report), work from supporting

technical consultants, and internal review and discussion involving all affected City Departments and Divisions, staff has spent the last year developing the land use maps, permitted use tables, streetscape options, and text of the proposed Specific Plans. The preliminary drafts of the three plans were published on July 14, 2022 and are:

- Atlantic Street Corridor Specific Plan
- Douglas-Harding Corridor Specific Plan
- Douglas-Sunrise Corridor Specific Plan

The preliminary draft plans include the following chapters and content:
Chapter 2, Setting and Context – This chapter describes the history of the planning area, major factors that have influenced the design of the Specific Plan, the existing land uses and development patterns, and the existing design and character of the planning area.

Chapter 3, Land Use – This chapter focuses on the existing and proposed land use plan for the area, with an emphasis on the land use goals and overall vision for the area, and a description of the land use designations being used in the Specific Plan. The chapter includes land use maps and a permitted use table.

Chapter 4, Circulation – This chapter describes the pedestrian, bicycle, and vehicular pathways within the planning area, defines the vision and goals to support circulation and connectivity in the planning area, and identifies the broader circulation plan and more specific frontage and roadway characteristics for the planning area. The chapter includes existing conditions, constraints, and opportunities maps, and streetscape options.

Chapter 5, Utilities and Infrastructure – This chapter describes the existing utilities and infrastructure which support the planning area, describes the goals to support the existing and proposed systems, and describes the plan to enhance and improve utilities and infrastructure to support the Specific Plan.

Chapter 6, Design Guidelines – This chapter describes the development regulations which will apply to residential and non-residential projects, available incentives to promote reinvestment, and frontage development standards.

Chapter 7, Implementation – This chapter describes how the Specific Plan will be applied to future development and uses within the planning area, including descriptions of the types of entitlements needed for development proposals, and the processes and procedures for revising or amending the Specific Plan.

Key maps, tables, and figures have been included in the preliminary draft Specific Plans, but the drafts are referred to as “preliminary” because additional supporting graphics, imagery, and tables are planned to be included in the next draft of each plan.

Proposed Key Features and Changes

- Multifamily residential uses permitted in commercial zones, instead of requiring a Conditional Use Permit.
- Land use changes to make land use consistent with existing zone districts.
- Replacement of Planned Development zone districts with a standard City zone district.

- On a few properties in each corridor, changing both the zone district and land use designation.

- Streetscape options to consider as part of future public improvement projects (crosswalks, medians, etc).

- Frontage design guidelines to apply to development and redevelopment, requiring improvements to sidewalks, landscaping, etc.

- Tailored design guidelines for multifamily developments, based on feedback from the community.

Consistent with other Specific Plans in the City, staff proposes to apply the Special Area (SA) overlay zone district to all properties within each Specific Plan. The overlay zone allows the application of the area-specific standards proposed within each Specific Plan, to modify or supplement the Zoning Ordinance and Community Design Guidelines.

Housing

Along with streetscape improvements and commercial reinvestment and redevelopment, the facilitation of housing – particularly in commercial areas – is a goal of the project. The areas where the City is anticipating housing are underused commercial parking lots, long-vacant commercial buildings, and the few vacant or underused properties. Infrastructure studies for the corridor plans have assumed a total of 50 units could be developed in the Atlantic Street corridor, 200 units could be developed in the Douglas-Harding corridor, and 600 units could be developed in the Douglas-Sunrise corridor. In the original grant application the City anticipated up to 400 units, with up to 50 in the Atlantic Street corridor, 250 in the Douglas-Harding corridor, and 100 in the Douglas-Sunrise corridor. However, the property owner of 201 North Sunrise approached the City interested in the potential to develop a large, market-rate, multifamily project so the anticipated units in the Douglas-Harding corridor was decreased to 200 and the anticipated units were increased to 600 in the Douglas-Sunrise corridor.

Supporting technical studies for the Specific Plans have assumed these units would be located on vacant or commercial properties in the Atlantic Street Plan area, located on South Harding or Harding Boulevard in the Douglas-Harding Plan Area, and on Sunrise Boulevard north of Douglas Boulevard in the Douglas-Sunrise Plan Area. General areas had to be selected for the purpose of pipe system evaluations, but the *Specific Plans do not identify any specific sites as the sites where these housing units will or must be built*. For commercial property where multifamily housing would be a permitted use, whether housing, commercial uses, or mixed uses are developed would be determined by the property owner and by market conditions.

Staff has also proposed the City's policy requiring 10% of all new units be affordable not apply on a project-by-project basis. The Specific Plans identify the total number of affordable units needed for all three Specific Plans (up to 85 units, based on up to 850 units of capacity), which would allow the City's policy to be satisfied by one affordable project, instead of requiring every project to include a few affordable housing units.

PUBLIC OUTREACH AND NEXT STEPS

May 2021: The community outreach effort for this project was carefully developed and began in earnest in May 2021, when the City distributed notice of the first open house for the project via mail, e-mail, the City's website, the Sacramento Business Journal, and the City's social media. Over 9,000 postcards with bright designs and graphics were mailed to everyone within the proposed project boundaries and to those within a half-mile walking distance. E-mail notices were sent to over 47,000 recipients on the City's existing e-mail lists. In the first week over 800 people visited the project website, and hundreds signed up on the project e-mail list.

June 2021: The open house was well-attended and intended to outline the City's objectives for

the project and seek early stakeholder input to further refine the scope of the project. The open house included live polling, a question and answer session, and a community values exercise to help develop a draft vision statement for each Plan Area. A recording of the open house is available for viewing here. Following the initial open house, a walking tour was launched to engage residents and community members about what they would like to see improved or added to revitalize the three targeted corridors. The tour was open from June 10 – 25, and could be taken virtually using images from key spots in the corridors, or by physically going to the key locations. Staff posted lawn signs and flyers at the locations with a QR code, which could be scanned by your phone to access the survey. The survey yielded a total of 648 community responses. A summary of the virtual tour can be found here.

December 2021: Based on feedback from the community, the next several months were spent developing materials for the project. On December 14, 2021 draft land use maps, zoning maps, and permitted use tables were posted to the project website for public review, with responses requested by January 12, 2022. Notice of these materials was sent to the project e-mail list and was posted to the project website.

February 2022: A virtual workshop was held on February 10, 2022. The workshop was advertised through an e-mail to the project mailing list two weeks before and one week before the workshop, was posted to the project website, was advertised on the City's social media (Twitter, Facebook, and NextDoor), and was published in the Roseville Press Tribune. Flyers were also handed out at businesses within the corridors. The first half of the workshop focused on the proposed land use plan, and included a question and answer session that focused heavily on housing. The second half of the workshop focused on streetscapes, and included live polling to get feedback on improvement priorities and public art programs, as well as a question and answer session. The workshop was well attended and included robust community discussion. A recording of the virtual workshop is available for viewing here.

April 2022: A community design guidelines survey was launched on April 25, 2022 and was open through May 8, 2022. The survey included design imagery and asked respondents what general building design styles were appropriate for each corridor. The survey also included a streetscape improvements question asking respondents to prioritize improvements based on cost. The survey had about 300 respondents and was advertised through the project e-mail list and project website. A letter was then sent to property owners in April informing them of proposed changes to land use and zoning. The letters were specific to individual property owners, with the Assessor's Parcel Number identified and an explanation of the proposed changes provided. The letter also encouraged property owners to call, e-mail, or write us with any comments or questions, and emphasized that we were still early in the process, and nothing was finalized. A second copy of the letter was sent in May to all property owners who had not responded to the first letter. A third and final copy of this letter will be sent in August. The purpose of these letters was to ensure the owners of every property affected by zoning or land use changes received property-specific notice of the proposal, and multiple copies help ensure the letter is not simply overlooked or missed.

June 2022: In June a letter was sent out to every property owner and resident in the Plan Areas describing the proposal to use the Special Area overlay zone for the Specific Plans. We were contacted by some residents indicating that their neighbors had received the letter but they had not. We investigated these concerns and found an area where the parcel data led to some mailing address errors. These errors were corrected.

June/July 2022: City staff subsequently attended two community-led meetings to discuss the project and answer questions. The first meeting was held on June 30, 2022 by Support Our Local Area – Roseville (SOLA-R) from 7 p.m. to 9:30 p.m., and the second was held on July 7, 2022 as part of the Historic Sierra Vista Neighborhood Association regular meeting. Planning staff also staffed a booth at Downtown Tuesday Nights on June 28, 2022 and advertised materials about the project as well as general planning issues. Over 30 people spoke with staff over the

course of the evening.
Notice of the release of the preliminary draft Specific Plans, the Planning Commission workshop on July 28, 2022 and this City Council workshop was provided in a postcard to every property owner and resident in the Plan Areas. The postcard notice was mailed on July 12, 2022 and the preliminary draft Specific Plans were published on July 14, 2022, with a request to provide feedback by August 11, 2022. Notice was also publicized on the project website, through the project e-mail list, and on the City's social media (Twitter, Facebook, and NextDoor).
In addition to all of the broad public outreach, through website updates, public meetings, open houses, and other group events and contexts, the project team has emphasized person-to-person communication. The staff team provides detailed and specific responses to the e-mails received in the project inbox at www.roseville.ca.us/corridorplans. Where an individual provides a phone number, our staff respond to the e-mail with a phone call. The letters we mailed also generated many phone calls from individuals wanting to better understand how the project might affect their property or their neighborhood. Engaging in conversation, not just communication, has been an ongoing goal of the project team.
The next steps include incorporating changes into the draft Specific Plans in preparation for the following tentative timelines:

- September – Publish revised Draft Specific Plans
- October – Planning Commission hearings
- November – City Council hearings

FISCAL IMPACT

No formal action is requested by City Council; therefore, this workshop does not negatively impact the City's General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. An informational presentation about the Commercial Corridor Plans Workshop meets the above criteria and is not subject to CEQA. No additional environmental review is required.

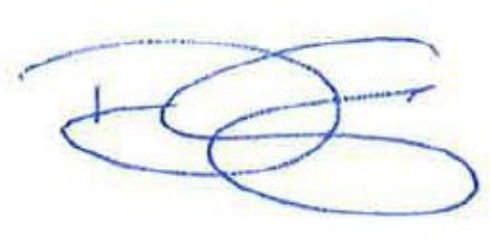
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth
The purpose of the Commercial Corridor Plans project is to ensure well-planned infrastructure and growth, by establishing cohesive design standards, correcting land use discrepancies, and establishing long-term vision, goals, and policies for the planning areas.

Respectfully Submitted,

Lauren Hocker, Senior Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - Web Links to Corridor Specific Plans

Corridor Specific Plan Web Links

(click on links to be directed to each specific plan)

Atlantic Street Specific Plan - https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Commercial%20Corridors/Atlantic%20Street%20SP%20-%20Preliminary%20Draft.pdf

Douglas / Harding Specific Plan - https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Commercial%20Corridors/Douglas-Harding%20SP_Preliminary%20Draft.pdf

Douglas / Sunrise Specific Plan - https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Commercial%20Corridors/Douglas-Sunrise%20SP_Preliminary%20Draft.pdf

COUNCIL COMMUNICATION

CC #: 2241
File #: 0704

Title: Parks, Recreation & Libraries Strategic Master Plan
Contact: Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 9.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council adopt a resolution to adopt the Parks, Recreation & Libraries Strategic Master Plan.

BACKGROUND

In July 2021, the Department began a year-long effort to develop a comprehensive strategic master plan that will help guide the Department over the next ten years. The effort started with multiple public outreach efforts, including public workshops, focus group interviews, interviews with the Parks & Recreation Commission, Library Board, Senior Commission and City Council, a statistically valid survey and an online survey. Additional workshops included progress updates on the plan.
The Strategic Master Plan (Future PRL) is now complete. The plan includes:
• EXECUTIVE SUMMARY
• MARKET ANALYSIS
• COMMUNITY ENGAGEMENT
• PARK AND FACILITY ASSESSMENT
• SPORTS TOURISM STRATEGY
• PROGRAM AND ORGANIZATIONAL REVIEW
• FINANCIAL ANALYSIS
• STRATEGIC ACTION PLAN

Strategic Recommendations include:

PARKS, TRAILS AND OPEN SPACE
GOAL
Provide parks, trails and open spaces that are designed to address the diversity of needs within Roseville, to be the leader in creating memorable public spaces and to maintain these spaces in a safe, clean, and attractive manner.
OBJECTIVES
• Continue to maintain safe, clean, and attractive parks
• Design and develop new parks and update older parks to elevate their value and encourage

positive use
• Work with City partners to create a more connected trail system and promote trail use to support community health and wellness
• Develop natural trails in open space areas to better facilitate exploration of these areas
• Update master plans and work to identify funding sources for future development of large sites, including Pistachio Regional Park and Al Johnson Wildlife Area
• Conduct regular park assessments to ensure high quality and elevate all parks on a five-year basis for prioritizing capital investment needs
• Develop a strategy with local and regional partners to mitigate homeless impacts to parks and open spaces

RECREATION FACILITIES

GOAL

Provide public facilities that are designed to address the diverse needs of the community and maintain these in a safe, clean, and attractive manner.

OBJECTIVES

• Create a feasibility study for a large community & aquatic center in West Roseville to serve the growing community
• Invest in multifunctional sports complexes that can be shared by the community and the various user groups
• Develop additional special use recreational amenities to include pickleball courts, a mountain bike course, and skate parks
• Develop a sports tourism strategy, feasibility study and operational plan for the new Regional Sports Complex and for future recreational complexes
• Identify cost recovery expectations for all recreation facilities and develop individual business plans to meet expectations
• Reinvest in existing facilities, including Adventure Clubs
• Utilize new GIS participant mapping tools to identify the community usage patterns of each facility
• Enhance aging golf course facilities and develop an improvement plan for each golf course

RECREATION PROGRAMS

GOAL

Develop and expand programs considering new pricing strategies, expanding partnership opportunities, and reinventing certain programs for long term viability that reflect market trends and needs.

OBJECTIVES

• Develop/expand programming in the following areas: Fitness and wellness classes; Cooking classes; Free/low-cost community events; Art, dance performing arts; Education classes.
• Outdoor trips (single day); Older adult resources/support; Volunteer programs
• Consider establishing dynamic pricing strategies (primetime/non-prime time and weekday/weekend) for reservations, rental of spaces, programs, and events
• Establish written partnership agreements with performance measures to ensure accountability
• Seek annual feedback from the community regarding quality of programs and unmet needs every 2-3 years
• Evaluate the business structure of Youth Development Programs and consider changes to the operational model, evaluating cost recovery expectations, future expansion viability and facilities repair and replacement

OPERATIONS AND STAFFING

GOAL

Develop systems and strategies that improve efficiencies and effectiveness, culture, and branding, both internally and externally.

OBJECTIVES

• Develop performance indicators to demonstrate desired outcomes applying to all areas of the Department
• Update or create partnership, pricing, and earned income policies to build upon the business mindset in the organization
• Increase brand awareness to better promote the Department's key focuses and build greater appreciation of parks, recreation, and library resources
• Provide ongoing and increased opportunities to enhance staff's personal and professional growth, provide a better understanding of department management practices, and facilitate a positive work culture
• Develop and implement a comprehensive succession plan and strategies to recruit and retain staff
• Continue to evaluate the department's organizational structure, including:
o identifying new positions needed
o striking an effective balance of full-time, part-time, and seasonal staff
o growing the use of volunteers
• Seek and implement efficiencies in the department's HR, IT, and Finance roles

FINANCE

GOAL

Remain fiscally responsible in a changing world through effective use of financial data, partnerships, equity, and positive stewardship of taxpayer dollars.

OBJECTIVES

• Find additional funding sources to support the entire park system
• Ensure that partnerships are equitable, provide value to the department, and benefit taxpayers
• Quantify and communicate the economic value of PRL
• Ensure that operational dollars follow new capital improvements so as not to impact the rest of the system in a negative manner
• Appropriately invest in the existing system to ensure older parks/facilities are valued the same as new

MAIDU MUSEUM & HISTORIC SITE

GOAL

Preserve and share the cultural heritage of the Maidu through exhibits, education, and cultural experiences.

OBJECTIVES

• Develop new revenue and funding sources
• Cultivate relationships with outside organizations, with an emphasis on Native American tribal organizations
• Create an Interpretive Plan for the Maidu Museum to include a more accurate and inclusive educational experience for visitors
• Increase public awareness and attendance at the Maidu Museum & Historic Site, both through marketing and the development of new programs/exhibits
• Continue to develop and grow the volunteer program to support school tours and museum programming

LIBRARIES & CULTURE

GOAL

Provide equitable access to resources and programs that support lifelong learning and literacy for

Roseville and ensure that services are strengthened through increased and alternative funding, new partnerships and services, and establishing new cultural arts opportunities throughout the City.

OBJECTIVES

- Develop and grow funding sources and seek community partnerships
- Develop a staffing model that meets the needs and service expectations of the growing community
- Increase overall services and programming to meet community demand, including services outside of library facilities
- Renovate and modernize all three library facilities to provide increased access, improve security, and make better use of existing space
- Maintain and upgrade technology infrastructure to improve access to services, both in library facilities and remotely
- Improve community awareness of library services through targeted marketing campaigns
- Create feasibility studies and develop business plans for new facilities, including the Historic Fiddyment House in Pistachio Regional Park, a cultural arts center to serve the community, and a new library facility in west Roseville

Parks & Recreation Commission

The Parks & Recreation Commission reviewed and approved the strategic master plan at the August 1, 2022 meeting.

FISCAL IMPACT

Funding for this project was approved in the FY2021-22 budget. Implementation of the plan will occur over the next ten years, with funding requested and included in future budgets as needed.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The approval of the Parks, Recreation & Libraries Strategic Master Plan meets the above criteria and is not subject to CEQA. No additional environmental review is required.

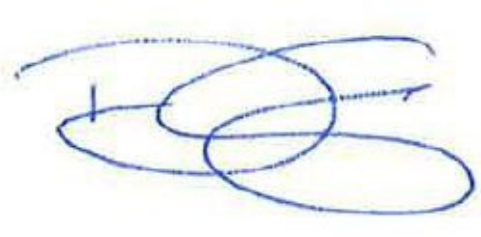
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal B - Support community engagement and advocacy
Goal C - Maintain a safe and healthy community
Goal D - Enhance economic vitality
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Tara Gee, Park Planning & Development Superintendent

Jill Geller, Parks, Recreation & Libraries Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-309

PRL Strategic Master Plan

RESOLUTION NO. 22-309

ADOPTING THE CITY OF ROSEVILLE PARKS, RECREATION & LIBRARIES STRATEGIC MASTER PLAN

WHEREAS, in July 2021 the Parks, Recreation & Libraries Department began a year-long effort to develop a comprehensive strategic master plan that will help guide the Department over the next ten years; and

WHEREAS, the effort included multiple public outreach efforts, including public workshops, focus group interviews, interviews with the Parks & Recreation Commission, Library Board, Senior Commission and City Council, a statistically valid survey and an online survey; and

WHEREAS, the Parks & Recreation Commission reviewed and approved the proposed Strategic Master Plan at the August 1, 2022 meeting; and

WHEREAS, the City of Roseville Parks, Recreation & Libraries Strategic Master Plan has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Strategic Master Plan is hereby adopted.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

PARKS, RECREATION & LIBRARIES

JULY 2022

Strategic Master Plan

FuturePRL

Striving for excellence in Parks, Recreation & Libraries

ACKNOWLEDGEMENTS

City of Roseville City Council
Mayor Krista Bernasconi
Vice Mayor Bruce Houdesheldt
Scott Alvord
Tracy Mendonsa
Pauline Roccucci

Parks and Recreation Commission
Regina Souchek
Sandra Pollack-Cushing
Nick Alexander
Matthew Bridge
Mike Esparza
Andraé Randolph
Roy Stearns
Tanvi Panchal

Library Board
Laxmi RaoEileen Speaker
Kayla Scott
Maria Fisk
Danielle Roe
Amre Abumarkieh

FuturePRL Staff Committee
Jill Geller, Director
Tara Gee, Park Planning & Development Superintendent
Jeff Nereson, Parks, Recreation & Libraries Manager
Natasha Martin, Parks, Recreation & Libraries Manager
Rob Nakamura, Parks, Recreation & Libraries Superintendent

PRL Leadership Team
Jill Geller, Director
Natasha Martin, Parks, Recreation & Libraries Manager
Jeff Nereson, Parks, Recreation & Libraries Manager
Julie Sparkes, Parks, Recreation & Libraries Manager
Pam Allen, PRL Public Information Officer
Brian Castelluccio, Parks, Recreation & Libraries Superintendent
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EXECUTIVE SUMMARY

The City of Roseville Parks, Recreation & Libraries (PRL) is an organization committed to high quality parks, recreation facilities, programs, events and an exceptional library system. Roseville is a recognized national leader in park and recreation development and management practices. The city has had strong leadership in place to guide the parks, recreation, and library system for the last 50 years through their focus on developing a full-service city that is the leading city in the Sacramento area in California. PRL determined there was a need for a system Strategic Master Plan to guide the Department for the next ten years to service the recreation, park and library needs of all its citizens to continue to make Roseville the city of choice to live, work and play.

PURPOSE OF A STRATEGIC MASTER PLAN

The Strategic Master Plan will serve as a road map to guide PRL towards accomplishing its vision and mission, and will provide recommendations to facilitate the successful operation, maintenance and development of Roseville's parks, open space, amenities, facilities, programs, libraries, museum and services.

BRAND FOR THE STRATEGIC MASTER PLAN

FuturePRL

Striving for excellence in Parks, Recreation & Libraries

DEPARTMENT HIGHLIGHTS

- Manages nearly 4,000 acres of open space
- Provides THOUSANDS of programs and events each year
- The Department plays a key role in the City's economic vitality
- Neighborhood parks are the backbone of the system, since 60% of developed park spaces are neighborhood parks
- The trails are highly used and desired
- The Department has had strong leadership in place for the last 50 years to guide the system
- The Department has many signature parks and facilities that allow for a wide variety of users and needs while providing exceptional experiences
- The library system is well used, and people want to see it continue to grow

STRATEGIC MASTER PLAN INITIATIVES

Figure 1 - Strategic Master Plan Initiatives

STRATEGIC INITIATIVE OUTCOMES

HEALTHY AND LIVABLE COMMUNITY

Roseville is a great place to live and is a more livable and healthy community because of our people, parkland, programs, and facilities.

RECREATION OPPORTUNITIES

Residents and visitors of all ages benefit from a variety of recreation opportunities in our parks, facilities, and programs.

PARKS AND FACILITIES

Roseville's developed parks, recreation facilities and amenities contribute to the overall quality of life through a variety of recreational opportunities, and they are well utilized and valued assets by the community because they are safe, clean, and attractive through effective maintenance management practices.

OPEN SPACE AND NATURAL RESOURCES

Roseville's open space areas, undeveloped parklands and other natural resources are preserved and protected through responsible stewardship and sustainable maintenance and management practices.

LIBRARIES AND CULTURE

Our libraries, museum and cultural arts programs and facilities enrich lives by fostering lifelong learning, celebrating our history, and by ensuring that our community has access to a vast array of ideas and information.

COMMUNITY ENGAGEMENT

Residents are involved in decisions affecting the planning of parks and facilities and the operations of PRL, and are well informed about its parks, programs, and facilities through marketing, promotion and public information efforts.

PLANNING AND DEVELOPMENT

Roseville plans and develops parks, facilities, and trails in response to the needs and priorities of our residents and reinvests in existing park system infrastructure to make sure it is safe, attractive, accessible, and well utilized.

HIGH PERFORMING ORGANIZATION

PRL is a great place to work because of our commitment to continuous improvement and we develop our people with knowledge and skills to accomplish our vision and mission.

FISCAL RESPONSIBILITY

PRL is managed and operated in a cost effective and efficient manner that provides residents and customers a good value from general fund tax support, development impact fees, assessments, user fees and other revenue.

VISION, MISSION, VALUES & CORE COMPETENCIES

Vision: To be the leader in creating a healthy community through progressive, sustainable, and memorable experiences.

Mission: To enhance lives and the community by providing exceptional experiences.

Values: Diversity & Inclusion – Excellence – Fun & Celebration – Innovation – Integrity – Learning – Teamwork – Respect – Safety – Sustainability

Core Competencies: Focus on people – Build trust – Ensure accountability – Communicate effectively – Collaborate inclusively – Make quality decisions – Be adaptable and agile

STRATEGIC PRIORITIES

PARKS AND RECREATION

1. Develop a signature sports complex
2. Develop a new community center/aquatic/library complex in West Roseville
3. Update older parks and facilities in the system
4. Develop a connected trail system throughout the city
5. Open up nature areas for nature trails access
6. Build sustainable funding options to support the system

LIBRARIES AND CULTURE

1. Develop sustainable funding strategies
2. Build staff capacity to fulfill operational needs and community service expectations
3. Enhance and expand programs and services to meet changing community trends
4. Maintain, upgrade and reimagine spaces and facilities to meet changing service and operational needs

5. Formulate a technology plan that provides an up-to-date environment
6. Increase community engagement

STRATEGIC RECOMMENDATIONS

PARKS, TRAILS AND OPEN SPACE

GOAL

Provide parks, trails and open spaces that are designed to address the diversity of needs within Roseville, to be the leader in creating memorable public spaces and to maintain these spaces in a safe, clean, and attractive manner.

OBJECTIVES

- Continue to maintain safe, clean, and attractive parks
- Design and develop new parks and update older parks to elevate their value and encourage positive use
- Work with City partners to create a more connected trail system and promote trail use to support community health and wellness
- Develop natural trails in open space areas to better facilitate exploration of these areas
- Update master plans and work to identify funding sources for future development of large sites, including Pistachio Regional Park and Al Johnson Wildlife Area
- Conduct regular park assessments to ensure high quality and elevate all parks on a five-year basis for prioritizing capital investment needs
- Develop a strategy with local and regional partners to mitigate homeless impacts to parks and open spaces

RECREATION FACILITIES

GOAL

Provide public facilities that are designed to address the diverse needs of the community and maintain these in a safe, clean, and attractive manner.

OBJECTIVES

- Create a feasibility study for a large community and aquatic center in West Roseville to serve the growing community
- Invest in multifunctional sports complexes that can be shared by the community and the various user groups
- Develop additional special use recreational amenities to include pickleball courts, a mountain bike course, and skate parks
- Develop a sports tourism strategy, feasibility study and operational plan for the new regional sports complex and for future recreational complexes
- Identify cost recovery expectations for all recreation facilities and develop individual business plans to meet expectations
- Reinvest in existing facilities, including Adventure Clubs
- Utilize GIS participant mapping tools to identify the community usage patterns of each facility
- Enhance aging golf course facilities and develop an improvement plan for each golf course

RECREATION PROGRAMS

GOAL

Develop and expand programs considering new pricing strategies, expanding partnership opportunities, and reinventing certain programs for long term viability that reflect market trends and needs.

OBJECTIVES

- Develop/expand programming in the following areas: Fitness and wellness classes; Cooking classes; Free/low-cost community events; Art, dance performing arts; Education classes; Outdoor trips (single day); Older adult resources/support; Volunteer programs
- Consider establishing dynamic pricing strategies (primetime/non-prime time and weekday/weekend) for reservations, rental of spaces, programs, and events
- Establish written partnership agreements with performance measures to ensure accountability
- Seek annual feedback from the community regarding quality of programs and unmet needs every 2-3 years
- Evaluate the business structure of Youth Development and consider changes to the operational model, evaluating cost recovery expectations, future expansion viability and facilities repair/replacement needs

OPERATIONS AND STAFFING

GOAL

Develop systems and strategies that improve efficiencies and effectiveness, culture, and branding, both internally and externally.

OBJECTIVES

- Develop performance indicators to demonstrate desired outcomes applying to all areas of the Department
- Update or create partnership, pricing, and earned income policies to build upon the business mindset in the organization
- Develop and implement a communications plan to increase brand awareness to better promote the Department's key focuses and build greater appreciation of parks, recreation, and library resources
- Provide ongoing and increased opportunities to enhance staff's personal and professional growth, provide a better understanding of department management practices, and facilitate a positive work culture
- Develop and implement a comprehensive succession plan and strategies to recruit and retain staff
- Continue to evaluate the department's organizational structure, including:
    - identifying new positions needed
    - striking an effective balance of full-time, part-time, and seasonal staff
    - growing the use of volunteers
- Seek and implement efficiencies in the department's HR, IT, and Finance roles

FINANCE

GOAL

Remain fiscally responsible in a changing world through effective use of financial data, partnerships, equity, and positive stewardship of taxpayer dollars.

OBJECTIVES

- Find additional funding sources to support the entire department
- Ensure that partnerships are equitable, provide value to the department, and benefit taxpayers
- Quantify and communicate the economic value of PRL
- Ensure that operational dollars follow new capital improvements so as not to impact the rest of the system in a negative manner
- Appropriately invest in the existing system to ensure older parks/facilities are valued the same as new

MAIDU MUSEUM & HISTORIC SITE

GOAL

Preserve and share the cultural heritage of the Maidu through exhibits, education, and cultural experiences.

OBJECTIVES

- Develop new revenue and funding sources
- Cultivate relationships with outside organizations, with an emphasis on Native American tribal organizations
- Create an interpretive plan for the Maidu Museum & Historic Site to include a more accurate and inclusive educational experience for visitors
- Increase public awareness and attendance at the Maidu Museum & Historic Site, both through marketing and the development of new programs/exhibits
- Continue to develop and grow the volunteer program to support school tours and museum programming

LIBRARIES & CULTURE

GOAL

Provide equitable access to resources and programs that support lifelong learning and literacy for Roseville and ensure that services are strengthened through increased and alternative funding, new partnerships and services, and establishing new cultural arts opportunities throughout the City.

OBJECTIVES

- Develop and grow funding sources and seek community partnerships
- Develop a staffing model that meets the needs and service expectations of the growing community
- Increase overall services and programming to meet community demand, including services outside of library facilities
- Renovate and modernize all three library facilities to provide increased access, improve security, and make better use of existing space
- Maintain and upgrade technology infrastructure to improve access to services, both in library facilities and remotely
- Improve community awareness of library services through targeted marketing campaigns

- Create feasibility studies and develop business plans for new facilities, including the Historic Fiddyment House in Pistachio Regional Park, a cultural arts center to serve the community, and a new library facility in west Roseville

CONCLUSION

The City of Roseville Parks, Recreation & Libraries aspires to provide world class services to the community while cultivating a world class organizational culture for its employees. To achieve the vision, mission and goals outlined in this Strategic Master Plan, both internal and external services need to be more data driven to support acting on values and elements in the plan. PRL will develop resiliency and sustainability through organizational-wide systems and processes that ensure consistent employee work practices and alignment across all service areas. Roseville residents can not only expect to receive exceptional service from PRL but will have the opportunity to be engaged in the decision-making process on what is developed in their parks, what facilities and amenities are created and how programs will activate the spaces created. The entire process is continuous, and the outcomes are measurable. So let the process begin!

CHAPTER ONE - MARKET ANALYSIS

A key component of the Parks, Recreation and Library Strategic Master Plan ("Plan") is a Demographic and Recreation Trends Analysis. This provides the City of Roseville's Parks, Recreation & Libraries Department ("PRL") insight into the general makeup of the population served and identifies market trends in recreation. It also helps quantify the market in and around the City of Roseville ("City") and provide a better understanding of the types of parks, facilities, and programs / services that are most appropriate to satisfy the needs of residents.

This analysis is two-fold – it aims to answer the who and the what. First, it assesses the demographic characteristics and population projections of City residents to help PRL understand who they serve. Secondly, recreational trends are examined on a national, regional, and local level to understand what the population served wants to do. Findings from this analysis establish a fundamental understanding that provide a basis for prioritizing the community need for parks, trails, facilities, and recreation programs.

1.1 DEMOGRAPHIC ANALYSIS

The Demographic Analysis describes the population within the city. This assessment is reflective of the City's total population and its key characteristics such as age segments, race, ethnicity, and income levels. It is important to note that future projections are based on historical patterns and unforeseen circumstances during or after the time of the analysis could have a significant bearing on the validity of the projected figures.

1.1.1 METHODOLOGY

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in December 2021 and reflects actual numbers as reported in the 2010 Census. ESRI then estimates the current population (2021) as well as a 5-year projection (2026). PROS utilized straight line linear regression to forecast demographic characteristics for 2031 and 2036.

1.1.2 CITY POPULACE

POPULATION

The City's population has experienced significant growth in recent years, increasing 24.2% from 2010 to 2021, or on average 2.2% per year. This is higher than the national annual growth rate of 0.81% (from 2010-2021). Similar to the population, the total number of households also experienced a slight increase of 23.3% over the 11 years, or on average 2.1% annually (national average = 0.80% annual growth).

Currently, the population is estimated at 146,875 individuals living within 55,634 households. Projecting ahead, the total population growth is expected to continue to increase at its current growth rate. By 2036, the City's population is projected at 189,687 residents (2% annual growth) living within 71,475 households (1.9% annual growth).

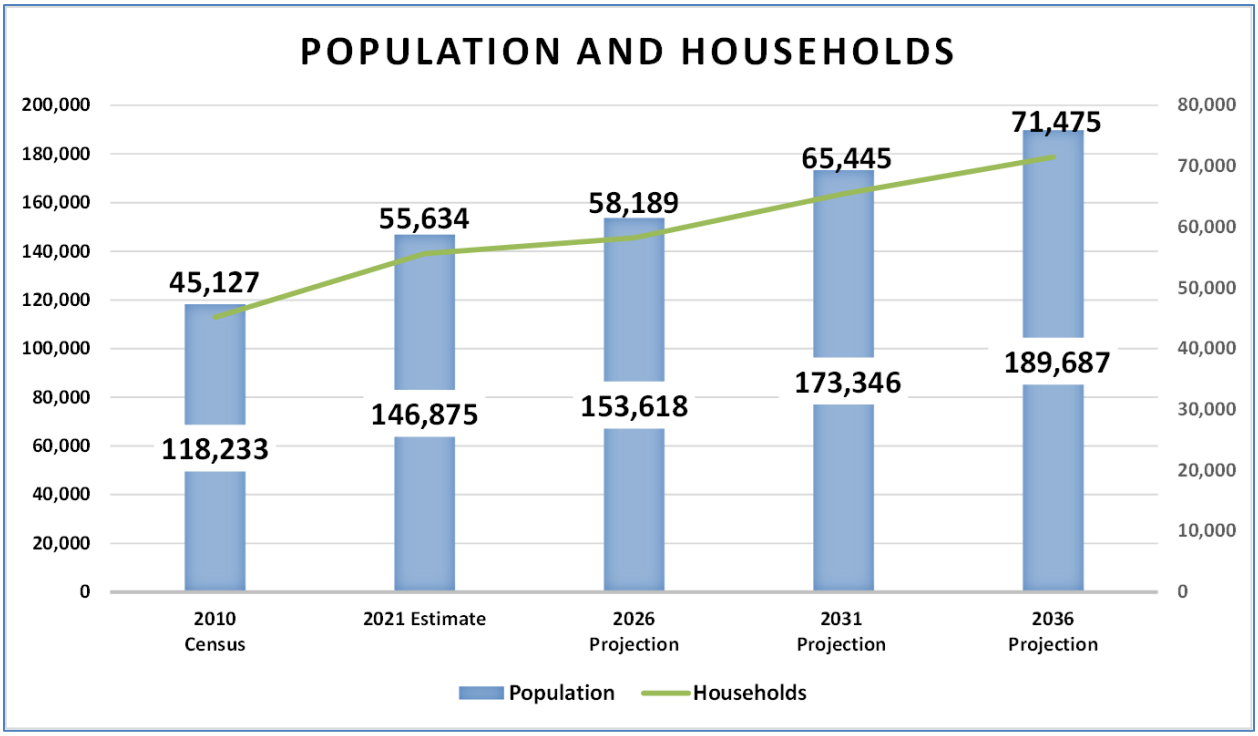


Figure 2 - City Population and Households

AGE SEGMENT

Evaluating the City's age segmentation, the population is balanced with the largest age group being that of the 35–54-year-old segment (27.3%). The population has a median age of 37.8 years old which is slightly younger than the U.S. median age of 38.5 years. The city will continue along an aging trend, with the 55-64, 65-74, and 75+ age segments expected to increase over the next 15 years. By 2036, the 55-64, 65-74, and 75+ segments are expected to represent 29.8% of the total population (a 3.9% increase over 2021) as other major age segments will remain relatively the same or experience a slight decrease.

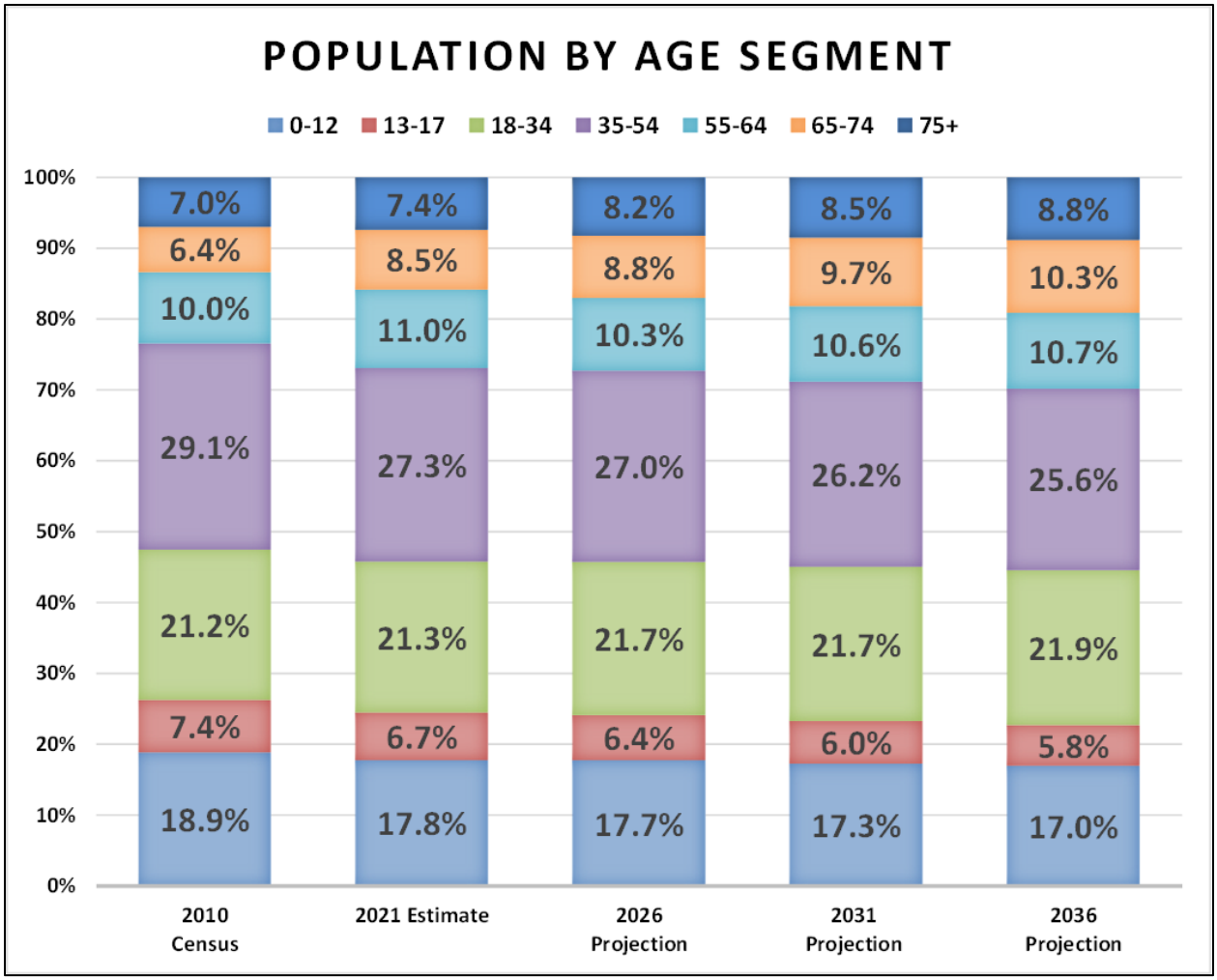


Figure 3 - Population by Age Segment

RACE AND ETHNICITY DEFINITIONS

The minimum categories for data on race and ethnicity for Federal statistics, program administrative reporting, and civil rights compliance reporting are defined as below. The Census 2010 data on race are not directly comparable with data from the 2000 Census and earlier censuses; therefore, caution must be used when interpreting changes in the racial composition of the US population over time. The latest (Census 2010) definitions and nomenclature are used within this analysis.

- **American Indian –** This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment
- **Asian** – This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- **Black Alone –** This includes a person having origins in any of the black racial groups of Africa
- **Native Hawaiian or Other Pacific Islander** – This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- **White Alone –** This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa
- **Hispanic or Latino –** This is an ethnic distinction, a subset of a race as defined by the Federal Government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race

Please Note: The Census Bureau defines Race as a person's self-identification with one or more of the following social groups: White, Black or African American, Asian, American Indian, and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, or a combination of these. While Ethnicity is defined as whether a person is of Hispanic / Latino origin or not. For this reason, the Hispanic / Latino ethnicity is viewed separate from race throughout this demographic analysis.

RACE

Assessing race, the City's current population is majority White Alone (73%) and the largest minority is Asian (12%). The predictions for 2036 expect the population to become more diverse, with a 9% decrease in the White Alone population and increases in all other racial segments.

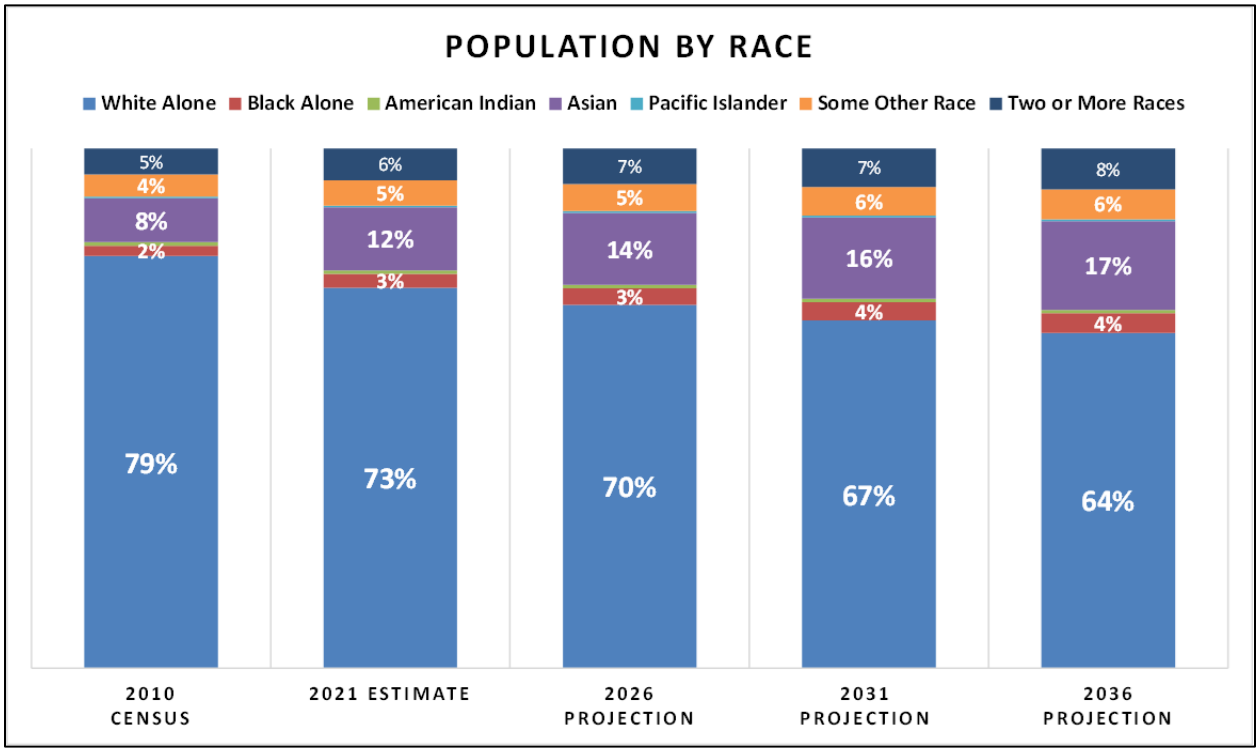


Figure 4 - Population by Race

ETHNICITY

The City's population was also assessed based on Hispanic/Latino ethnicity, which by the Census Bureau definition is viewed independently from race. It is important to note that individuals who are Hispanic/Latino in ethnicity can also identify with any racial categories identified above.

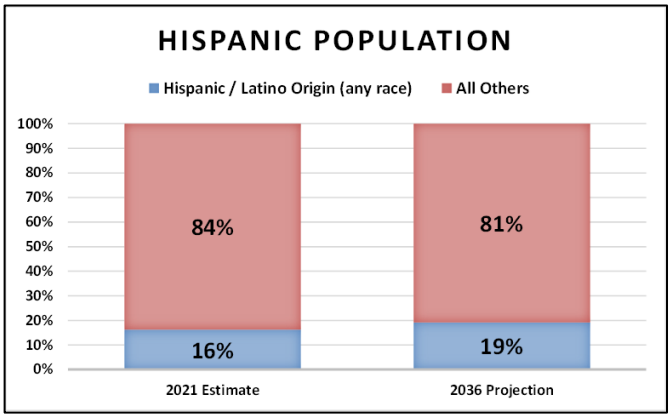


Figure 5 - Hispanic/Latino Population

Based on the current 2021 estimate, people of Hispanic/Latino origin represent 16% of the City's population, which is below the national average (19% Hispanic/Latino). The Hispanic/ Latino population has been increasing slightly since the 2010 census and is expected to grow to 19% of the City's total population by 2036.

HOUSEHOLD INCOME

As seen below, the City's per capita income ($46,157) and median household income ($97,103) are both higher than the averages of the Metropolitan Statistical Area (MSA) that comprises Roseville and other surrounding communities and the U.S. as a whole. The per capita income is that earned by an individual while the median household income is based on the total income of everyone over the age of 16 living under the same roof. Though these above average income characteristics indicate that the average household may have more disposable income, residents are still likely to be price conscious and have a need to understand the value that correlates with quality-of-life indicators.

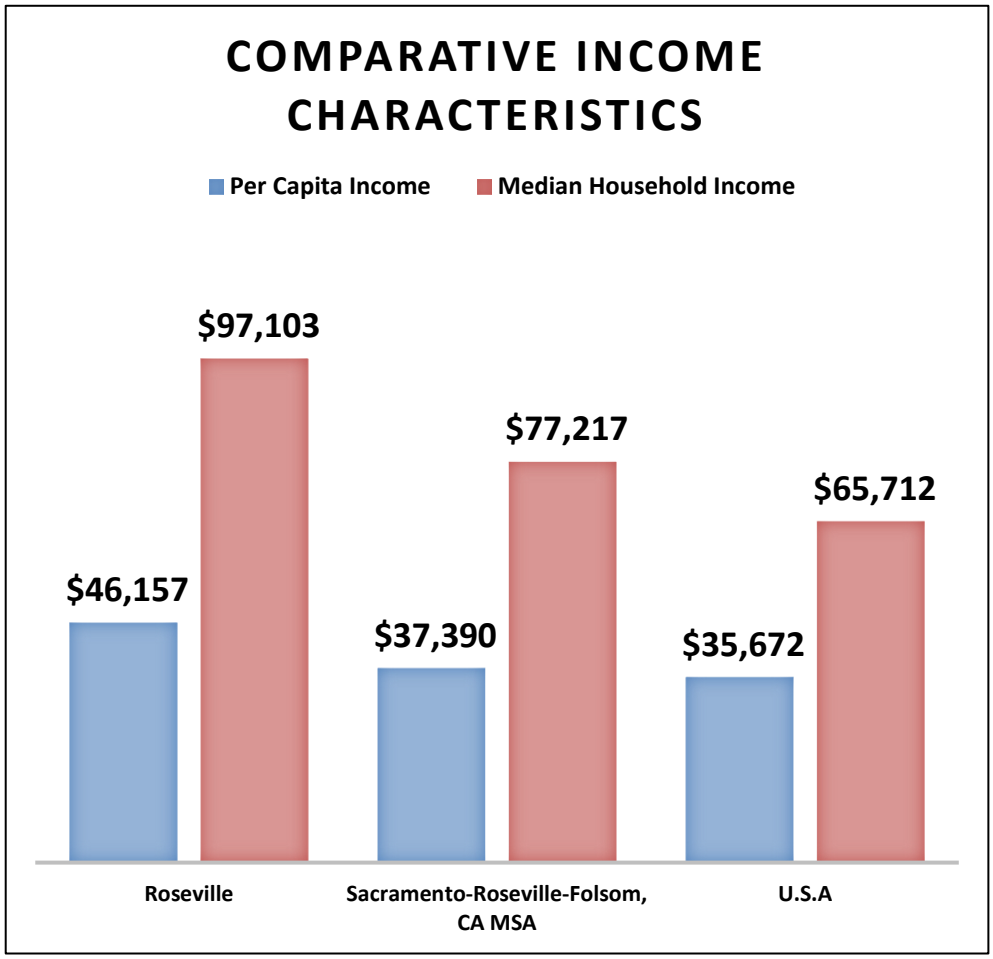


Figure 6 - Comparative Income Characteristics

1.1.3 ROSEVILLE DEMOGRAPHIC IMPLICATIONS

The following implications are derived from the analyses provided above. Each implication is organized by the outlined demographic information sections.

POPULATION

The population is increasing and is projected to experience a 24% population growth over the next 15 years. This is above the national average over the same time period. With a growing population, parks, recreation, and library services will need to strategically invest, develop, and maintain both indoor and outdoor facilities in relation to current and future residential growth.

AGE SEGMENTATION

Roseville has a balanced age segmentation with the largest group being 35-54. Over the next 15 years, the service area is projected to remain balanced, but also age slightly as the 55+ segment will be 29.8% in 2036.

RACE AND ETHNICITY

A diversifying community will focus the City on providing traditional and emerging programming and service offerings.

HOUSEHOLDS AND INCOME

With median and per capita household income averages higher than MSA and national averages, it would be important for the City to prioritize providing offerings that are first class with exceptional customer service while seeking opportunities to create revenue generation.

1.2 RECREATION TRENDS

The Recreational Trends Analysis provides an understanding of national and local recreational trends. Trends data used for this analysis was obtained from Sports & Fitness Industry Association's (SFIA), National Recreation and Park Association (NRPA), and Environmental Systems Research Institute, Inc. (ESRI). All trend data is based on current and/or historical participation rates, statistically valid survey results, or NRPA Park Metrics.

1.2.1 NATIONAL TRENDS IN RECREATION

METHODOLOGY

The Sports & Fitness Industry Association's (SFIA*) Sports, Fitness & Leisure Activities Topline Participation Report 2022* was utilized in evaluating the following trends:

- National Recreation Participatory Trends
- Core vs. Casual Participation Trends

The study is based on findings from surveys carried out in 2021 by the Physical Activity Council (PAC), resulting in a total of 18,000 online interviews. Surveys were administered to all genders, ages, income levels, regions, and ethnicities to allow for statistical accuracy of the national population. A sample size of 18,000 completed interviews is considered by SFIA to result in a high degree of statistical accuracy. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.32 percentage points at a 95 percent confidence level. Using a weighting technique, survey results are applied to the total U.S. population figure of 304,745,039 people (ages six and older).

The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the U.S. This study looked at 118 different sports/activities and subdivided them into various categories including: sports, fitness, outdoor activities, aquatics, etc.

CORE VS. CASUAL PARTICIPATION

In addition to overall participation rates, SFIA further categorizes active participants as either core or casual participants based on frequency of participation. Core participants have higher participatory frequency than casual participants. The thresholds that define casual versus core participation may vary based on the nature of each individual activity. For instance, core participants engage in most fitness activities more than 50 times per year, while for sports the threshold for core participation is typically 13 times per year.

In each activity, core participants are more committed and tend to be less likely to switch to other activities or become inactive (engage in no physical activity) than casual participants. This may also explain why activities with more core participants tend to experience less pattern shifts in participation rates than those with larger groups of casual participants.

1.2.2 IMPACT OF COVID-19

Approximately 232.6 million people ages six and over reported being active in 2021, which is a 1.3% increase from 2020 and the greatest number of active Americans in the last 5 years. There were more things to do as outdoor activities thrived, fitness at home became more popular, and team sports started back up after the COVID-19 hiatus.

Americans continued to practice yoga, attend Pilates training, and workout with kettlebells. They were drawn to the ease of pickleball and the competitiveness of tennis. Many started indoor climbing, while others took to the hiking trail. The waterways traffic had an increase of stand-up paddlers, kayaks, and jet skis. Gymnastics, swimming on a team, court volleyball, and fast-pitch softball benefited from the participation boom created from the Olympics.

Water sports had the largest gain in participation rates. Activities such as kayaking, stand-up paddling, and boardsailing/windsurfing all contributed to the 2.0 percent increase. Outdoor sports continued to grow with 53.9 percent of the U.S. population participating. This rate remains higher than pre-pandemic levels, having 3.2 percent gain over 50.7 percent participation rate in 2019. The largest contributor to this gain was trail running having increased 5.6 percent in one year and 13.9 percent from 2019.

Generationally, fitness sports continue to be the go-to means of exercise for Boomers, Gen X, and Millennials. Over half of the Gen X, Millennials, and Gen Z generation participated in one type of outdoor activity. Team sports were heavily dominated by generation Gen Z.

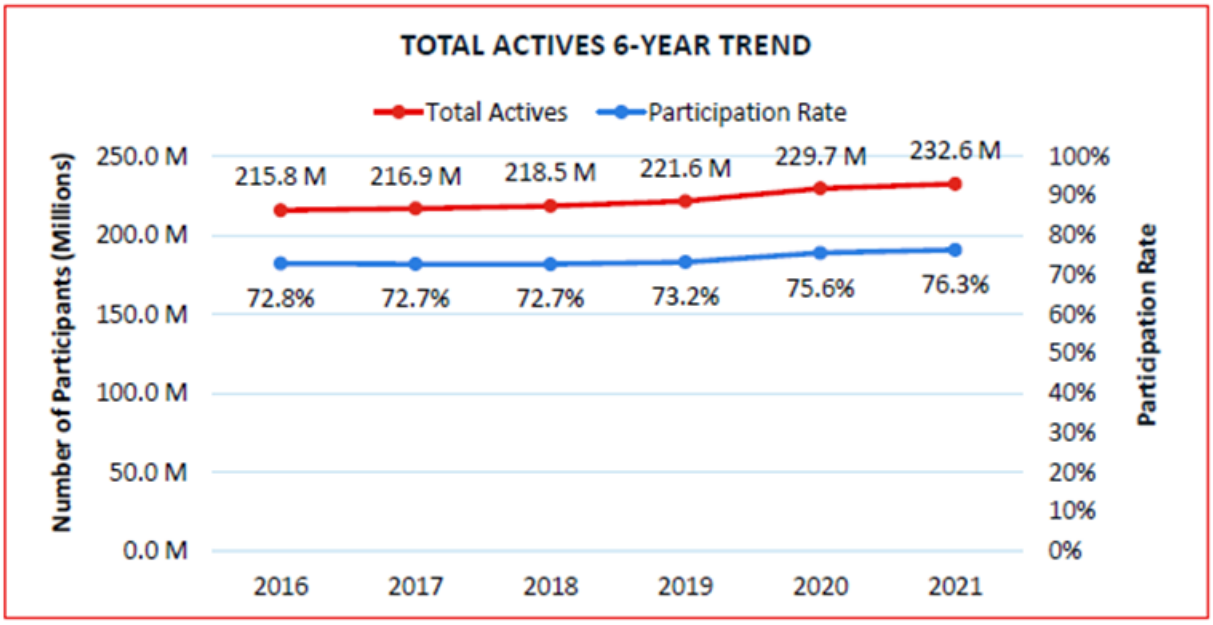


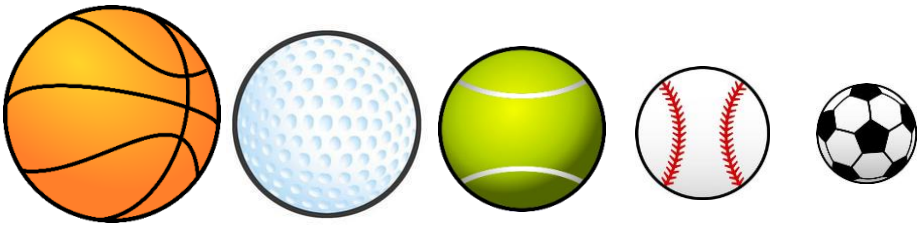
Figure 7 - Total Participation

1.2.3 NATIONAL TRENDS IN GENERAL SPORTS

PARTICIPATION LEVELS

The top sports most heavily participated in the United States were Basketball (27.1 million), Golf (25.1 million), and Tennis (22.6 million) which have participation figures well in excess of the other activities within the general sports category. Baseball (15.5 million), and Outdoor Soccer (12.5 million) round out the top five.

The popularity of Basketball, Golf, and Tennis can be attributed to the ability to compete with relatively small number of participants, this coupled with an ability to be played outdoors and/or properly distanced helps explain their popularity during the COVID-19 pandemic. Basketball's overall success can also be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at most American dwellings as a drive-way pickup game. Golf continues to benefit from its wide age segment appeal and is considered a life-long sport. In addition, target type game venues or Golf Entertainment Venues have increased drastically (72.3%) as a 5-year trend, using Golf Entertainment (e.g., Top Golf) as a new alternative to breathe life back into the game of golf.



Basketball	Golf	Tennis	Baseball	Soccer
27.1 Million	25.1 Million	22.6 Million	15.5 Million	12.5 Million

FIVE-YEAR TREND

Since 2016, Pickleball (71.2%), Golf Entertainment Venues (51.3%), and Tennis (25.1%) have shown the largest increase in participation. Similarly, Basketball (21.4%) and Boxing for Competition (20.7%) have also experienced significant growth. Based on the five-year trend from 2016-2021, the sports that are most rapidly declining in participation include Ultimate Frisbee (-40.4%), Roller Hockey (-26.1%), Volleyball (Sand/Beach) (-23.8%), Squash (-23.5%), Slow Pitch Softball (-21.9%), and Gymnastics (-20.7%).

ONE-YEAR TREND

The most recent year shares some similarities with the five-year trends; with Pickleball (14.8%) and Boxing for Competition (7.3%) experiencing some of the greatest increases in participation this past year. The greatest one-year increases also include Fast Pitch Softball (15.3%), Gymnastics (10.9%), and Court Volleyball (8.1%). Basketball (-2.2%), Flag Football (-1.6%), Indoor Soccer (-0.6%) and Baseball (-0.5%) have shown a five-year trend increase, but a decrease over the last year. This is likely a direct result of coming out of the COVID-19 pandemic. Similarly, other team sports such as Ultimate Frisbee (-5.8%), Slow Pitch Softball (-5.4%), Roller Hockey (-5%), Racquetball (-4.8%) and Beach/Sand Volleyball (-3.1%), also had significant decreases in participation over the last year.

CORE VS. CASUAL TRENDS IN GENERAL SPORTS

Highly participated in sports, such as Basketball, Baseball, and Slow Pitch Softball generally have a larger core participant base (participate 13+ times per year) than casual participant base (participate 1-12 times per year). Due to the COVID-19 Pandemic, most activities showed a decrease in their percentage of core participants. However, there were significant increases in the percentage of casual participation for Court Volleyball, Pickleball, Fast Pitch Softball, Gymnastics and Lacrosse in the past year.

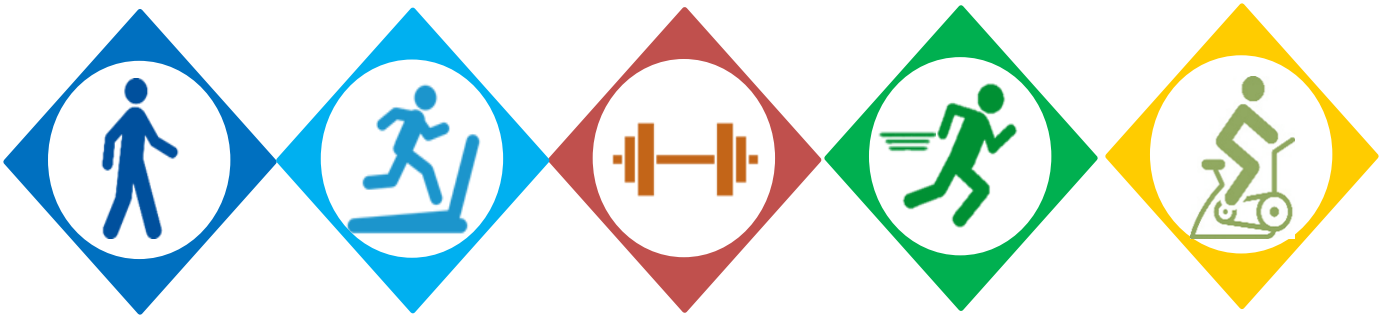
National Participatory Trends - General Sports					
Activity	Participation Levels			% Change	
	2016	2020	2021	5-Year Trend	1-Year Trend
Basketball	22,343	27,753	27,135	21.4%	-2.2%
Golf (9 or 18-Hole Course)	23,815	24,804	25,111	5.4%	1.2%
Tennis	18,079	21,642	22,617	25.1%	4.5%
Baseball	14,760	15,731	15,587	5.6%	-0.9%
Soccer (Outdoor)	11,932	12,444	12,556	5.2%	0.9%
Golf (Entertainment Venue)	8,173	12,057	12,362	51.3%	2.5%
Softball (Slow Pitch)	7,690	6,349	6,008	-21.9%	-5.4%
Football (Flag)	6,173	7,001	6,889	11.6%	-1.6%
Volleyball (Court)	6,216	5,410	5,849	-5.9%	8.1%
Badminton	7,354	5,862	6,061	-17.6%	3.4%
Soccer (Indoor)	5,117	5,440	5,408	5.7%	-0.6%
Football (Touch)	5,686	4,846	4,884	-14.1%	0.8%
Football (Tackle)	5,481	5,054	5,228	-4.6%	3.4%
Gymnastics	5,381	3,848	4,268	-20.7%	10.9%
Volleyball (Sand/Beach)	5,489	4,320	4,184	-23.8%	-3.1%
Track and Field	4,116	3,636	3,587	-12.9%	-1.3%
Cheerleading	4,029	3,308	3,465	-14.0%	4.7%
Pickleball	2,815	4,199	4,819	71.2%	14.8%
Racquetball	3,579	3,426	3,260	-8.9%	-4.8%
Ice Hockey	2,697	2,270	2,306	-14.5%	1.6%
Ultimate Frisbee	3,673	2,325	2,190	-40.4%	-5.8%
Softball (Fast Pitch)	2,467	1,811	2,088	-15.4%	15.3%
Lacrosse	2,090	1,884	1,892	-9.5%	0.4%
Wrestling	1,922	1,931	1,937	0.8%	0.3%
Roller Hockey	1,929	1,500	1,425	-26.1%	-5.0%
Boxing for Competition	1,210	1,361	1,460	20.7%	7.3%
Rugby	1,550	1,242	1,238	-20.1%	-0.3%
Squash	1,549	1,163	1,185	-23.5%	1.9%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 8 - National Participatory Trends for General Sports

1.2.4 NATIONAL TRENDS IN GENERAL FITNESS

PARTICIPATION LEVELS

Overall, national participatory trends in fitness have experienced strong growth in recent years. Many of these activities have become popular due to an increased interest among Americans to improve their health and enhance quality of life by engaging in an active lifestyle. The most popular general fitness activities in 2021 also were those that could be done at home or in a virtual class environment. The activities with the most participation are: Fitness Walking (115.8 million), Treadmill (53.6 million), Free Weights (52.6 million), Running/Jogging (48.9 million), and Yoga (34.3 million).



FITNESS WALKING 115.8 MILLION

TREADMILL 53.6 MILLION

DUMBBELL FREE WEIGHTS 52.6 MILLION

RUNNING/ JOGGING 48.9 MILLION

STATIONARY CYCLING 32.4 MILLION

FIVE-YEAR TREND

Over the last five years (2016-2021), the activities growing at the highest rate are Trail Running (45.9%), Yoga (30.8%), Dance, Step & Choreographed Exercise (13.3%), and Pilates Training (9.6%). Over the same time frame, the activities that have undergone the biggest decline include: Group Stationary Cycling (-33.5%), Traditional Triathlon (-26.4%), Cardio Kickboxing (-26.1%), Cross-Training Style Workout (-24.4%) and Non-Traditional Triathlons (-23.5%).

ONE-YEAR TREND

In the last year, activities with the largest gains in participation were those that can be done alone at home or socially distanced outdoors. The top increases were in Treadmill (7.6%), Cross-Training Style Workouts (6.4%) Trail Running (5.6%), Yoga (4.7%), and Stair Climbing (4.7%). In the same span, the activities that had the largest decline in participation were those that would generally take more time and investment. The greatest drops were seen in Traditional Triathlon (-5.3%), Aerobics (-5.1%), Non-Traditional Triathlons (-4.3%), and Cardio Kickboxing (-3.7%).

CORE VS. CASUAL TRENDS IN GENERAL FITNESS

The most participated in fitness activities all had increases in their casual user base (participating 1-49 times per year) over the last year. These fitness activities include: Fitness Walking, Free Weights, Running/Jogging, Treadmills, Yoga, and Recumbent/Upright Stationary Cycling.

National Participatory Trends - General Fitness					
Activity	Participation Levels			% Change	
	2016	2020	2021	5-Year Trend	1-Year Trend
Fitness Walking	107,895	114,044	115,814	7.3%	1.6%
Treadmill	51,872	49,832	53,627	3.4%	7.6%
Free Weights (Dumbbells/Hand Weights)	51,513	53,256	52,636	2.2%	-1.2%
Running/Jogging	47,384	50,652	48,977	3.4%	-3.3%
Stationary Cycling (Recumbent/Upright)	36,118	31,287	32,453	-10.1%	3.7%
Weight/Resistant Machines	35,768	30,651	30,577	-14.5%	-0.2%
Elliptical Motion Trainer	32,218	27,920	27,618	-14.3%	-1.1%
Yoga	26,268	32,808	34,347	30.8%	4.7%
Free Weights (Barbells)	26,473	28,790	28,243	6.7%	-1.9%
Dance, Step, & Choreographed Exercise	21,839	25,160	24,752	13.3%	-1.6%
Bodyweight Exercise	25,110	22,845	22,629	-9.9%	-0.9%
Aerobics (High Impact/Intensity Training HIT	10,575	10,954	10,400	-1.7%	-5.1%
Stair Climbing Machine	15,079	11,261	11,786	-21.8%	4.7%
Cross-Training Style Workout	12,914	9,179	9,764	-24.4%	6.4%
Trail Running	8,582	11,854	12,520	45.9%	5.6%
Stationary Cycling (Group)	8,937	6,054	5,939	-33.5%	-1.9%
Pilates Training	8,893	9,905	9,745	9.6%	-1.6%
Cardio Kickboxing	6,899	5,295	5,099	-26.1%	-3.7%
Boot Camp Style Cross-Training	6,583	4,969	5,169	-21.5%	4.0%
Martial Arts	5,745	6,064	6,186	7.7%	2.0%
Boxing for Fitness	5,175	5,230	5,237	1.2%	0.1%
Tai Chi	3,706	3,300	3,393	-8.4%	2.8%
Barre	3,329	3,579	3,659	9.9%	2.2%
Triathlon (Traditional/Road)	2,374	1,846	1,748	-26.4%	-5.3%
Triathlon (Non-Traditional/Off Road)	1,705	1,363	1,304	-23.5%	-4.3%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 9 - National Participatory Trends for General Fitness

1.2.5 NATIONAL TRENDS IN OUTDOOR RECREATION

PARTICIPATION LEVELS

Results from the SFIA report demonstrate strong growth in participation regarding outdoor/adventure recreation activities. Much like the general fitness activities, these activities encourage an active lifestyle, can be performed individually or with proper social distancing in a group, and are not as limited by time constraints. In 2021, the most popular activities, in terms of total participants, from the outdoor/adventure recreation category include: Day Hiking (58.6 million), Road Bicycling (42.7 million), Freshwater Fishing (40.8 million), Camping within ¼ mile of Vehicle/Home (35.9 million), and Recreational Vehicle Camping (16.3 million).

FIVE-YEAR TREND

From 2016-2021, Day Hiking (39.3%), Camping within ¼ mile of Vehicle/Home (36.0%), Skateboarding (35.8%), Birdwatching (27.8%), BMX Bicycling (24.4%), and Fly Fishing (15.5%) have undergone the largest increases in participation. The five-year trend also shows activities such as Adventure Racing (-39.1%), Traditional Climbing (-14.9%), In-Line Roller Skating (-8.2%), and Archery (-7.1%) to be the only activities with decreases in participation.

ONE-YEAR TREND

The one-year trend shows almost all activities declining in participation from the previous year. The growing activities being Indoor Climbing (2.7%), Day Hiking (1.5%), Archery (1.3%), In-Line Roller Skating (1.0%), Boulder Climbing (0.5%), and over the last year, the activities that underwent the biggest decreases in participation were Recreational Vehicle Camping (-8.2%) and Adventure Racing (-7.1%).

CORE VS. CASUAL TRENDS IN OUTDOOR RECREATION

Most outdoor activities have experienced participation growth in the last five years. Although this a positive trend, it should be noted that all outdoor activities participation, besides adventure racing, consist primarily of casual users.

National Participatory Trends - Outdoor / Adventure Recreation					
Activity	Participation Levels			% Change	
	2016	2020	2021	5-Year Trend	1-Year Trend
Hiking (Day)	42,128	57,808	58,697	39.3%	1.5%
Bicycling (Road)	38,365	44,471	42,775	11.5%	-3.8%
Fishing (Freshwater)	38,121	42,556	40,853	7.2%	-4.0%
Camping (< 1/4 Mile of Vehicle/Home)	26,467	36,082	35,985	36.0%	-0.3%
Camping (Recreational Vehicle)	15,855	17,825	16,371	3.3%	-8.2%
Fishing (Saltwater)	12,266	14,527	13,790	12.4%	-5.1%
Birdwatching (>1/4 mile of Vehicle/Hom	11,589	15,228	14,815	27.8%	-2.7%
Backpacking Overnight	10,151	10,746	10,306	1.5%	-4.1%
Bicycling (Mountain)	8,615	8,998	8,693	0.9%	-3.4%
Archery	7,903	7,249	7,342	-7.1%	1.3%
Fishing (Fly)	6,456	7,753	7,458	15.5%	-3.8%
Skateboarding	6,442	8,872	8,747	35.8%	-1.4%
Climbing (Indoor)	-	5,535	5,684	N/A	2.7%
Roller Skating, In-Line	5,381	4,892	4,940	-8.2%	1.0%
Bicycling (BMX)	3,104	3,880	3,861	24.4%	-0.5%
Climbing (Traditional/Ice/Mountaineerir	2,790	2,456	2,374	-14.9%	-3.3%
Climbing (Sport/Boulder)	-	2,290	2,301	N/A	0.5%
Adventure Racing	2,999	1,966	1,826	-39.1%	-7.1%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 10 - National Participatory Trends for Outdoor/Adventure Recreation

1.2.6 NATIONAL TRENDS IN AQUATICS

PARTICIPATION LEVELS

Swimming is deemed as a lifetime activity, which is most likely why it continues to have such strong participation. In 2021, Fitness Swimming remained the overall leader in participation (25.6 million) amongst aquatic activities, even though most, if not all, aquatic facilities were forced to close at some point due to the COVID-19 pandemic.

SWIMMING (FITNESS) 25.6 MILLION

AQUATIC EXERCISE 10.4 MILLION

SWIMMING (COMPETITION) 2.8 MILLION

FIVE-YEAR TREND

Assessing the five-year trend, no activity has experienced an increase from 2016-2021, most likely due to the accessibility of facilities during COVID-19. While Fitness Swimming and Aquatic Exercise underwent a slight decline, dropping -3.7% and -1.7% respectively, Competitive Swimming suffered a -16.2% decline in participation.

ONE-YEAR TREND

The impact of the COVID-19 pandemic is seen here as most aquatic facilities were forced to shut down for some part of the year. This caused decreases to Aquatic Exercise (-5.1%) having the largest decline, followed by Fitness Swimming (-0.2%). Participation in Competitive swimming increased by 8%.

CORE VS. CASUAL TRENDS IN AQUATICS

Only Aquatic Exercise has undergone an increase in casual participation (1-49 times per year) over the last five years, however, they have all seen a drop in core participation (50+ times per year) in the same time frame. This was happening before the COVID-19 pandemic, and the large decreases in all participation over the last year have furthered this trend.

National Participatory Trends - Aquatics					
Activity	**Participation Levels**			**% Change**	
	2016	**2020**	**2021**	**5-Year Trend**	**1-Year Trend**
Swimming (Fitness)	26,601	25,666	25,620	-3.7%	-0.2%
Aquatic Exercise	10,575	10,954	10,400	-1.7%	-5.1%
Swimming (Competition)	3,369	2,615	2,824	-16.2%	8.0%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 11 - National Participatory Trends for Aquatics

1.2.7 NATIONAL TRENDS IN WATER SPORTS / ACTIVITIES

PARTICIPATION LEVEL

The most popular water sports / activities based on total participants in 2020 were Recreational Kayaking (13.3 million), Canoeing (9.2 million), and Snorkeling (7.3 million). It should be noted that water activity participation tends to vary based on regional, seasonal, and environmental factors. A region with more water access and a warmer climate is more likely to have a higher participation rate in water activities than a region that has a long winter season or limited water access. Therefore, when assessing trends in water sports and activities, it is important to understand that fluctuations may be the result of environmental barriers which can greatly influence water activity participation.

KAYAKING
13.3
MILLION

CANOEING
9.2
MILLION

SNORKELING
7.3 MILLION

JET SKIING
5.1
MILLION

SAILING
3.5
MILLION

FIVE-YEAR TREND

Over the last five years, Recreational Kayaking (33.3%), Surfing (24%), and Stand-Up Paddling (16.1%) were the fastest growing water activities. White Water Kayaking (1.4%) was the only other activity with an increase in participation. From 2016-2021, activities declining in participation most rapidly were Boardsailing/Windsurfing (-25.3%), Scuba Diving (-20.4%), Water Skiing (-17.4%), Sea Kayaking (-17.2%) Snorkeling (-16.1%), and Sailing (-15.4%).

ONE-YEAR TREND

Recreational Kayaking (2.7%) and Stand-Up Paddling (1.7%) were the activities to grow both over 5 years and in the last one year. Activities which experienced the largest decreases in participation in the most recent year include Surfing (-8.9%), Snorkeling (-5.3%), Scuba Diving (-4.3%), and Canoeing (-4.1%).

CORE VS. CASUAL TRENDS IN WATER SPORTS/ACTIVITIES

As mentioned previously, regional, seasonal, and environmental limiting factors may influence the participation rate of water sport and activities. These factors may also explain why all water-based activities have drastically more casual participants than core participants, since frequencies of activities may be constrained by uncontrollable factors. These high casual user numbers are likely why most water sports/activities have experienced decreases in participation in recent years.

National Participatory Trends - Water Sports / Activities					
Activity	Participation Levels			% Change	
	2016	2020	2021	5-Year Trend	1-Year Trend
Kayaking (Recreational)	10,017	13,002	13,351	33.3%	2.7%
Canoeing	10,046	9,595	9,199	-8.4%	-4.1%
Snorkeling	8,717	7,729	7,316	-16.1%	-5.3%
Jet Skiing	5,783	4,900	5,062	-12.5%	3.3%
Sailing	4,095	3,486	3,463	-15.4%	-0.7%
Stand-Up Paddling	3,220	3,675	3,739	16.1%	1.7%
Rafting	3,428	3,474	3,383	-1.3%	-2.6%
Water Skiing	3,700	3,050	3,058	-17.4%	0.3%
Surfing	2,793	3,800	3,463	24.0%	-8.9%
Wakeboarding	2,912	2,754	2,674	-8.2%	-2.9%
Scuba Diving	3,111	2,588	2,476	-20.4%	-4.3%
Kayaking (Sea/Touring)	3,124	2,508	2,587	-17.2%	3.1%
Kayaking (White Water)	2,552	2,605	2,587	1.4%	-0.7%
Boardsailing/Windsurfing	1,737	1,268	1,297	-25.3%	2.3%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 12 - National Participatory Trends for Water Sports/Activities

1.2.8 NON-PARTICIPANT INTEREST BY AGE SEGMENT

In addition to participation rates by generation, SFIA also tracks non-participant interest. These are activities that the U.S. population currently does not participate in due to physical or monetary barriers, but is interested in participating in. Below are the top five activities that each age segment would be most likely to partake in if they were readily available.

Overall, the activities most age segments are interested in include: Camping, Bicycling, Fishing, and Swimming for Fitness. All of which are deemed as low-impact activities, making them obtainable for any age segment to enjoy.

1.2.9 LOCAL TRENDS – GENERAL SPORTS MARKET POTENTIAL

The following charts show sport and leisure market potential data from ESRI. A Market Potential Index (MPI) measures the probable demand for a product or service within the city. The MPI shows the likelihood that a resident of the target area will participate in certain activities when compared to the US National average. The national average is 100, therefore numbers below 100 would represent a lower-than-average participation rate, and numbers above 100 would represent higher than average participation rate. The City is compared to the national average in three (3) categories – general sports, fitness, and outdoor activity.

Overall, Roseville demonstrates above average MPI numbers. Looking at the three categories (general sports, fitness, and outdoor activity), most every activities' MPI scores are above to well above the national average. These overall MPI scores show that Roseville has strong participation rates when it comes to recreational activities. This becomes significant when the City considers building new facilities or starting up new programs; giving them a strong tool to estimate resident attendance.

High index numbers (100+) are significant because they demonstrate that there is a greater potential that residents of the City will actively participate in offerings provided by the City.

GENERAL SPORTS MARKET POTENTIAL INDEX

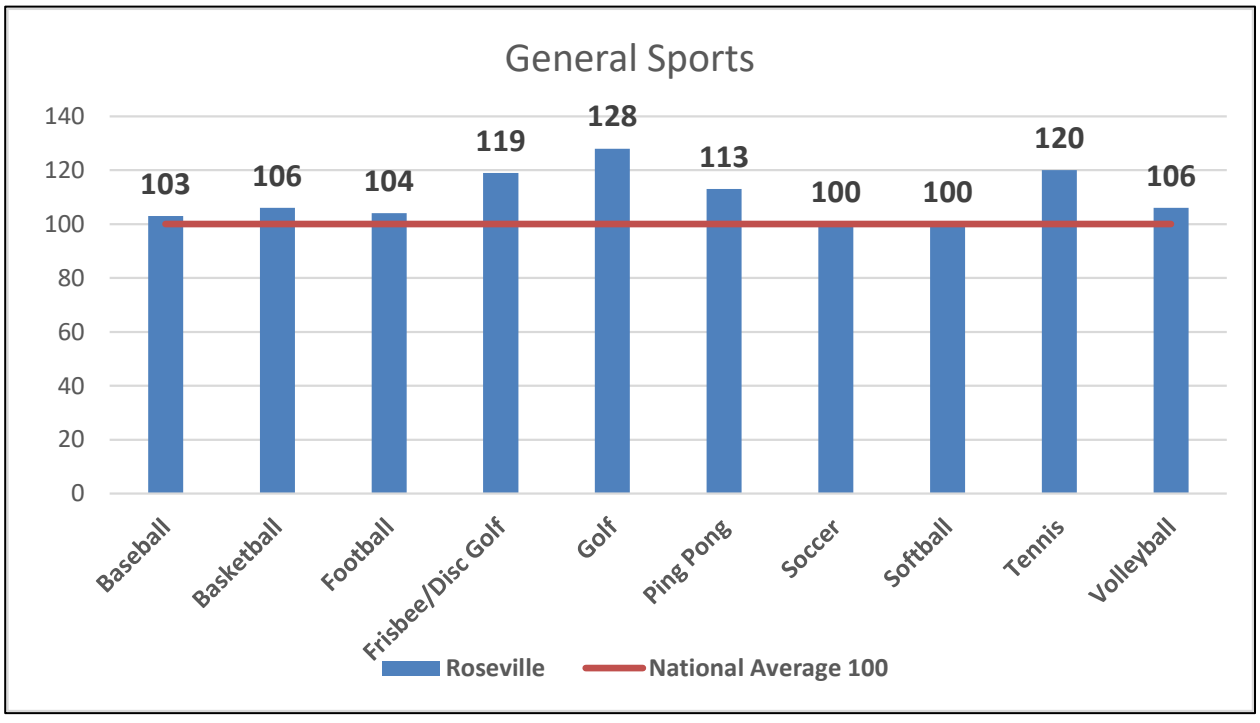


Figure 13 - General Sports MPI

GENERAL FITNESS MARKET POTENTIAL INDEX

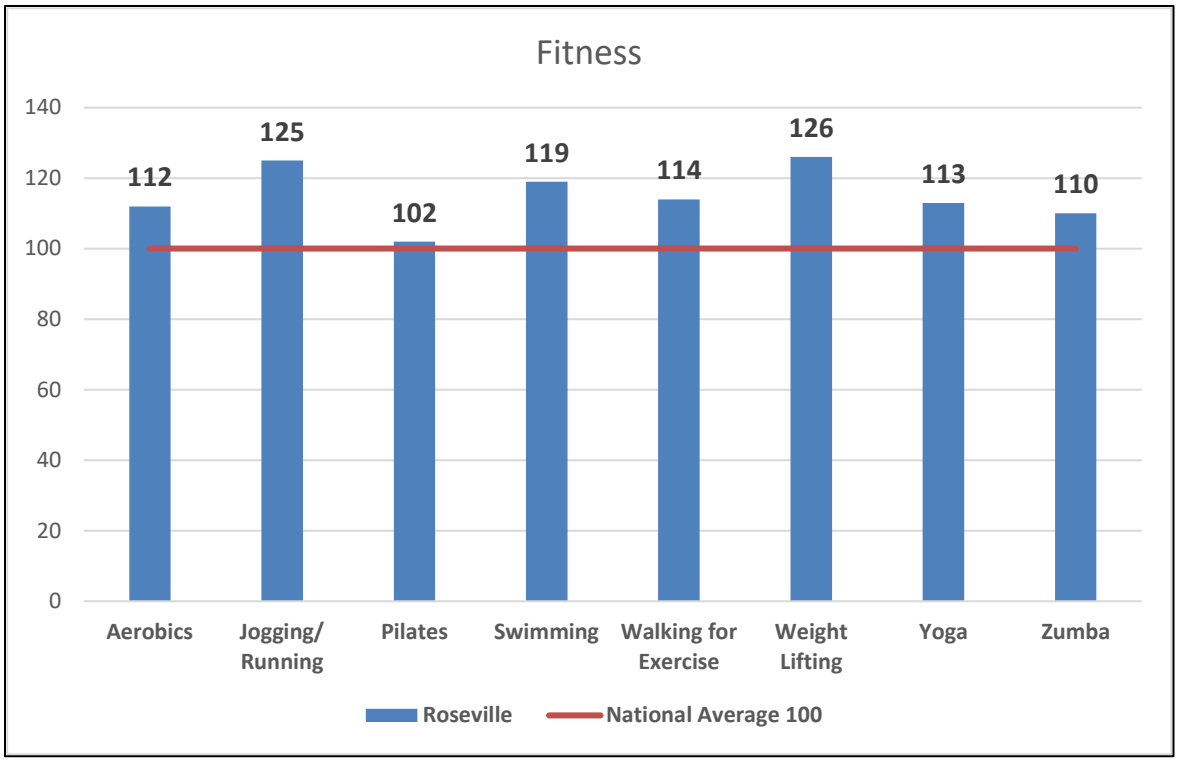


Figure 14 - Fitness MPI

OUTDOOR ACTIVITY MARKET POTENTIAL INDEX

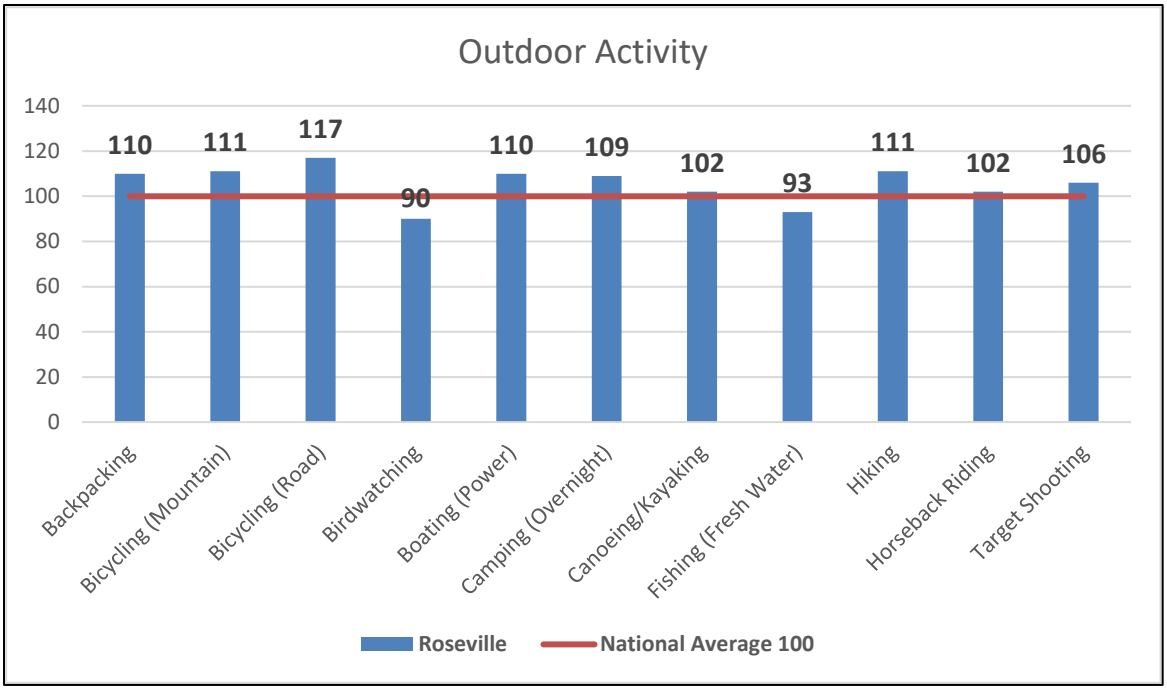


Figure 15 - Outdoor Activity MPI

1.2.10 RECREATION TRENDS SUMMARY

It is critically important for the Roseville Parks, Recreation & Libraries Department to understand the local and national participation trends in recreation activities. In doing so, the Department can gain general insight into the lifecycle stage of recreation programs and activities (emerging, stable, and declining) and thereby anticipate potential changes in need and demand for the programs and activities that it provides to the residents of Roseville. Here are some major takeaways for local and national recreation trends:

- Fitness walking remained the most popular activity OVERALL nationally. This activity will likely continue to grow in popularity in Roseville.
- All listed aquatic activities, while affected by the COVID-19 pandemic, continue to experience strong participation, both locally and nationally. Swimming on a team saw significant increases in casual participation.
- Basketball is the most participated in sport nationally while golf is the most participated in sport locally.
- Softball, tackle football and touch football are losing participants both locally and nationally, though MPI numbers are above the national average for each of these activities.
- Outdoor recreational activities are on the rise nationally and are also popular locally.
- Based on national measurements, income level has a positive impact on activity rate. Higher income households tend to have higher activity rates.
- Age is also a significant factor to inactivity level. Generation Z (age 6-17) had the lowest inactivity rate while the boomers (age 55+) had the highest inactivity rate.
- Besides income and age factors, non-participants are more likely to join sports or fitness activities if a friend accompanies them.

1.3 BENCHMARK ANALYSIS

1.3.1 PARKS AND RECREATION ASSESSMENT

The Consulting Team and Roseville Parks, Recreation & Libraries staff identified operating metrics to benchmark against comparable recreation providers. The goal of this analysis is ensuring direct comparison through a methodology of statistics and ratios to provide accurate information and an objective analysis.

Please note, the benchmark analysis is only an indicator based on the information provided. Information used in this analysis was sourced directly from each agency. The information sought was a combination of operating metrics that factor budgets, staffing, and inventories. In some instances, the information was not tracked or not available. The benchmark comparison is also compared to national data from the National Parks and Recreation Association's (NRPA) Park Metrics database and/or recommended best practice standards (if applicable for the identified metric).

The table below lists each benchmark agency in the study, arranged by population per square mile, and reveals key characteristics of each jurisdiction. Most of the benchmark agencies that participated were city jurisdictions with two agencies that were a district and township designation. Roseville, with a population of 146,875 and a jurisdiction size of 43.05 square miles, ranks in the middle for population density (3,412 residents per sq. mi.).

Agency	State	Jurisdiction Type	Population	Jurisdiction Size (Sq. Mi.)	Population per Sq. Mi.
El Cajon Parks & Recreation	CA	City	105,000	14.20	7,394
Salinas Recreation & Community Services	CA	City	162,000	23.20	6,983
Modesto Parks, Recreation & Neighborhoods	CA	City	212,616	44.80	4,746
Tracy Parks & Recreation	CA	City	91,416	26.03	3,512
Westminster Parks, Recreation & Libraries	CO	City	117,832	34.00	3,466
Roseville Parks, Recreation & Libraries	CA	City	146,875	43.05	3,412
Pleasanton Parks & Recreation	CA	City	79,871	24.11	3,313
Henderson Parks & Recreation	NV	City	332,258	107.00	3,105
Folsom Parks & Recreation	CA	City	86,300	30.11	2,866
Provo Parks & Recreation	UT	City	122,971	43.05	2,856
The Woodlands Township Parks and Recreation	TX	Township	119,000	43.27	2,750
Cosumnes CSD Parks & Recreation	CA	District	199,326	157.00	1,270

Figure 16 - Agency Overview

Due to difference in how each system collects, maintains, and reports data, variances may exist. These variations have an impact on the per capita and percentage allocations within the budget, and the overall comparison must be viewed with this in mind.

The benchmark data collection for all systems was complete as of December 2021. While it is possible that there may have been changes or updates in the data provided, to ensure consistency, the original figures obtained at that time have been used in the benchmark analysis.

The goal was to evaluate how Roseville is positioned among peer agencies as it applies to efficiency and effectiveness practices. The benchmark assessment is organized into specific categories to obtain data that offers an encompassing view of each agency's operating metrics in comparison to Roseville.

1.3.2 PARKS AND RECREATION BENCHMARK COMPARISON

PARK ACREAGE

The following table provides a general overview of each system's park acreage. Assessing level of service for park acres, Roseville ranks second with 32.3 acres of parkland per 1,000 residents, which is also well above the national median of 9.9 acres per 1,000 residents. The Woodlands Township Parks and Recreation ranks first with 60.6 acres of parkland per 1,000 residents.

Agency	Population	Total Number of Parks	Residents per Park	Total Acres Owned or Managed	Total Acres per 1,000 Residents
The Woodlands Township Parks and Recreation	119,000	151	788	7,214	60.6
Roseville Parks, Recreation & Libraries	146,875	79	1,859	4,745	32.3
Westminster Parks, Recreation & Libraries	117,832	64	1,841	3,567	30.3
Folsom Parks & Recreation	86,300	71	1,215	1,662	19.3
Pleasanton Parks & Recreation	79,871	49	1,630	1,437	18.0
Provo Parks & Recreation	122,971	36	3,416	2,195	17.8
Modesto Parks, Recreation & Neighborhoods	212,616	76	2,798	1,621	7.6
Cosumnes CSD Parks & Recreation	199,326	100	1,993	1,156	5.8
Henderson Parks & Recreation	332,258	67	4,959	1,828	5.5
Salinas Recreation & Community Services	162,000	52	3,115	649	4.0
El Cajon Parks & Recreation	105,000	22	4,773	220	2.1
Tracy Parks & Recreation	91,416	85	1,075	-	0.0

NRPA Median 9.9 acres of parkland per 1,000 residents
NRPA Upper Quartile 17.6 acres of parkland per 1,000 residents
NRPA Lower Quartile 5.2 acres of parkland per 1,000 residents

Figure 17 - Park Acreage

TRAIL MILEAGE

The information below explores the types of trails, total mileage, and level of service for trails within each system. By comparing total trail mileage to the population of the service area, the level of service provided to the community can be determined, which is expressed as trail miles for every 1,000 residents.

As seen below, Roseville ranks near the bottom for total trail mileage, offering 36.2 miles of paved trails. Roseville has the fifth lowest total trail mileage per capita (0.25 miles per 1,000) among benchmark agencies. This level of service for trail mileage is just within the national best practice of 0.25-0.5 mile of trail per 1,000 residents.

Agency	Population	Soft Trail Miles	Paved Trail Miles	Total Trail Miles	Trail Miles per 1,000 Residents
The Woodlands Township Parks and Recreation	119,000	25.0	220.0	245.0	2.06
Westminster Parks, Recreation & Libraries	117,832	40.0	80.0	120.0	1.02
Pleasanton Parks & Recreation	79,871	38.2	41.8	80.0	1.00
Folsom Parks & Recreation	86,300	5.3	53.0	58.3	0.67
Provo Parks & Recreation	122,971	-	61.0	61.0	0.50
Henderson Parks & Recreation	332,258	29.0	125.0	154.0	0.46
Tracy Parks & Recreation	91,416	28.4	3.6	32.0	0.35
Roseville Parks, Recreation & Libraries	146,875	-	36.2	36.2	0.25
El Cajon Parks & Recreation	105,000	18.0	-	18.0	0.17
Cosumnes CSD Parks & Recreation	199,326	-	22.0	22.0	0.11
Modesto Parks, Recreation & Neighborhoods	212,616	-	17.0	17.0	0.08
Salinas Recreation & Community Services	162,000	N/A	N/A	N/A	0.00

Best Practice Agencies 0.25-0.5 Trail Miles per 1,000 Residents

Figure 18 - Trail Mileage

STAFFING LEVELS

This section compares levels of staffing for each system by comparing full-time equivalents (FTEs) to total population. To provide a level comparison of staffing among benchmark agencies, total FTEs are calculated by summing all the hours worked by departmental staff and dividing the total by 2,080, which is traditionally accepted as equivalent to the total annual hours worked by one full-time employee.

Total FTEs per 10,000 residents is a key performance metric that assesses how well each agency is equipped, in terms of human resources, to serve its jurisdiction. Among peer agencies, Roseville ranks third among benchmark agencies, while still exceeding the national upper quartile for staffing levels, with 21.4 FTEs per 10,000 residents. PRL's numbers include library staff numbers which increases its total FTEs per 10,000 residents where other agencies are only accounting for park and recreation staff.

Agency	Population	Full-Time Employees	Part-Time FTEs	Total FTEs	FTEs per 10,000 Residents
The Woodlands Township Parks and Recreation	119,000	103.0	241.5	344.5	28.9
Pleasanton Parks & Recreation	79,871	137.0	50.0	187.0	23.4
Roseville Parks, Recreation & Libraries	146,875	127.0	186.9	313.9	21.4
Westminster Parks, Recreation & Libraries	117,832	600.0	-	205.8	17.5
Folsom Parks & Recreation	86,300	61.0	72.7	133.7	15.5
Henderson Parks & Recreation	332,258	204.0	257.5	461.5	13.9
Cosumnes CSD Parks & Recreation	199,326	104.0	106.2	210.2	10.5
Modesto Parks, Recreation & Neighborhoods	212,616	53.0	161.5	214.5	10.1
Tracy Parks & Recreation	91,416	40.0	47.4	87.4	9.6
Salinas Recreation & Community Services	162,000	72.0	34.5	106.5	6.6
El Cajon Parks & Recreation	105,000	34.0	27.0	61.0	5.8
Provo Parks & Recreation	122,971	18.0	26.0	44.0	3.6

NRPA Median 8.2 FTEs per 10,000 Residents
NRPA Lower Quartile 4.5 FTEs per 10,000 Residents
NRPA Upper Quartile 14.9 FTEs per 10,000 Residents

Figure 19 – Staffing Levels

The following chart shows an additional breakdown of FTEs for each benchmark agencies by department area.

Agency	FTEs in Parks, Open Space and Trails	FTEs in Recreation Facilities and Programs	FTEs in Before and After School Child Care	FTEs in Museum	FTEs in Libraries	FTEs in Administration
Roseville Parks, Recreation & Libraries	84.9	69.9	106.4	4.2	32.75	15.2
Cosumnes CSD Parks & Recreation	66.03	90.58	31.81	0	0	17.73
Folsom Parks & Recreation	17.5	74.5	8.5	0.5	16	6
Henderson Parks & Recreation	118.02	669	172	0	0	42
Salinas Recreation & Community Services	12	98	incorporated in the programs	0	92.5	9
Tracy Parks & Recreation	28	38	8.5	0	2	10
The Woodlands Township Parks and Recreati	52	37	0	0	0	13
Westminster Parks, Recreation & Libraries	135	69	0	0	42	6
Pleasanton Parks & Recreation	36	51.5	32	0	22.5	14.25
Modesto Parks, Recreation & Neighborhoods	44	98.53	61	5	0	6
El Cajon Parks & Recreation	12	17	26	0	0	6
Provo Parks & Recreation	18	0	0	0	0	0

Figure 20 - FTEs Breakdown

FUNDING SOURCES

The following table is a breakdown of each peer agency's funding sources along with NRPA's average distribution of percentages. As seen, Roseville has the highest percentage of earned / generated revenue of any agency (40%) and is nearly twice the NRPA average (23%) which speaks very highly to the agency's focus on financial sustainability and operating in a business mindset.

Agency	General Fund Tax Support	Dedicated Levies	Earned / Generated Revenue	Other Dedicated Taxes	Other (endowments, sponsorships, grants, donations, etc.)
Roseville Parks, Recreation & Libraries	40%	19%	40%	0%	2%
Cosumnes CSD Parks & Recreation	11%	35%	27%	0%	28%
Folsom Parks & Recreation	82%	3%	7%	0%	8%
Henderson Parks & Recreation	75%	0%	17%	0%	7%
Salinas Recreation & Community Services	99%	0%	<1%	0%	<1%
Tracy Parks & Recreation	0%	0%	0%	0%	0%
The Woodlands Township Parks and Recreation	74%	0%	25%	0%	1%
Westminster Parks, Recreation & Libraries	54%	0%	31%	0%	15%
Pleasanton Parks & Recreation	64%	0%	36%	0%	0%
Modesto Parks, Recreation & Neighborhoods	0%	7%	0%	0%	16%
El Cajon Parks & Recreation	72%	0%	26%	0%	2%
Provo Parks & Recreation	0%	0%	0%	0%	0%
NRPA Average Distribution	**60%**	**8%**	**23%**	**3%**	**5%**

Figure 21 - Funding Source

Below is also a breakdown of revenue sources for each benchmark agency. Nearly 90% of Roseville's revenue comes from permit fees (39%), program fees and charges (38%) and golf operations (11%).

Agency	Facility Entry Fees / Memberships	Program Fees and Charges	Facility Rentals	Facility, Property, or ROW Leases	Concessions / Resale Items	Donations	Grants	Sponsorships/ Naming Rights/ Advertising	Permit Fees	Golf Operations	Other
Roseville Parks, Recreation & Libraries	4%	38%	6%	0%	0%	0%	2%	0%	39%	11%	1%
Cosumnes CSD Parks & Recreation	7%	57%	11%	4%	3%	0%	0%	0%	5%	10%	4%
Folsom Parks & Recreation	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Henderson Parks & Recreation	4%	5%	2%	0%	0%	0%	6%	0%	0%	0%	0%
Salinas Recreation & Community Services	<1%	<1%	<1%	0%	0%	0%	<1%	0%	<1%	0%	0%
Tracy Parks & Recreation	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
The Woodlands Township Parks and Recreation	32%	26%	24%	0%	1%	0%	0%	17%	0%	0%	0%
Westminster Parks, Recreation & Libraries	28%	24%	0%	0%	0%	0%	0%	0%	0%	44%	0%
Pleasanton Parks & Recreation	1%	19%	1%	0%	0%	4%	7%	0%	0%	67%	0%
Modesto Parks, Recreation & Neighborhoods	0%	6%	13%	6%	0%	0%	0%	0%	0%	34%	1%
El Cajon Parks & Recreation	1%	67%	9%	0%	0%	1%	4%	6%	12%	0%	0%
Provo Parks & Recreation	62%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Modesto receives $8.5 million in grants for capital projects only

Figure 22 - Revenue Sources

OPERATING BUDGET

Benchmark agencies reported a wide range of annual operating expenditures, from $38.6 million (Tracy) to $5.5 million (El Cajon). Roseville's total operating expenditures is exceeding NRPA's higher quartile.

Dividing the annual operational budget to the service area's population allows for a comparison of how much each agency is spending per resident. Roseville is ranked second among benchmark agencies ($309.88) and surpasses NRPA's higher quartile for spending per resident. While a lower expense per resident can suggest efficiencies in operation, it can also signal limited program offerings, lower maintenance standards, or lighter marketing efforts, so the evaluation of optimal per capita spending must take into consideration the unique situation and intent of the agency.

Agency	Population	Total Operating Expense	Operating Expense per Resident
Tracy Parks & Recreation	91,416	$38,603,351	$ 422.28
Roseville Parks, Recreation & Libraries	146,875	$ 45,514,277	$ 309.88
Westminster Parks, Recreation & Libraries	117,832	$ 28,099,318	$ 238.47
Cosumnes CSD Parks & Recreation	199,326	$ 46,140,920	$ 231.48
Pleasanton Parks & Recreation	79,871	$ 14,489,904	$ 181.42
The Woodlands Township Parks and Recreation	119,000	$ 20,171,065	$ 169.50
Folsom Parks & Recreation	86,300	$ 14,613,024	$ 169.33
Henderson Parks & Recreation	332,258	$ 53,841,060	$ 162.05
Provo Parks & Recreation	122,971	$ 16,221,272	$ 131.91
Modesto Parks, Recreation & Neighborhoods	212,616	$ 20,179,334	$ 94.91
Salinas Recreation & Community Services	162,000	$ 12,530,829	$ 77.35
El Cajon Parks & Recreation	105,000	$ 5,511,639	$ 52.49

Total Annual Operating Expenditures
NRPA Median $4,898,633
NRPA Lower Quartile $1,863,016
NRPA Higher Quartile $13,839,293

Operating Expense per Resident
NRPA Median $88.30 per Resident
NRPA Lower Quartile $48.84 per Resident
NRPA Higher Quartile $159.07 per Resident

Figure 23 - Operating Budget

The following table reflects the operation cost against the total park acres. Roseville has a lower expense per acre ($9,593) with the second most acres (4,745).

Agency	Total Acres	Total Operating Expense	Operating Expense per Acre
Tracy Parks & Recreation	403	$ 38,603,351	$ 95,790
Cosumnes CSD Parks & Recreation	1,156	$ 46,140,920	$ 39,929
Henderson Parks & Recreation	1,828	$ 53,841,060	$ 29,453
El Cajon Parks & Recreation	220	$ 5,511,639	$ 25,053
Salinas Recreation & Community Services	649	$ 12,530,829	$ 19,323
Modesto Parks, Recreation & Neighborhoods	1,621	$ 20,179,334	$ 12,446
Pleasanton Parks & Recreation	1,437	$ 14,489,904	$ 10,083
Roseville Parks, Recreation & Libraries	4,745	$ 45,514,277	$ 9,593
Folsom Parks & Recreation	1,662	$ 14,613,024	$ 8,794
Westminster Parks, Recreation & Libraries	3,567	$ 28,099,318	$ 7,878
Provo Parks & Recreation	2,195	$ 16,221,272	$ 7,390
The Woodlands Township Parks and Recreation	7,214	$ 20,171,065	$ 2,796

NRPA Median $7,556 Operating Expense per Acre
NRPA Lower Quartile $3,586 Operating Expense per Acre
NRPA Upper Quartile $18,346 Operating Expense per Acre

Figure 24 - Operating Expense per Acre

MARKETING BUDGET

Marketing budgets for parks and recreation agencies are typically less than in the private sector, but the industry is beginning to realize the value of investing in marketing and the potential return on investment (ROI) that can be achieved. Compared to peers reporting figures, Roseville ranks first for marketing budget ($600,000) and marketing spending per resident ($4.09). It should be noted that many departments receive marketing support at the City level, and therefore the marketing budgets noted in this chart may not be equitably reflected. It is a recommended standard that the department's marketing budget be approximately 4% of the department's overall budget.

Agency	Population	Marketing Budget	Marketing Budget per Resident
Roseville Parks, Recreation & Libraries	146,875	$600,000	$ 4.09
Westminster Parks, Recreation & Libraries	117,832	$343,998	$ 2.92
Cosumnes CSD Parks & Recreation	199,326	$432,600	$ 2.17
Folsom Parks & Recreation	86,300	$170,347	$ 1.97
The Woodlands Township Parks and Recreation	119,000	$156,200	$ 1.31
El Cajon Parks & Recreation	105,000	$130,000	$ 1.24
Henderson Parks & Recreation	332,258	$128,800	$ 0.39
Modesto Parks, Recreation & Neighborhoods	212,616	$45,000	$ 0.21
Salinas Recreation & Community Services	162,000	$12,000	$ 0.07
Tracy Parks & Recreation	91,416	N/A	$ -
Pleasanton Parks & Recreation	79,871	N/A	$ -
Provo Parks & Recreation	122,971	N/A	$ -

Figure 25 - Marketing Budget

CAPITAL BUDGET

The table below reveals the annual capital budget from 2019-2021, as well as the three-year average budget, for each agency. Roseville is investing approximately $30 million per year in capital improvements. The typical park and recreation agency has a median of $6 million in capital expenditures budgeted over the next five years.

Agency	Capital Budget 2021	Capital Budget 2020	Capital Budget 2019	Ave Annual CIP Budget 2019-2021
Roseville Parks, Recreation & Libraries	$30,136,663	$32,029,302	$30,620,006	$30,928,657
Tracy Parks & Recreation	$36,032,078	$20,601,911	$20,429,593	$25,687,861
Modesto Parks, Recreation & Neighborhoods	$20,679,691	$21,078,097	$27,817,790	$23,191,859
El Cajon Parks & Recreation	$18,900,000	$22,684,000	$23,000,000	$21,528,000
Henderson Parks & Recreation	$23,256,306	$22,578,599	$7,246,309	$17,693,738
Cosumnes CSD Parks & Recreation	$16,541,708	$16,294,000	$13,684,000	$15,506,569
Pleasanton Parks & Recreation	$14,489,904	$12,163,208	$13,633,268	$13,428,793
Westminster Parks, Recreation & Libraries	$8,492,000	$9,549,000	$10,842,000	$9,627,667
Provo Parks & Recreation	$9,361,391	$13,734,899	$1,561,818	$8,219,369
The Woodlands Township Parks and Recreation	$4,943,253	$4,098,735	$4,575,168	$4,539,052
Folsom Parks & Recreation	$5,398,078	$1,090,000	$3,620,000	$3,369,359
Salinas Recreation & Community Services	$265,000	$177,500	N/A	$221,250

Figure 26 - Capital Budget

The following table breaks down capital funding sources for each agency. The majority of Roseville's capital funds come from parkland development fees (87%).

Agency	Local General Fund (Tax Supported	Local Non-General Fund / Dedicated Funds	Parkland Development Fees	Bonds	Other (e.g. endowment, grants, donations, TIF)
Roseville Parks, Recreation & Libraries	4%	8%	87%	0%	0%
Cosumnes CSD Parks & Recreation	0%	25%	73%	0%	2%
Folsom Parks & Recreation	0%	0%	96%	0%	4%
Henderson Parks & Recreation	0%	11%	29%	0%	40%
Salinas Recreation & Community Services	49%	51%	0%	0%	0%
Tracy Parks & Recreation	0%	0%	0%	0%	0%
The Woodlands Township Parks and Recreation	41%	58%	0%	0%	0%
Westminster Parks, Recreation & Libraries	21%	63%	16%	0%	0%
Pleasanton Parks & Recreation	100%	0%	0%	0%	0%
Modesto Parks, Recreation & Neighborhoods	0%	0%	19%	0%	81%
El Cajon Parks & Recreation	72%	26%	0%	0%	2%
Provo Parks & Recreation	N/A	N/A	N/A	N/A	N/A

Figure 27 - Capital Funding Source

LEVEL OF SERVICE

The table below provides a snapshot of inventory numbers for the benchmark agencies, as well as a side-by-side comparison of the level of service for each amenity type. The service level is arrived at by comparing each amenity count by the population of the jurisdiction served.

Agency:	City of Roseville	Cosumnes CSD	City of Folsom	City of Henderson	City of Salinas	City of Tracy	The Woodlands	City of Westminster	City of Pleasanton	City of Modesto	City of El Cajon	City of Provo
OUTDOOR AMENITIES (QUANTITY):												
Rectangular Multi-Purpose Fields	52.0	47.0	27.0	65.0	11.0	20.0	46.0	43.0	25.0	31.0	6.0	16.0
Ball Diamonds	43.0	51.0	25.0	70.0	9.0	19.0	4.0	39.0	26.0	29.0	13.0	15.0
Basketball Courts	51.0	31.0	12.0	33.0	21.0	36.0	19.0	25.0	26.5	25.5	4.0	4.0
Tennis Courts	21.0	36.0	18.0	58.0	12.0	16.0	50.0	22.0	42.0	37.0	12.0	11.0
Pickleball Courts	8.0	6.0	4.0	13.0	-	-	12.0	4.0	-	-	4.0	12.0
Sand Volleyball Courts	10.0	7.0	7.0	25.0	1.0	5.0	9.0	11.0	6.0	2.0	-	-
Skate Parks	1.0	2.0	1.0	4.0	1.0	6.0	8.0	1.0	2.0	1.0	1.0	2.0
Disc Golf Courses	-	1.0	1.0	1.0	1.0	1.0	2.0	-	-	4.0	-	-
Golf Courses	2.0	1.0	-	1.0	2.0	-	-	2.0	1.0	2.0	-	1.0
Splash Pad	2.0	10.0	3.0	16.0	-	3.0	5.0	2.0	2.0	9.0	-	2.0
Outdoor Aquatic Centers	2.0	3.0	3.0	6.0	-	1.0	14.0	1.0	1.0	1.0	1.0	-
INDOOR AMENITIES (SQUARE FOOTAGE):												
Recreation/Community Centers	53,996	65,286	34,100	260,697	104,000	10,480	59,000	235,000	-	34,871	186,449	160,000
Libraries	58,042	-	24,050	-	66,000	17,058	-	-	30,000	-	-	
Museums/Cultural Centers	15,773	-	1,000	-	-	25,520	-	-	7,900	27,244	-	
Senior/Teen Centers		-	1,035	35,667	-	5,224	-	30,000	22,000	19,586	18,000	
Indoor Aquatic Centers	25,149	-	-	115,747	11,000	-	-	37,500	-	3,277	-	

Figure 28 - Benchmark Level of Service

Agency:	Roseville Current Service Level based upon population			Cosumnes CSD Current Service Level based upon population			City of Folsom Current Service Level based upon population			City of Henderson Current Service Level based upon population			City of Salinas Current Service Level based upon population			City of Tracy Current Service Level based upon population		
OUTDOOR AMENITIES (QUANTITY):																		
Rectangular Multi-Purpose Fields	1.00	field per	2,825	1.00	field per	4,241	1.00	field per	3,196	1.00	field per	5,112	1.00	field per	14,727	1.00	field per	4,571
Ball Diamonds	1.00	field per	3,416	1.00	field per	3,908	1.00	field per	3,452	1.00	field per	4,747	1.00	field per	18,000	1.00	field per	4,811
Basketball Courts	1.00	court per	2,880	1.00	court per	6,430	1.00	court per	7,192	1.00	court per	10,068	1.00	court per	7,714	1.00	court per	2,539
Tennis Courts	1.00	court per	6,994	1.00	court per	5,537	1.00	court per	4,794	1.00	court per	5,729	1.00	court per	13,500	1.00	court per	5,714
Pickleball Courts	1.00	court per	18,359	1.00	court per	33,221	1.00	court per	21,575	1.00	court per	25,558	1.00	court per	#DIV/0!	1.00	court per	#DIV/0!
Sand Volleyball Courts	1.00	court per	14,688	1.00	court per	28,475	1.00	court per	12,329	1.00	court per	13,290	1.00	court per	162,000	1.00	court per	18,283
Skate Parks	1.00	site per	146,875	1.00	site per	99,663	1.00	site per	86,300	1.00	site per	83,065	1.00	site per	162,000	1.00	site per	15,236
Disc Golf Courses	1.00	site per	#DIV/0!	1.00	site per	199,326	1.00	site per	86,300	1.00	site per	332,258	1.00	site per	162,000	1.00	site per	91,416
Golf Courses	1.00	site per	73,438	1.00	site per	199,326	1.00	site per	#DIV/0!	1.00	site per	332,258	1.00	site per	81,000	1.00	site per	#DIV/0!
Splash Pad	1.00	site per	73,438	1.00	site per	19,933	1.00	site per	28,767	1.00	site per	20,766	1.00	site per	#DIV/0!	1.00	site per	30,472
Outdoor Aquatic Centers	1.00	site per	73,438	1.00	site per	66,442	1.00	site per	28,767	1.00	site per	55,376	1.00	site per	#DIV/0!	1.00	site per	91,416
INDOOR AMENITIES (SQUARE FOOTAGE):																		
Recreation/Community Centers	0.37	square feet	per person	0.33	square feet	per person	0.40	square feet	per person	0.78	square feet	per person	0.64	square feet	per person	0.11	square feet	per person
Libraries	0.40	square feet	per person	-	square feet	per person	0.28	square feet	per person	-	square feet	per person	0.41	square feet	per person	0.19	square feet	per person
Museums/Cultural Centers	0.11	square feet	per person	-	square feet	per person	0.01	square feet	per person	-	square feet	per person	-	square feet	per person	0.28	square feet	per person
Senior/Teen Centers	-	square feet	per person	-	square feet	per person	0.01	square feet	per person	0.11	square feet	per person	-	square feet	per person	0.06	square feet	per person
Indoor Aquatic Centers	0.17	square feet	per person	-	square feet	per person	-	square feet	per person	0.35	square feet	per person	0.07	square feet	per person	-	square feet	per person

Agency:	The Woodlands Current Service Level based upon population			City of Westminster Current Service Level based upon population			City of Pleasanton Current Service Level based upon population			City of Modesto Current Service Level based upon population			City of Cajon Current Service Level based upon population			City of Provo Current Service Level based upon population		
OUTDOOR AMENITIES (QUANTITY):																		
Rectangular Multi-Purpose Fields	1.00	field per	2,587	1.00	field per	2,740	1.00	field per	3,195	1.00	field per	6,859	1.00	field per	17,500	1.00	field per	7,686
Ball Diamonds	1.00	field per	29,750	1.00	field per	3,021	1.00	field per	3,072	1.00	field per	7,332	1.00	field per	8,077	1.00	field per	8,198
Basketball Courts	1.00	court per	6,263	1.00	court per	4,713	1.00	court per	3,014	1.00	court per	8,338	1.00	court per	26,250	1.00	court per	30,743
Tennis Courts	1.00	court per	2,380	1.00	court per	5,356	1.00	court per	1,902	1.00	court per	5,746	1.00	court per	8,750	1.00	court per	11,179
Pickleball Courts	1.00	court per	9,917	1.00	court per	29,458	1.00	court per	#DIV/0!	1.00	court per	#DIV/0!	1.00	court per	26,250	1.00	court per	10,248
Sand Volleyball Courts	1.00	court per	13,222	1.00	court per	10,712	1.00	court per	13,312	1.00	court per	106,308	1.00	court per	#DIV/0!	1.00	court per	#DIV/0!
Skate Parks	1.00	site per	14,875	1.00	site per	117,832	1.00	site per	39,936	1.00	site per	212,616	1.00	site per	105,000	1.00	site per	61,486
Disc Golf Courses	1.00	site per	59,500	1.00	site per	#DIV/0!	1.00	site per	#DIV/0!	1.00	site per	53,154	1.00	site per	#DIV/0!	1.00	site per	#DIV/0!
Golf Courses	1.00	site per	#DIV/0!	1.00	site per	58,916	1.00	site per	79,871	1.00	site per	106,308	1.00	site per	#DIV/0!	1.00	site per	122,971
Splash Pad	1.00	site per	23,800	1.00	site per	58,916	1.00	site per	39,936	1.00	site per	23,624	1.00	site per	#DIV/0!	1.00	site per	61,486
Outdoor Aquatic Centers	1.00	site per	8,500	1.00	site per	117,832	1.00	site per	79,871	1.00	site per	212,616	1.00	site per	105,000	1.00	site per	#DIV/0!
INDOOR AMENITIES (SQUARE FOOTAGE):																		
Recreation/Community Centers	0.50	square feet	per person	1.99	square feet	per person	-	square feet	per person	0.16	square feet	per person	1.78	square feet	per person	1.30	square feet	per person
Libraries	-	square feet	per person	-	square feet	per person	0.38	square feet	per person	-	square feet	per person	-	square feet	per person	-	square feet	per person
Museums/Cultural Centers	-	square feet	per person	-	square feet	per person	0.10	square feet	per person	0.13	square feet	per person	-	square feet	per person	-	square feet	per person
Senior/Teen Centers	-	square feet	per person	0.25	square feet	per person	0.28	square feet	per person	0.09	square feet	per person	0.17	square feet	per person	-	square feet	per person
Indoor Aquatic Centers	-	square feet	per person	0.32	square feet	per person	-	square feet	per person	0.02	square feet	per person	-	square feet	per person	-	square feet	per person

Figure 29 - Benchmark Level of Service by Population

CONCLUSION

Findings from this benchmark analysis reveals Roseville is well positioned compared to its peers and NRPA's park metrics. Benchmarking against peers that are industry leaders provides a sound measuring stick for best practices and innovative approaches that will help Roseville continue to achieve at a high level.

Areas where Roseville demonstrates great strengths include staffing levels, efficiency of operations, and capital investment. Based on operating cost per resident, Roseville has one of the most efficient operations in the study.

The benchmark study also identified some potential opportunities and/or improvements Roseville could explore in the future. Roseville fell short in mileage of trails offered throughout the system. Currently Roseville has 0.25 miles of trail per 1,000 residents. Roseville should continue to look at connecting trails throughout the park system to help meet best practice needs.

The perspective gained through the peer comparison is valuable in identifying areas for improvement and establishing strategic goals to pursue. Roseville should use this analysis as a baseline comparison that provides key information and standards to be tracked and measured over time. These benchmarks help Roseville understand where they stand today and brings forward areas of focus for the department as it continues to move toward its vision of being a world-class organization.

1.3.3 LIBRARY ASSESSMENT

Benchmark organizations are selected because they meet similar demographic, economic, governance or other criteria. These municipal libraries have a similar size service area and operating expenditures and are a good match for comparing with Roseville Public Library:

- Carlsbad City Library
- Daly City Public Library
- Richmond Public Library
- Santa Clara City Library
- Sunnyvale Public Library
- Thousand Oaks Library
- Torrance Public Library

Our neighbors

- Placer County Library
- Yolo County Library

OPERATING EXPENDITURES

Performance indicators such as overall collection size and use, expenditures, and staffing show that Roseville provides fewer resources, spends less, and has fewer staff in comparison to its peers. The size of the collection overall is 62% below average, with collections per capita 37% below average. Total operating expenditures are similarly lower than average.

The library's aggregate service transactions are closer to the average, however, resulting in the lowest transaction cost per capita of the group. This would indicate a lean and efficient operation, and this is reflected in lower per capita expenditures. However, in terms of service transactions, the library circulates fewer items and attracts less than half the program attendees of its peers. The library is doing more with less but is not providing a comparable level of service for the size and characteristics of the population.

Figure 30 - Total Operating Expenditures & SPST

TRANSACTION COST

Cost per SPST is calculated by dividing the total operating expenditures by total SPST. Roseville Public Library has the lowest cost per transaction at $3.36, 42% below the average for benchmark libraries.

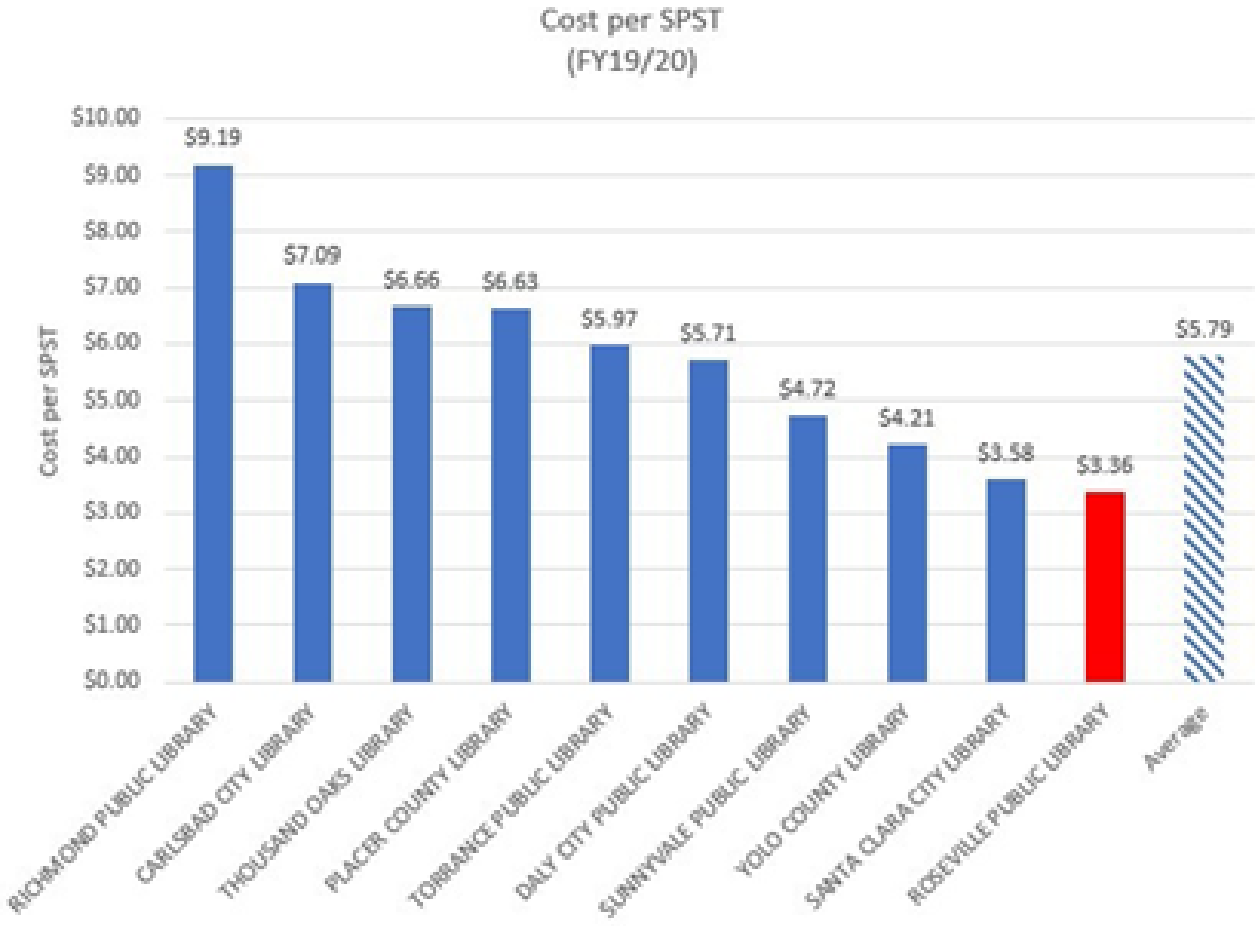


Figure 31 - Cost per SPST

COLLECTION EXPENDITURES

The amount a library spends on information resources is counted as collection expenditures, shown below in the blue bars. This cost divided by the service population provides the amount spent per person on information resources, shown on the orange line. Roseville Public Library spends about half (53%) the average on resources overall, and 58% less than the average per person.

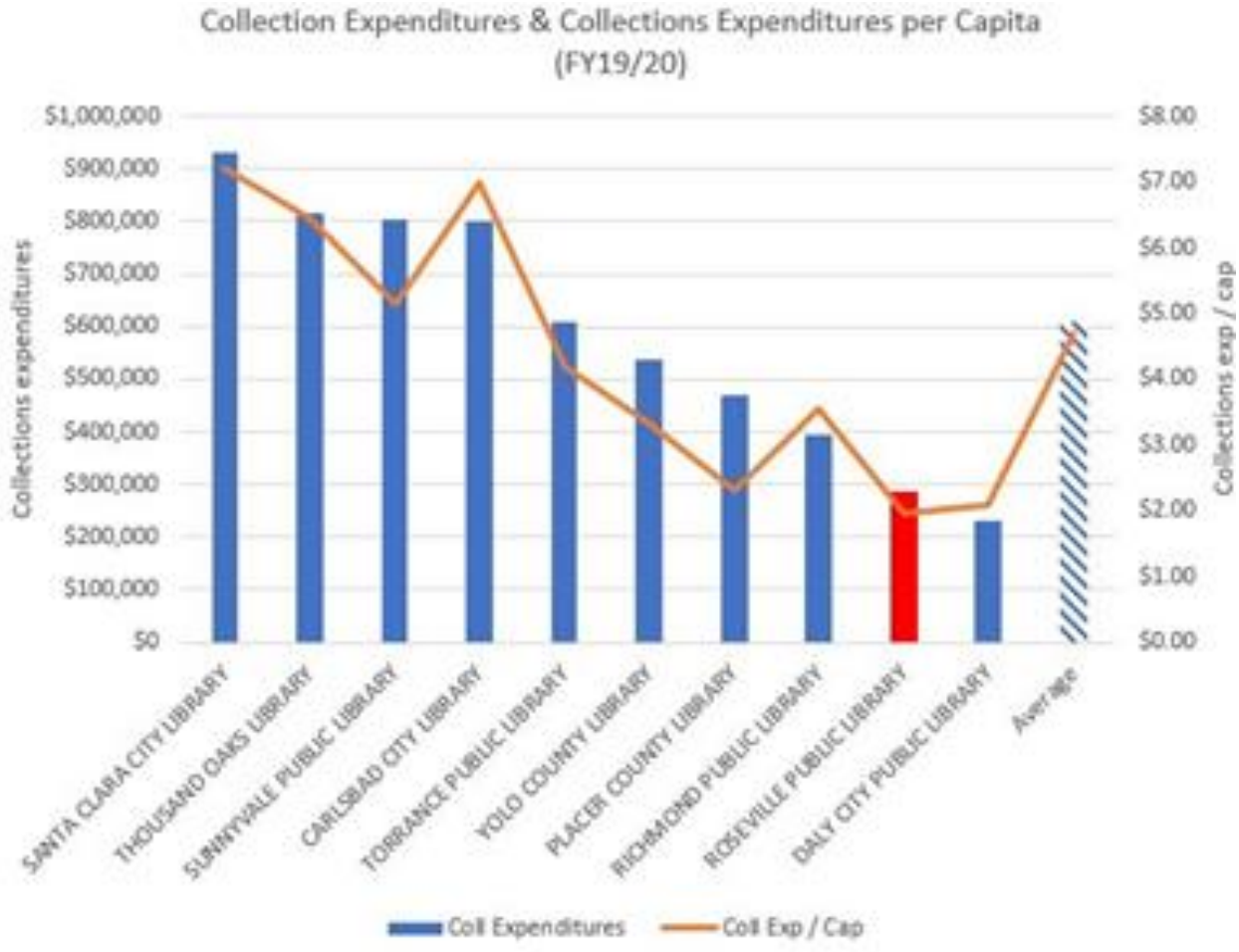


Figure 32 - Collection Expenditures & Collections Expenditures per Capita

PROGRAMMING

Programming is one of the most important functions the library provides. Overall attendance divided by population provides a measure of per capita program attendance. Overall program attendance is shown below by the blue bars, with per capita ratio super- imposed on the orange line. Roseville Public Library overall attendance and per capita attendance are both less than half of average benchmark partners.

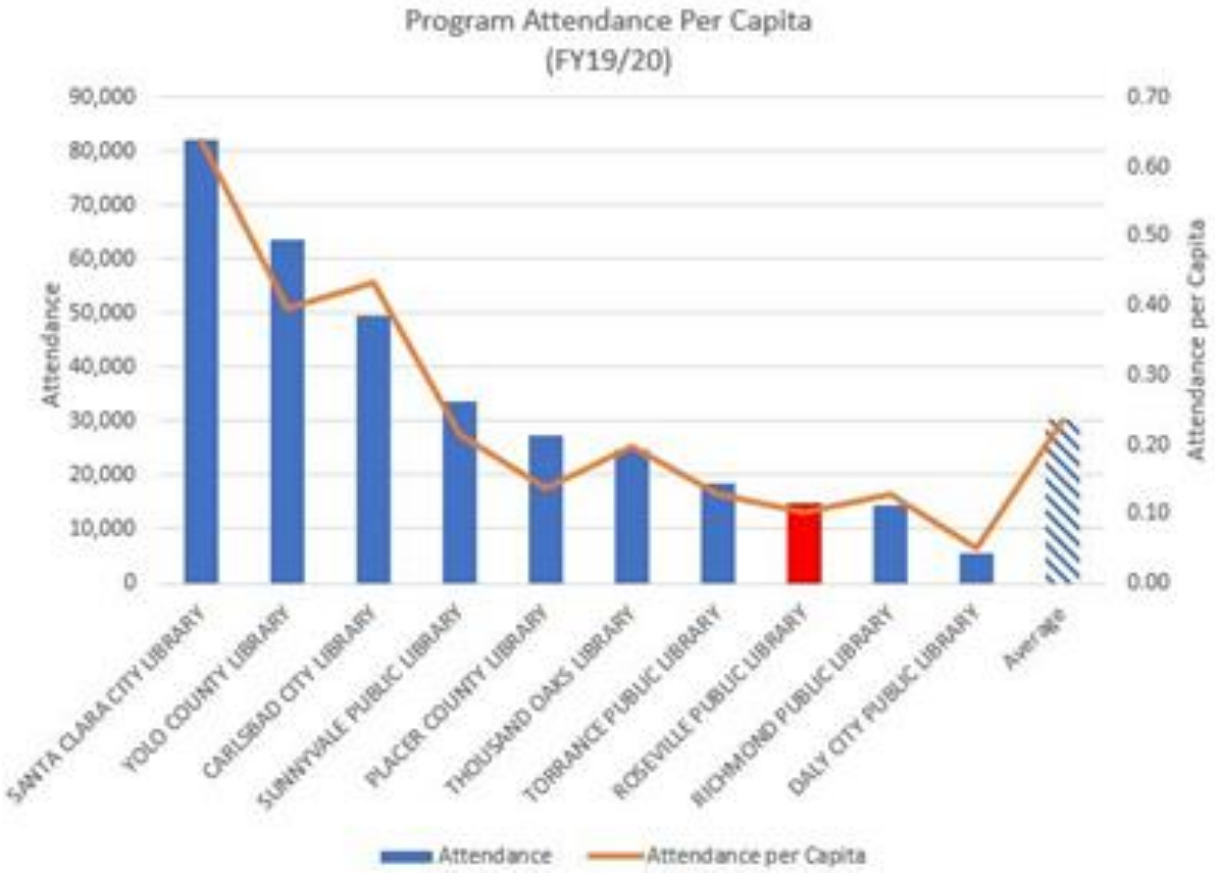


Figure 33 - Program Attendance Per Capita

STAFFING

A comparative measure of overall staffing can be calculated using the number of FTE (full-time equivalent) staff employed for every 1,000 persons in the service population. In the chart below, FTE staff per 1,000 population is shown in the blue bars, from most to least, with the total FTE shown on the orange line. Roseville Public Library employs 31.5 FTE, 41% less than average of benchmark partners. This equates to .22 FTE per 1,000 population, half the average.

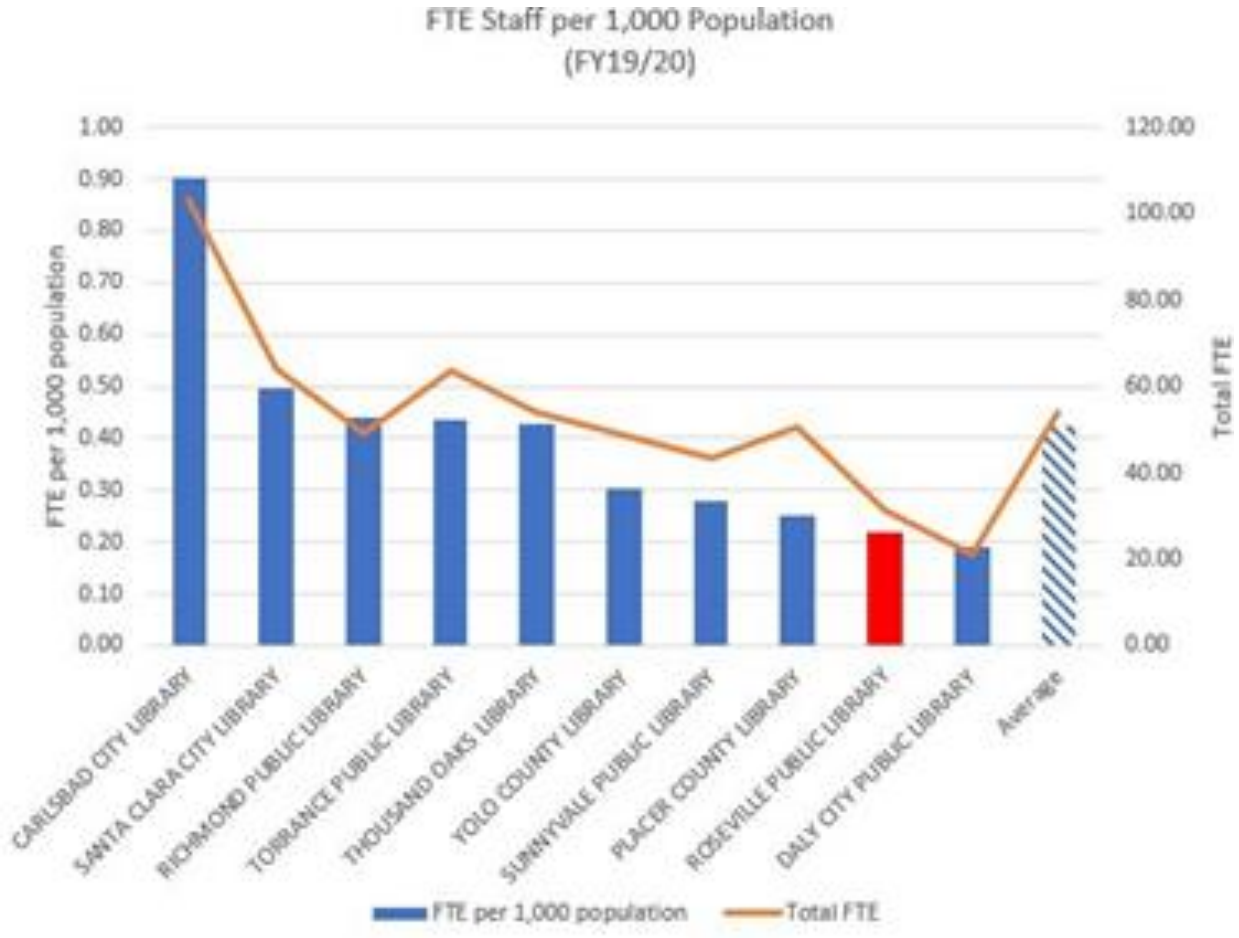


Figure 34 - FTE Staff per 1,000 Population

CHAPTER TWO – COMMUNITY ENGAGEMENT

2.1 STAKEHOLDER AND FOCUS GROUP SUMMARY

As a part of the Roseville Parks, Recreation & Libraries system Strategic Master Plan, understanding what the residents in the community know about the PRL system and how well the system meets their needs for park spaces and experiences, recreation facilities and programs, and library facilities and services, PROS Consulting interviewed stakeholders and residents and summarized their answers in this report.

2.1.1 PARKS AND RECREATION STAKEHOLDER INTERVIEWS SUMMARY

Stakeholders interviewed consisted of residents in the community that are leaders / officials in government, business owners, and key employees of the city of Roseville. The stakeholder interviews were conducted with thirteen individuals, one on one by phone. Eleven questions were asked of each interviewee, and everyone was glad to participate and hoped their answers would be helpful in the development of PRL's Strategic Master Plan. The interviewees were encouraged to be candid in their answers and were told their names would not be used in the master plan document. The questions asked were about their use of trails, visiting parks, funding of the system, and questions about the City of Roseville in general. In **Appendix B** are the interview questions followed by a summary of all answers that interviewees provided, and a bullet list of representative actual answers.

OVERALL STAKEHOLDER INTERVIEWS SUMMARY

Blending answers to all questions, there were common perceptions that surfaced. The park system is enjoyed and praised for all it provides to residents of Roseville. Growth is encouraged and problems paralleling the increasing population are well known. Ideas for the park system to implement will make new residents feel welcome and encourage them to visit the parks. There are recognized safety issues of homelessness within the parks and on the trails making people uneasy when they use the parks.

The staff efforts with communication will be well received by newcomers to the city as new programs and events are offered. The trail system is a highly used amenity and provided a valuable outdoor activity during the pandemic. The staff did an outstanding job by allowing areas of the park system to remain open. The community responded well to the opportunity to lessen restrictions and used creative ways to maintain social distancing at activities.

As the parks expand externally to the public and internally in their operations, partnerships need to be sought and developed to add depth to programming, sports, and new amenities. These partnerships are valuable to the lifeblood of the park system and need ongoing attention to maintain a two-way relationship with the Department. The park system has outdoor nature spaces for leisure use and greenspace that is for passive use, and these areas are an important door that is open to everyone to experience Roseville. The future of the City will include a Parks, Recreation & Libraries System with additional amenities and activities in the realm of new sports facilities, more group gathering spaces and special events that will appeal to new residents and be supported by existing park users. The system will meet challenges, adjust to change, and continue to polish its reputation as an important asset of the City of Roseville.

2.1.2 FOCUS GROUPS INTERVIEW SUMMARY

In addition to the Stakeholder interviews, Focus Group interviews were also conducted with multiple individuals in groups from community organizations, schools, youth sports organizations, the Parks & Recreation Commission, Library Board and City departments to obtain more information from the community about the Parks, Recreation & Libraries System. Their answers to the twelve questions asked will also add perspective of the overall organization and those working or volunteering there. The individuals

in the groups provided their answers and they also combined their thoughts to arrive at a collective answer. Specific, individual answers were noted during the interviews and woven into to the summary. A representative sample of some answers were noted to show the diversity of comments in the groups during the interviews. Members in the groups were asked to provide answers relative to the group they represent and not only from their view as residents in the community.

The Focus Group Interviews were conducted on site with individuals in various job positions of their organizations. The participants were pleased to be interviewed and they provided valuable input for the Master Plan Process. The interviewees were encouraged to be candid in their answers and were told their names would not be used in the plan. The questions spanned topics about park use, trails, visiting parks, funding, and questions about the city of Roseville. In **Appendix B** are the interview questions, followed by a summary of all answers that interviewees provided, and a representative random sample of specific answers

OVERALL: FOCUS GROUPS INTERVIEWS SUMMARY

Roseville parks are highly valued by the community and are well operated. Safety in the parks is diminished by the presence of the homeless in certain areas throughout the parks, making people feel uneasy and cautious. This problem is not yet causing people to avoid using the parks, but as the City experiences more growth this issue needs to be on the list of priorities for the City to address. The rising population is welcomed by residents and the park system, and it brings more kids and youth to participate in sports, programming, and activities in the parks.

Outdoor spaces, trails, and natural areas are important to residents and are readily accessible by walking or driving a short distance. As the City grows, more trail connections will need to be made for walking and bike riding. The park system is important to the community and more maintenance will also be needed to care for more park spaces and assure that existing amenities, facilities, and park land remain in good condition for all users.

Increasing participation in sports will create a need for more fields, better maintenance of existing fields, and additional staff to care for new fields. New sports are a desire of residents, and the parks will need to find ways to accommodate them with the sports that are becoming mainstream and currently not offered in the system. During the pandemic, some outdoor activities and trails in parks were the go-to source for residents to use when other facilities in the City were closed. The park staff managed restrictions and mandates imposed on them in creative ways and they will emerge from the pandemic well prepared and able to adjust services to fit emerging needs of residents.

News about park activities, programs, events are communicated to Roseville residents through popular and common digital platforms and social media, as well as the easy to produce and distribute ways such as their printed PRL Magazine and mailers. As new ways to share information are developed, the park system is ready to participate and adapt to the future methods the community will be using. Partnerships are realized as a vital means of support to a growing park and library system, and relationships they have now with partners in the community should be strengthened and new ones developed for both the financial health and widening needs of the community. While the city grows physically and with more people moving to Roseville, the parks, recreation programs and facilities, and libraries will be a treasured part of the community by welcoming everyone that visits them.

2.1.3 LIBRARY INTERVIEWS SUMMARY

Thirty library staff members, Library Board, PRL staff, and community stakeholders were interviewed individually or in groups between September 16 and November 9, 2021. A brief summary of responses to each of the interview/focus group questions is provided immediately below. Detailed responses can be found in **Appendix B.**

SUMMARY

1. What kinds of library services or information resources are needed in Roseville right now? This could be something that the library does not currently offer, or something we need more of.
    a. Many respondents felt that the library was doing a lot of things very well and those should continue, including programs for children, seniors, teens; more discussion groups, book clubs, and programs that connect seniors with technology. New programs and services that would be great to have include more cultural events, maker spaces, programs and resources for diverse populations, ESL speakers, neuro-divergent children, unsheltered, more literacy-based programs, and more digital materials. Overall, the library needs to provide more service points and more hours. In addition, many respondents believe that much more outreach is needed in the western regions as well as all over Roseville to schools, especially program enrichment to Title I schools, and mobile services to trailer parks, senior communities.
2. What programs, services, amenities or features should the library consider offering that would expand or enhance the customer's experience?
    a. Respondents discussed the need for more technology frequently, including charging stations for devices, more outlets, wireless printing, computers/devices for loan, mobile hotspots, and a computer lab. Overall, the library needs to offer more services available online and onsite 24/7, such as holds pickup. And more self-service options. In terms of the facility spaces, respondents believe the library should offer more study rooms and quiet spaces, more comfortable seating for adults, cozy fun seating for kids, and to make the library more of a community space versus just a library space. Dead and underused spaces need to be rethought and repurposed. Services should be tailored to location because each location has different needs. The library needs to be a destination again, with more hands-on experiences, art installations, educational experiences, with refreshments and coffee nearby.
3. What do you feel are the greatest challenges and/or needs facing Roseville communities in the next five years?
    a. Respondents emphasized the challenge of the ongoing population growth: sheer numbers of incoming people and increasing diversity will make it difficult to maintain a sense of community and small town feel despite growth. Traffic congestion is a growing problem. Communication is needed to tell newcomers about library, city services, and to increase public awareness of issues like COVID. Also important is the need to help people keep up with technology and meeting high expectations of residents and providing access to services and facilities that are already maxed out, such as Riley Library. The growing homeless population needs attention, especially with the high cost of housing and unstable job markets.
4. How should the library respond to those challenges?
    a. Respondents frequently mentioned the need to improve communication on existing library services as well as improve customer needs assessments so that services truly match

community needs. The library should meet pressing needs by providing technology training and explore providing services in new outlets via kiosks, lockers, storefronts in shopping malls to expand accessibility. The library needs to evaluate its mission and vision and focus resources on core programming. The library should pursue grants, partnerships and alternative funding sources to relieve budget constraints, and grow the volunteer program. Use library spaces for events, fundraisers, etc. for other organizations. The library should explore the potential for joint use/special library district to meet the needs of growing populations in adjacent areas in Placer County. Assess homeless problem and prioritize ways to approach the problem.

5. What are the barriers to meeting these challenges?
    a. The most significant barrier is limited funding and low level of staffing. Communication is difficult on many levels, not only in terms of raising awareness of library services but also in regard to its value to the community. The library is competing for funding with other departments.
6. What new partnerships should the library explore in the future?
    a. Boys & Girls Clubs, schools/education community, school libraries, senior communities, healthcare organizations, nonprofits of all kinds, art community, chamber of commerce, businesses, social services agencies, shelters, technology sector, other libraries, other government agencies.
7. What do you think about customers paying for library services?
    a. The majority of respondents prefer keeping basic services free. Although many were also opened to consider charging for special events or extra services, there is a strong feeling about providing equitable access to everyone, especially those who cannot afford to pay. The library should be seen as a community resource, not a privilege available only to those who can afford it. Several respondents noted the difficulty of charging enough for a service to make it worthwhile to provide.
8. If you could change one thing about the library, what would that be?
    a. The library needs to provide more copies of popular items, and more visible reading suggestions. Expand hours and staffing, update the facilities.
9. Aside from funding, what could the City do to best help the library thrive?
    a. The City could increase advertising presence for the library to expand public's awareness, engagement with the library. Expedite the process for building a new library in the west area. Support library growth with city growth. Recognize what the library does and provides to the community and its value. Expand human resources capacity and functionality. Expand IT services to implement fixes and changes more quickly.
10. Anything else you want to share about the library strategic plan?
    a. Riley and Maidu libraries are great examples of pulling everything together in one place – playgrounds, sports fields, community center, library, etc. A new library should have a similar approach. Ask the right questions of the community and be sure implementation stays on target.

2.2 COMMUNITY ONLINE SURVEY

As part of the community input process, the consultant team, in conjunction with the Parks, Recreation & Libraries Department, conducted an online survey in January 2022 to gain insight into understanding the preferences and levels of support in relation to parks, recreation and library services. Results of the 1,438 completed surveys are as follows:

2.2.1 PARK AND RECREATION FACILITY – HIGHEST NEEDS

Facility/Amenity	Priority
Indoor walking tracks	High
Outdoor amphitheater	
Mountain bike trails	
Outdoor fitness areas/equipment	

Figure 35 - Facility/Amenity Priority

2.2.2 PARK AND RECREATION PROGRAMS – HIGHEST NEEDS

Recreation Program/Service	Priority
Cooking classes	High
Volunteer programs	
Outdoor trips (single day)	
Art, dance performing arts	
Education classes	
Free self-directed drop-in activities (cards, dominos, board games, etc.)	
Free/low-cost community events	
Archery programs	

Figure 36 - Recreation Program/Service Priority

2.2.3 ART AND CULTURE PROGRAMS – HIGHEST NEEDS

Art & Culture Events/Programs	Priority
Music performances	High
Theatre productions	
Youth and adult dance programs	
Youth and adult ceramics programs	
Youth and adult music programs	
Other performing arts events	
Outdoor concerts	
Youth and adult theatre programs/classes	

Figure 37 - Art & Culture Events/Programs Priority

2.2.4 PARKS AND RECREATION SERVICES – LEVEL OF SUPPORT

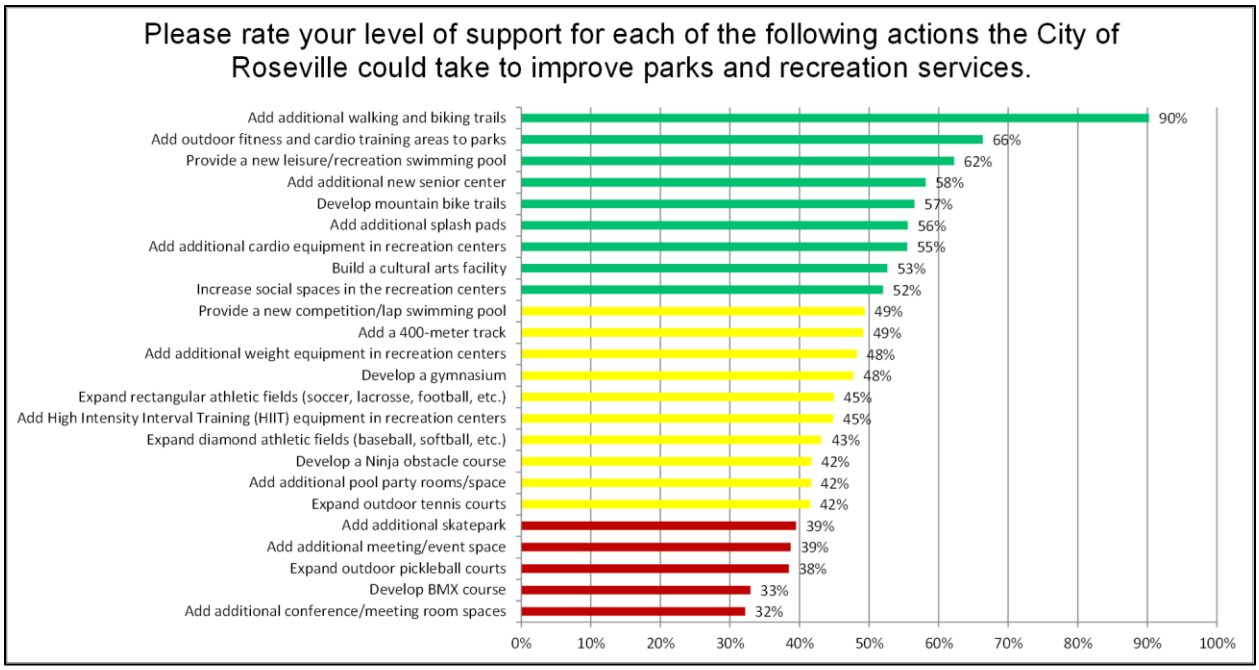


Figure 38 - Level of Support for Parks and Recreation Services

2.2.5 LIBRARY SERVICES – LEVEL OF SUPPORT

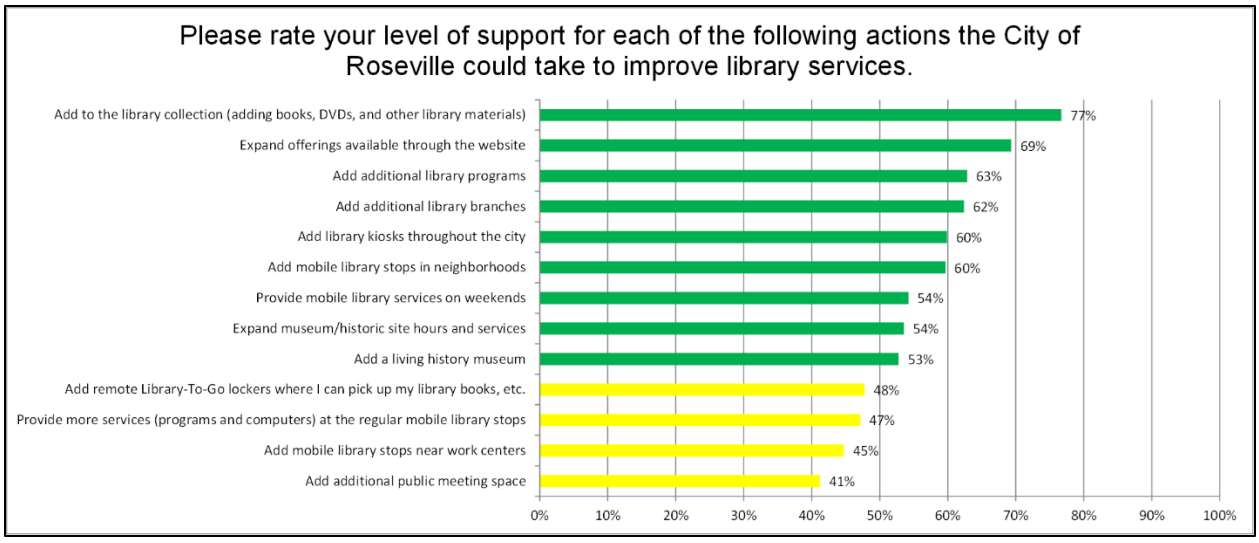
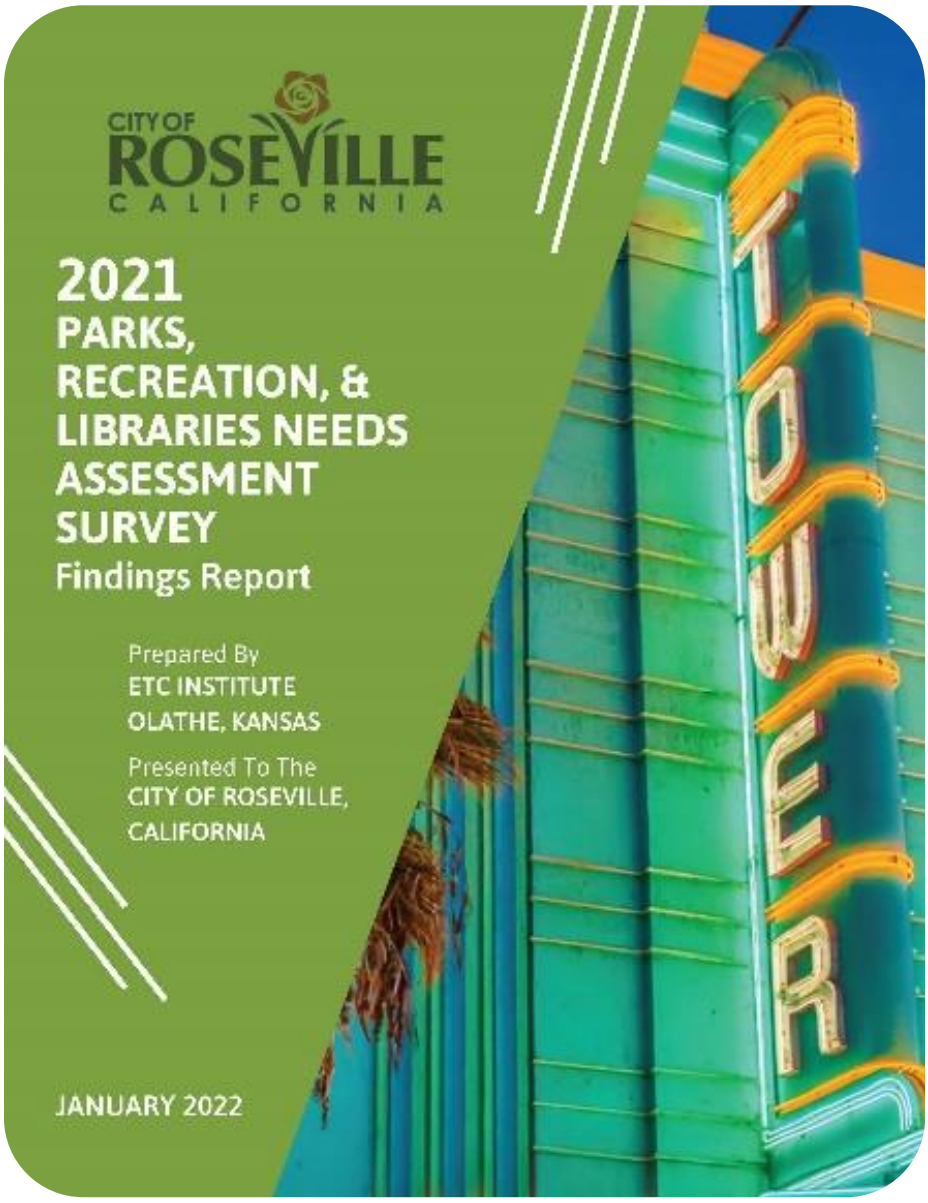


Figure 39 - Level of Support for Library Services

2.3 STATISTICALLY VALID SURVEY

ETC Institute administered a Parks, Recreation & Libraries Needs Assessment Survey for the City of Roseville, California. In Roseville Parks, Recreation & Libraries Department's development of a Strategic Master Plan, the launching of this effort began with this survey.

The results of this survey will be used to establish priorities for improvements to the City's park and open space system, recreation opportunities, and library services. The Parks, Recreation & Libraries Department oversees nearly 80 parks, 3,500+ acres of open space, libraries, Maidu Museum, and numerous recreation facilities, and provides thousands of programs and events each year. Data compiled during this survey will help City leaders make decisions that best reflect the desires and needs of the community.



2.3.1 METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in the City of Roseville. Each survey contained a cover letter, a copy of the survey, and a postage-paid return envelope. Households who received the survey were given the option of returning the survey by mail or completing it online at RosevilleSurvey.org.

To encourage participation, approximately ten days after the surveys were mailed, ETC Institute sent emails/text messages to the households that received the survey. The email/text contained a link to the online version of the survey to make it simple for households to complete.

To prevent people who were not a part of the random sample, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not counted.

The GIS map below is the location map of the City of Roseville. Boundaries are shown by census block groups and completed survey respondents are represented by small red dots. To keep the anonymity of the respondents, the red dots are not the exact location, but down to the longitude and latitude of the block location.

The goal was to collect 400 completed surveys from City residents. The goal was exceeded in a total of 542 surveys being completed. The overall results for a sample of 542 surveys have a precision of at least +/-4.2% at the 95% level of confidence. The red dots in the diagram indicate where the surveys came from for the Strategic Master Plan.

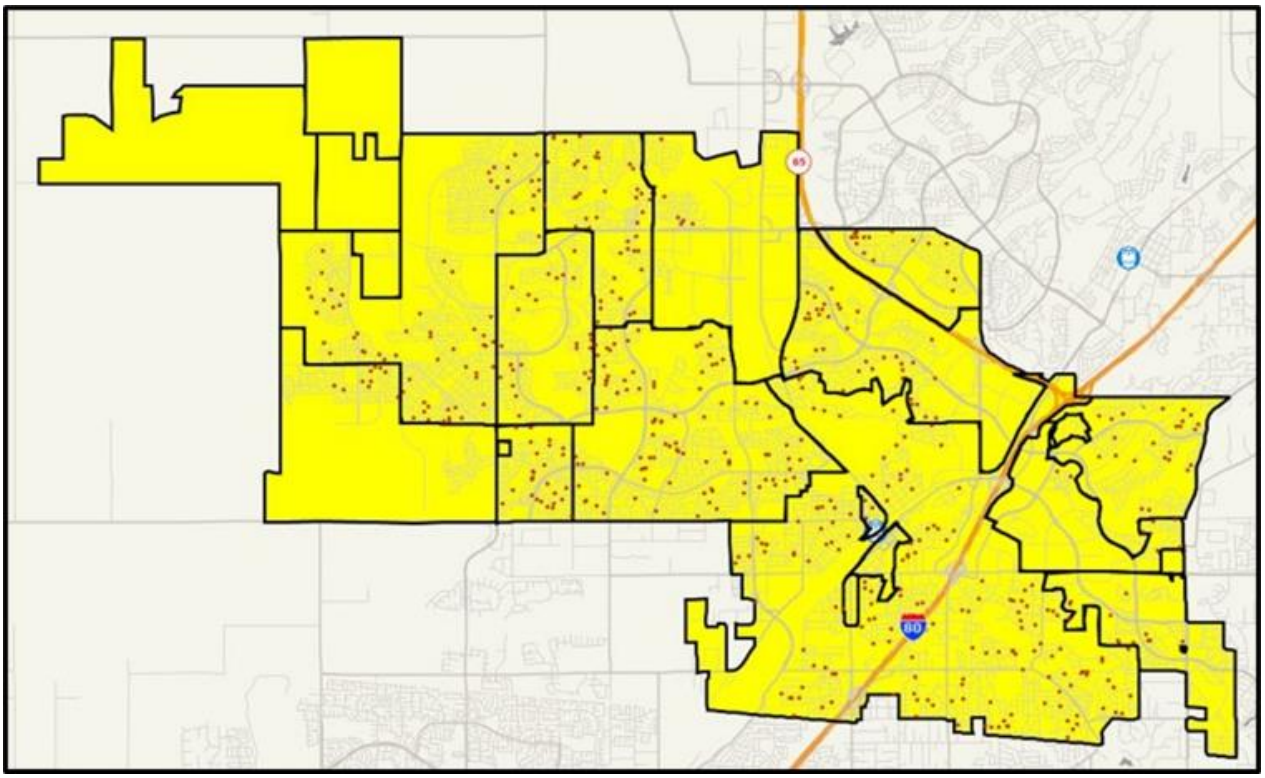


Figure 40 - Survey Location Map

2.3.2 NEEDS ASSESSMENT SURVEY FINDINGS

CITY OF ROSEVILLE PARKS AND RECREATION

- Maidu Community Center was used by the highest percentage of households, out of the other facilities analyzed, in the past two years. Over one-third (37.7%) of households indicated that, in the past two years, they had used Maidu Community Center daily to several times a year and 62.4% indicated they have never used the community center in the past two years.
- At least a quarter of households used the Roseville Sports Center (26.8%) and Roseville Aquatics Complex (25.4%), daily to several times per year, in the past two years. Respectively, 73.2% and 74.6% of households indicated they never used the sports center or aquatic complex in the past two years. (Note: while this survey typically asks about use in the past year, due to COVID this particular survey's questions referenced a timespan of the past two years to account for use pre-COVID.)
- Households were given eleven various reasons that could be reasons preventing them from using parks and recreation facilities more often. Households were asked to indicate all reasons that are preventing them from using the City's parks and recreation facilities more often and the following were the top three reasons:
    - I do not know what is offered (28.0%)
    - Lack of time (27.3%)
    - Use other private facilities (21.8%)
- The graph below shows how households responded to the questions regarding the reasons that prevent them from using City parks and recreation facilities more often.

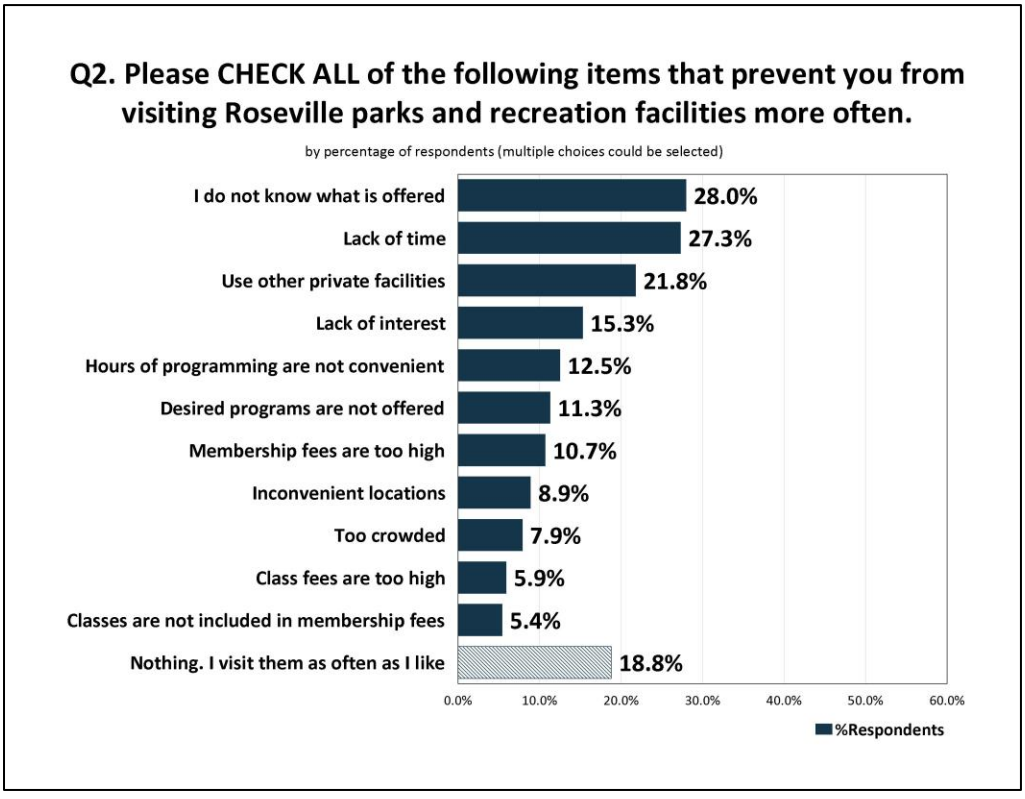


Figure 41 - Reasons for Not Visiting Parks and Recreation Facilities More Often

- Households were asked what their preferred time to take a class or attend a recreation program during the day of the week. The graph below shows how the question was responded for weekdays. Overall, it appears there are not specific weekdays that households prefer over another. However, for each day, the highest percentage of households indicated the morning (8am-noon) and early evening (4pm-8pm) were their preferred times.
    - 64.4% of households prefer to take a class/attend a recreation program between 8AM and 8PM on Monday,
    - 64.4% on Tuesday,
    - 63.6% on Wednesday,
    - 63.1% on Thursday, and
    - 62.5% on Friday

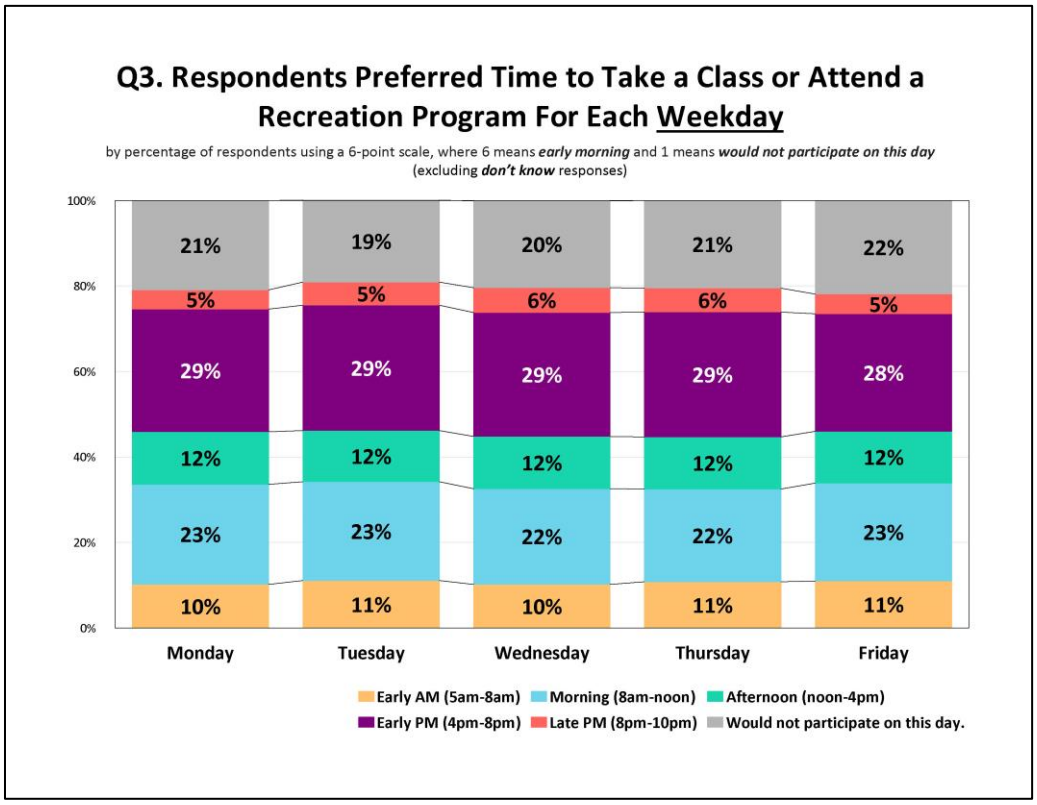


Figure 42 - Preferred Time on Weekday

- Households were asked what their preferred time to take a class or attend a recreation program during the weekend. The graph below shows how the question was responded for weekends.
    - On Saturday, the highest percentage (61.9%) of households prefer to take a class/attend a recreation program in the early morning (5AM) to the late afternoon (4PM).
    - On Sunday, the highest percentage (54.2%) of households prefer to take a class/attend a recreation program in the morning (8AM) to the early evening (8PM).

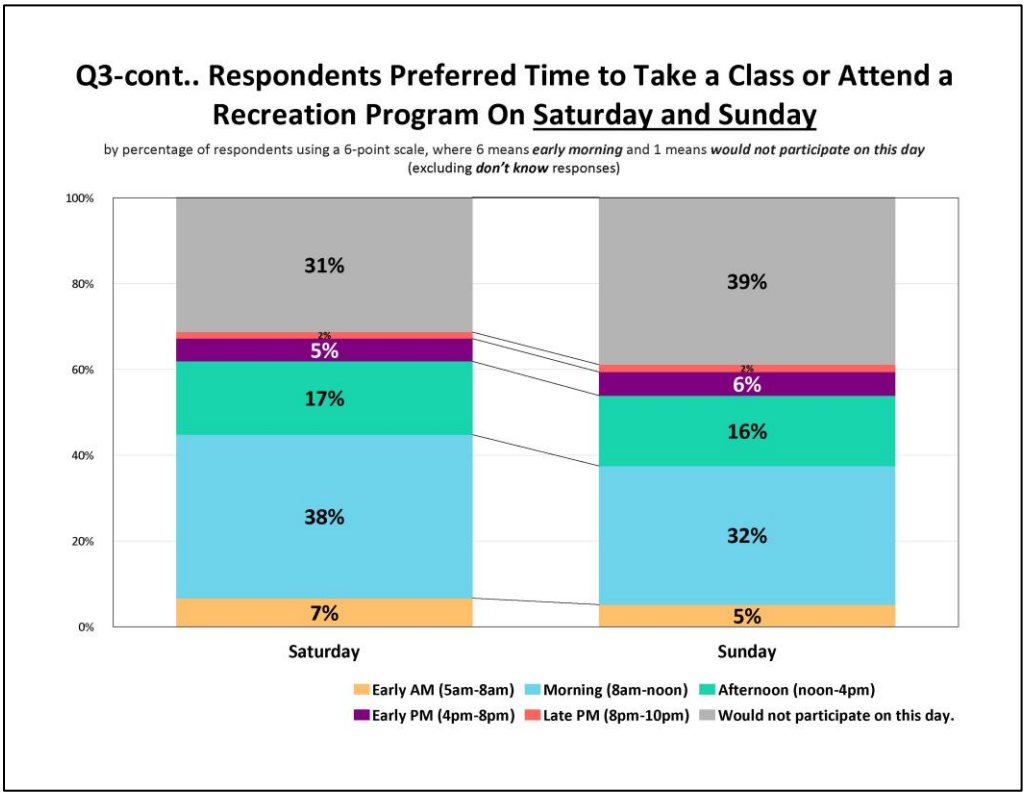


Figure 43 - Preferred Time on Weekend

CITY OF ROSEVILLE CULTURAL ARTS AND EVENTS

- Households were asked, from a list of thirteen events, which types of events they had attended in the last two years. Fifty-seven percent (56.9%) of households attended Concerts in Town Square, 52.5% Holiday Tree Lighting, and 50.5% Concerts in the Park.
- Events where less than ten percent of households indicated they had attended, in the last two years, were:
    - Comedy Night (9.0%)
    - North Pole Tavern (7.0%)
    - Be Well Roseville (6.4%)
    - Movie Night Sing Along (5.7%)
    - Floating Pumpkin Patch (4.7%)

CITY OF ROSEVILLE PUBLIC LIBRARY

- Seven of ten households have at least one member of their household with a Roseville Public Library card. Respondents were asked if they or any member of their household has a library card for the Roseville Public Library and 71.8% indicated "yes," 23.5% "no," and 4.8% "do not know."
- In the past year, 5.5% of households visited the Martha Riley Community Library daily to weekly and 20.2% visited monthly. In the past year, 25.7% visited Maidu Library once, 25.5% visited the Downtown Library once, 25.6% visited Maidu Museum & Historic Site once, and 21.5% visited the Martha Riley Community Library once.
- Seventy-one percent (70.9%) of households indicated that in the past year, they never went to the Maidu Museum & Historic Site, 62.0% never went to the Downtown Library, 61.2% never went to the Maidu Library, and 52.8% never went to the Martha Riley Community Library.
- Based on households' top three choices, the roles and services of the library and museum that are most important to households are the following:
    - Support education and literacy for children and adults (44.8%)
    - Provide resources for reading/listening/viewing (37.6%)
    - Provide quiet places for reading and individual study (37.3%)
    - Serve as a resource of community information (25.5%)
- The two ways that most households use to learn about library and museum events/classes are through the library website and social media. When households were asked what ways they learn about library and museum events and classes, 32.3% indicated they use the library website and 28.2% use social media. Followed by.
    - Staff and signage in the library (19.0%)
    - Experience PRL Magazine (16.1%)
    - Library newsletter (7.4%)
    - ENGAGE brochure (6.1%)
    - Outreach events (5.9%)
    - Maidu Museum website (3.7%)
    - In the museum (2.8%)

USE AND LEVEL OF AWARENESS OF LIBRARY SERVICES

- Forty-eight percent (47.5%) of households use books from the library. At least 51% of households indicated they are aware of the following library services, but do not use these services:
    - Audiobooks (61.6%)
    - DVDs (69.0%)
    - Public computers (78.7%)
- At least 51% of households indicated they were not aware the following library services were offered:
    - Chromebooks (52.0%)
    - Local history collection (54.8%)
    - World Languages (57.4%)
    - STEAM kits (62.2%)
    - VOX books (65.6%)

USE AND LEVEL OF AWARENESS OF LIBRARY DIGITAL SERVICES

- Over one-fourth (28.2%) of households use the search box on the library home page to find materials/articles. The top five library digital services that had the highest percentage of households indicate they are aware of them, but do not use them, were:
    - Check out eBooks (40.7%)
    - Read digital magazines (40.3%)
    - Read digital newspapers (39.7%)
    - Access resources to learn different languages (39.4%)
    - Download audiobooks (38.9%)
- At least 55% of households indicated they were not aware the following library digital services were offered:
    - Digital newspapers (54.6%)
    - Digital magazines (55.0%)
    - Access resources to learn different languages (57.7%)
    - Stream educational videos (63.4%)
    - Get financial/investment information (66.1%)
    - Use study guides and take practice tests (68.7%)
    - Access online virtual museum tours and field trips (69.7%)

USE AND LEVEL OF AWARENESS OF LIBRARY PROGRAMS

- Twelve percent (11.9%) of households participate in art exhibits at the library. At least 50% of households indicated they were aware of the following programs, but do not use them.
    - Summer reading programs (55.0%)
    - Adult literacy programs (54.0%)
    - Children's literacy programs (53.9%)
    - Teen/youth literacy programs (51.55%)
- At least half (50%) of households is not aware the following programs are offered at the library.
    - Genealogy assistance (75.0%)
    - Family STEAM workshops (67.7%)
    - Online reading challenges (56.0%)
    - Art exhibits (49.7%)

LEVEL OF SUPPORT FOR ACTIONS THE CITY COULD TAKE TO IMPROVE AND/OR ENHANCE THE CITY'S PARK AND RECREATION SYSTEM

- Households were asked to rate their level of support for actions the City could take to improve/enhance the parks and recreation system in the City of Roseville. Based on the highest ratings of "very supportive" and "supportive," the following potential actions had at least a sum of 51% rating of support and the top seven highest ratings of support.
    - Add additional walking and biking trails (90.1%)
    - Add outdoor fitness and cardio training areas to parks (66.7%)
    - Develop mountain bike trails (62.1%)
    - Add additional new senior center (61.5%)
    - Develop a gymnasium (e.g., basketball, volleyball, badminton, pickleball) (59.1%)
    - Add additional cardio equipment in recreation centers (56.6%)
    - Add additional splash pads (52.5%)
- The graph below shows the ratings of support that households gave to all actions analyzed.

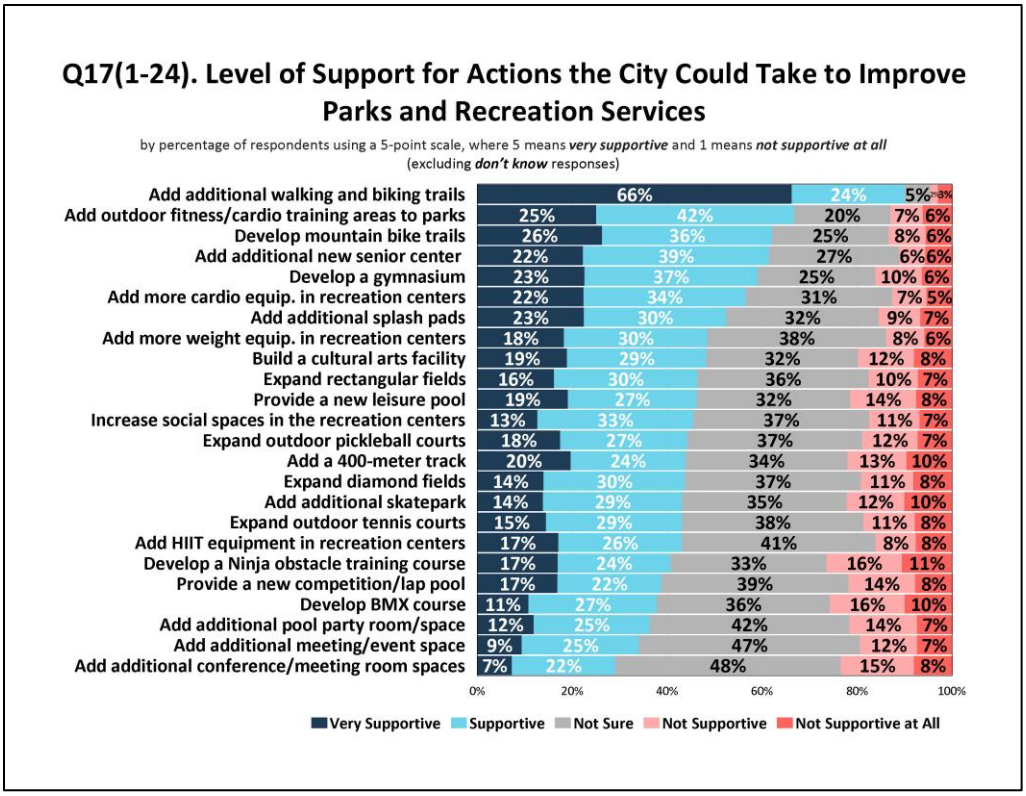


Figure 44 - Level of Support for Parks and Recreation Services

LEVEL OF SUPPORT FOR ACTIONS THE CITY COULD TAKE TO IMPROVE AND/OR ENHANCE THE CITY'S LIBRARY AND MUSEUM SERVICES

- Households were asked to rate their level of support for actions the City could take to improve/enhance library and museum services in the City of Roseville. Based on the highest ratings of "very supportive" and "supportive," the following potential actions had at least a sum of 50% rating of support and the top seven highest ratings of support.
    - Add to the library collection (adding books, DVDs, and other library materials) (66.4%)
    - Expand offerings available through the website (62.6%)
    - Add mobile library stops in neighborhoods (51.6%)
    - Add additional library programs (50.5%)
    - Add library kiosks throughout the City (50.2%)
    - The graph below shows the ratings of support that households gave to all actions analyzed.

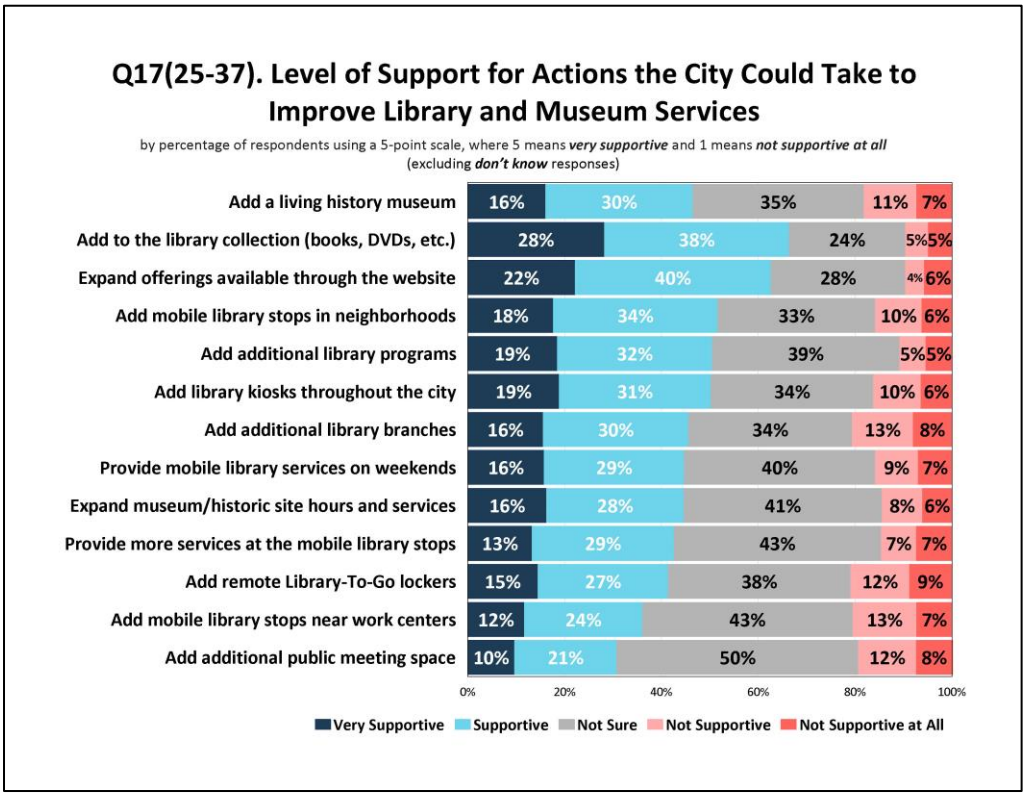


Figure 45 - Level of Support for Library and Museum Services

PARKS AND RECREATION AMENITY AND FACILITY NEEDS

- Households were asked to identify if they had a need for 30 amenities/facilities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various amenities/facilities. The four amenities/facilities with the highest percentage of households whose needs are currently being partly or not met are listed below.
    - Indoor walking tracks - 12,321 households (23.2%)
    - Walking and biking trails - 11,764 households (22.2%)
    - Mountain bike trails - 10,938 households (20.6%)
    - Outdoor amphitheater - 10,408 households (19.6%)
- The graph below shows the estimated number of households that have unmet needs for each of the 30 amenities/facilities.

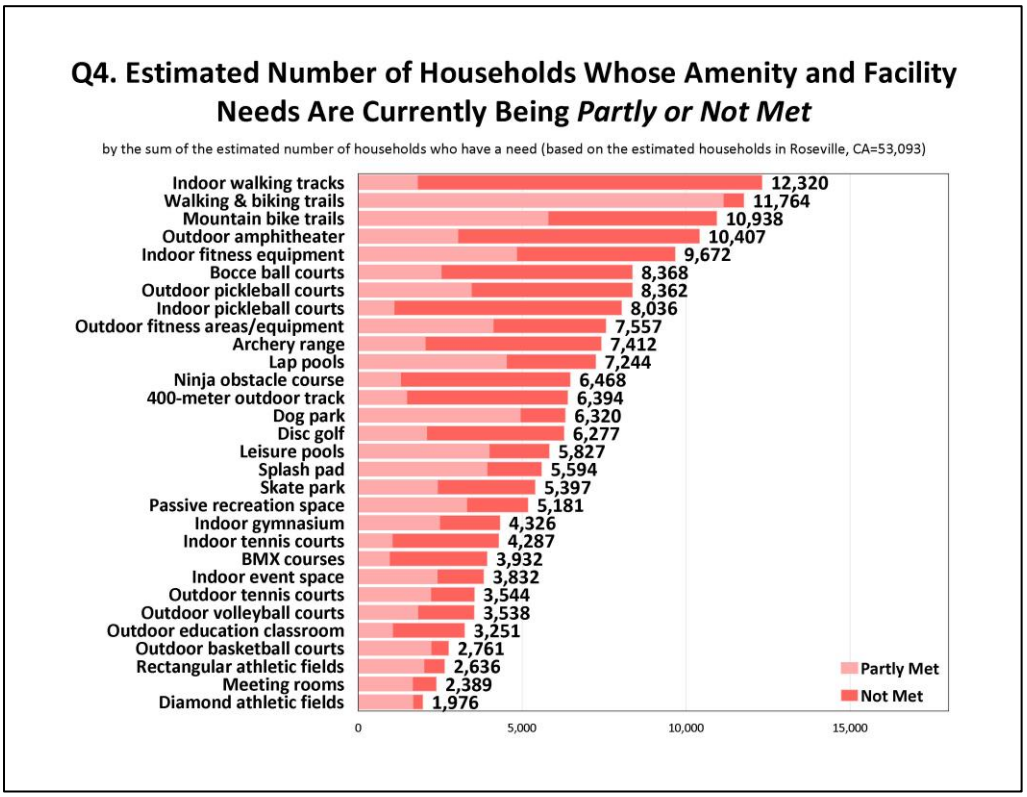


Figure 46 - Parks and Recreation Amenity and Facility Needs

PARKS AND RECREATION AMENITY AND FACILITY IMPORTANCE

- In addition to assessing the needs for each amenity and facility, ETC Institute also evaluated the importance that households placed on each one. Based on the sum of households' top four choices, 64.8% of households chose "walking and biking trails" as the most important amenity/facility to them.
- The percentage of households that selected each amenity/facility as one of their top four choices in shown in the graph below.

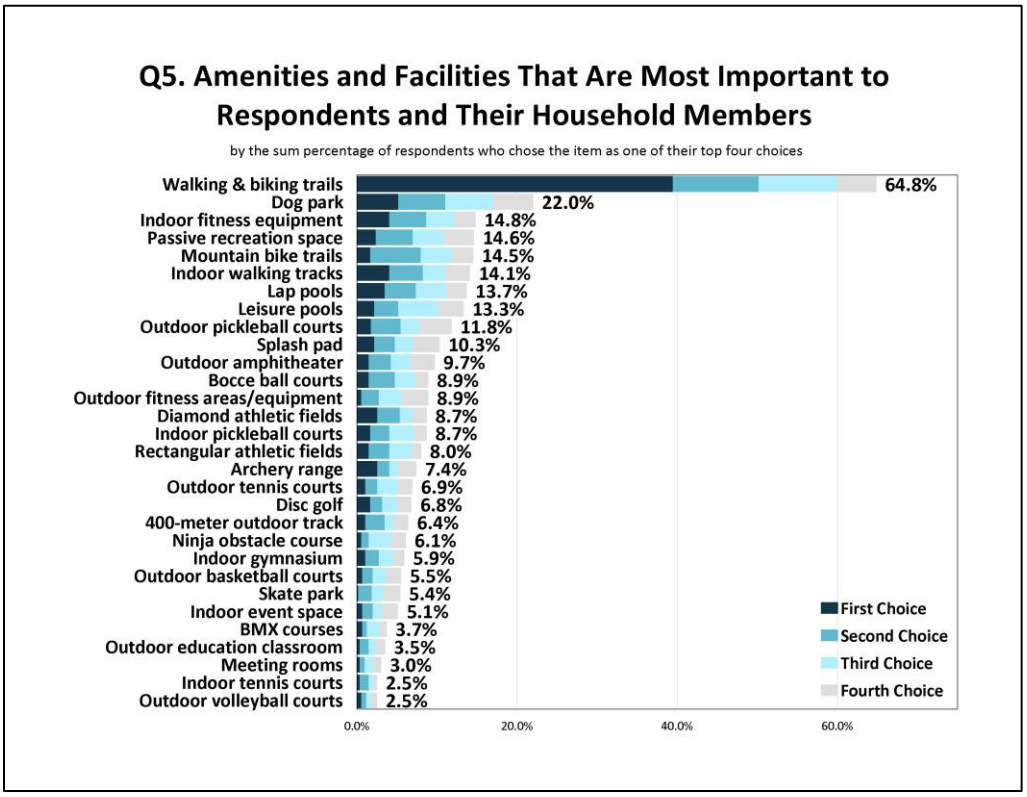


Figure 47 – Parks and Recreation Amenity and Facility Importance

RECREATION PROGRAM NEEDS

- Households were asked to identify if they had a need for 26 recreation programs and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various recreation programs. The four recreation programs with the highest percentage of households whose needs are currently being partly or not met are listed below.
    - Fitness and wellness classes - 14,801 households (27.9%)
    - Cooking classes - 13,753 households (25.9%)
    - Free/low-cost community events - 10,750 households (20.2%)
    - Art, dance, performing arts - 10,679 households (20.1%)
- The graph below shows the estimated number of households that have unmet needs for each of the 26 recreation programs.

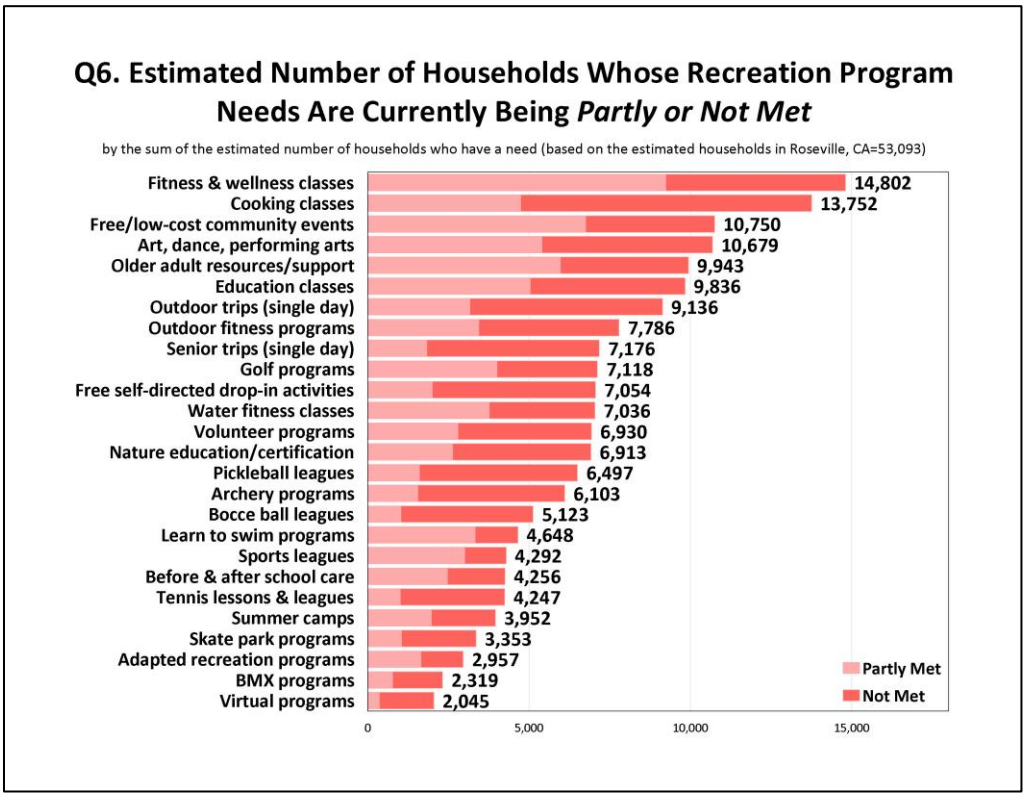


Figure 48 - Recreation Program Needs

RECREATION PROGRAM IMPORTANCE

- In addition to assessing the needs for each recreation program, ETC Institute also evaluated the importance that households placed on each one. Based on the sum of households' top four choices, the following three recreation programs were rated as most important to households.
  - Fitness and wellness classes (23.3%)
  - Free/low-cost community events (20.3%)
  - Cooking classes (18.4%)
- The percentage of households that selected each recreation program as one of their top four choices is shown in the graph below

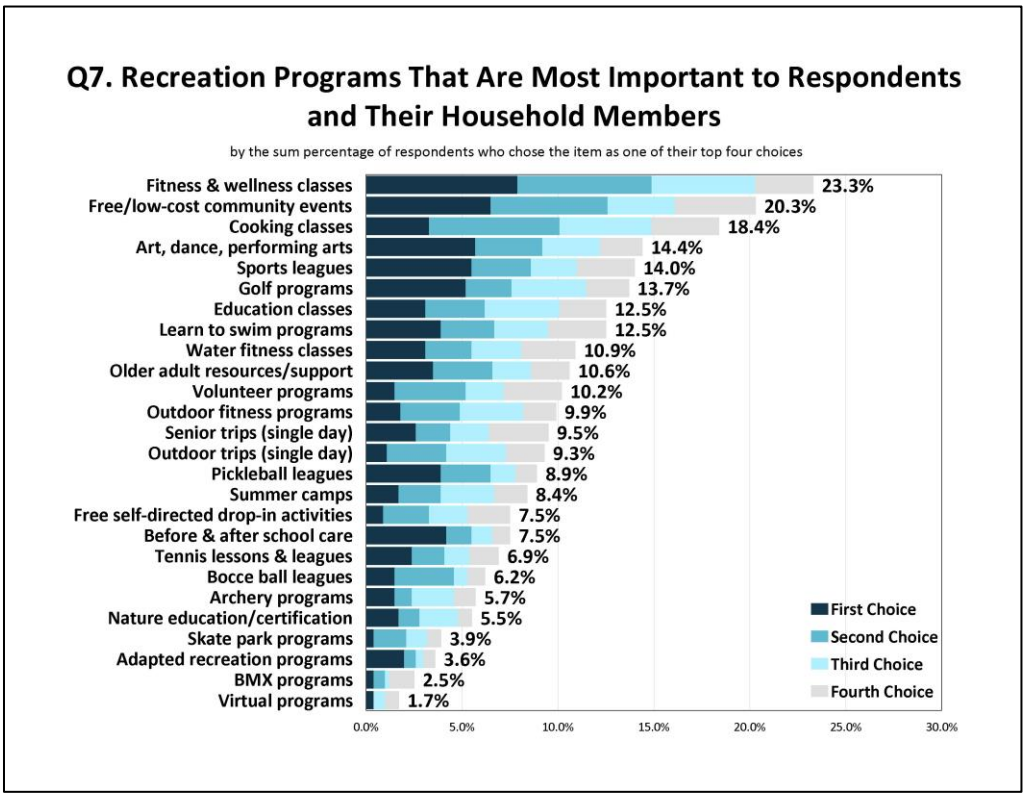


Figure 49 - Recreation Program Importance

CULTURAL ARTS PROGRAM AND EVENT NEEDS

- Households were asked to identify if they had a need for 18 cultural art programs and events and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various cultural arts programs and events. The five cultural arts programs and events with the highest percentage of households whose needs are currently being partly or not met are listed below.
    - Outdoor concerts - 14,104 households (26.6%)
    - Craft/vendor fairs - 13,943 households (26.3%)
    - Music performances - 12,142 households (22.9%)
    - Downtown events - 11,690 households (22.0%)
    - Theatre productions - 10,739 households (20.2%)
- The graph below shows the estimated number of households that have unmet needs for each of the 18 cultural arts programs and events.

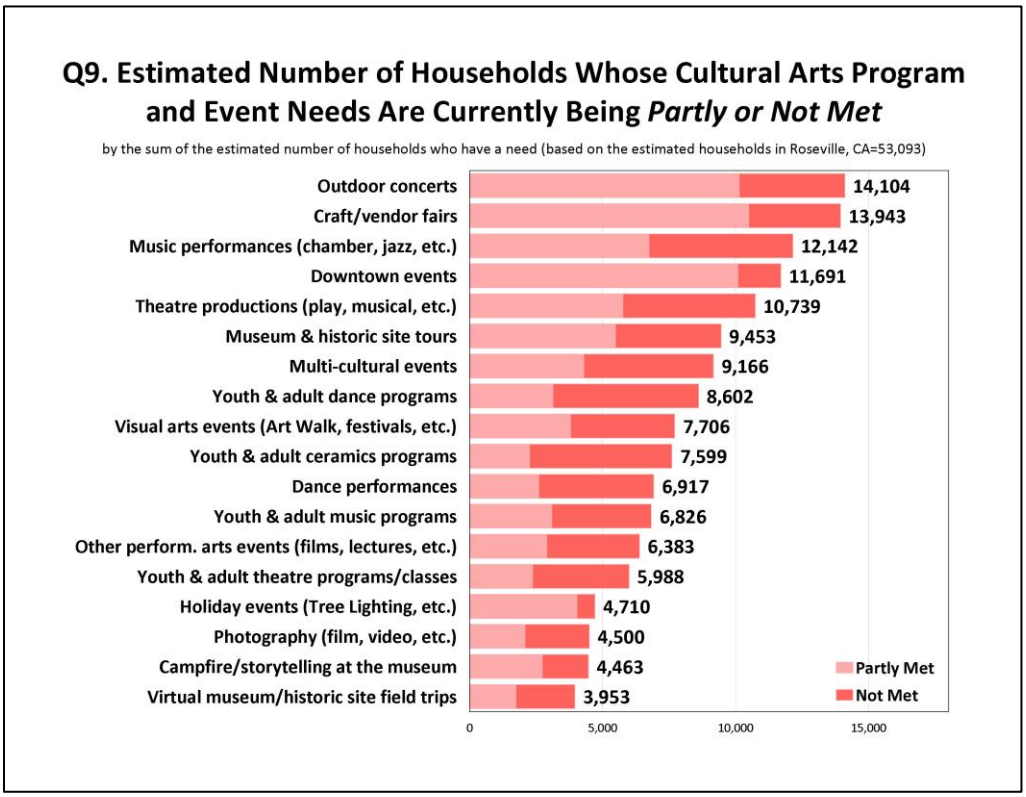


Figure 50 - Cultural Arts Program and Event Needs

CULTURAL ARTS PROGRAMS AND EVENTS IMPORTANCE

- In addition to assessing the needs for each cultural arts program and event, ETC Institute also evaluated the importance that households placed on each one. Based on the sum of households' top four choices, the following four cultural arts programs and events were rated as most important to households.
    - Downtown events (39.0%)
    - Outdoor concerts (36.2%)
    - Craft/vendor fairs (32.1%)
    - Holiday events (27.9%)
    - The percentage of households that selected each cultural arts program and event as one of their top four choices in shown in the graph below.

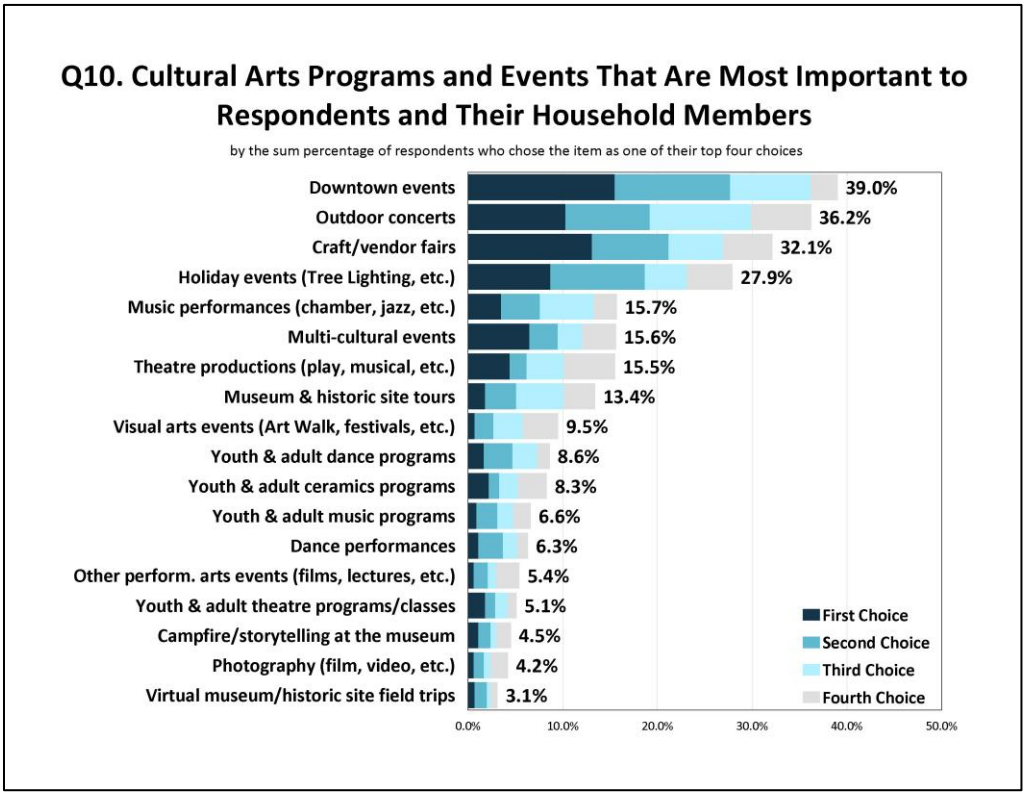


Figure 51 - Cultural Arts Program and Event Importance

CHAPTER THREE – PARK AND FACILITY ASSESSMENT

3.1 INVENTORY ASSESSMENT

WRT Design, LLC, as a member of the PROS Team, assessed twenty-five existing parks owned and operated by the City of Roseville. This assessment documents recreation amenities; access and connectivity; condition and function; and experience and sense of safety. Information from the assessment was used to inform recommendations in this plan. This section summarizes the findings of the assessment and provides suggestions for possible park improvements. WRT also noted observations about maintenance and design that may be of interest the Department. The section is supported by a detailed spreadsheet which has been provided electronically to the City.

3.1.1 METHODOLOGY

The 25 parks evaluated by WRT include a range of Neighborhood Parks, Neighborhood/School Parks, and Citywide Parks, using the City of Roseville's classification system. Six parks completed recently (post-2008) were selected by the City to serve as benchmarks for each park type (two per category). Crabb and Central Parks represented benchmarks for citywide parks, Stizzo and Nichols Parks represented school parks and Roccucci and Phillips represented neighborhood parks. Nineteen parks were selected by the City to represent a sample of the older parks (pre-2009).

Neither City-owned open space nor school yards were evaluated as part of this assessment, though their adjacency was noted in several parks. An initial park tour was conducted on September 8, 2021, led by Tara Gee, Park Planning & Development Superintendent, and attended by the WRT team. WRT then visited each of the 25 subject parks in person over the course of three days (October 5, 6, and 13) to collect information, evaluate qualities of the park, and take photos. Follow-ups occurred in the office to verify trail connections and proximity to transit.

Park amenity information for a majority of the parks was provided by PRL and integrated into the evaluation table. WRT augmented this information for a select few recent parks where data was not available.

Each park was evaluated under the categories of Access and Connectivity; Condition and Functionality; and Experience and Sense of Safety. Parks were scored on specific metrics within each category. Site assessments considered the observed functionality of park amenities as it might affect user experience. While the condition and functionality were scored together it is recognized these are separate but related issues. This category can be more thoroughly reviewed by each metric. The assessment did not document condition of every park element i.e., bench, backstop, field, etc. A scoring sheet (**Appendix C)** served as the guide for determining a score for key metric, summarized as follows:

- Primary categories for evaluation:
    - Access and Connectivity
    - Condition and Functionality
    - Experience and Sense of Safety
- Each of these primary categories included multiple subcategories/metrics, which were scored on a scale from 1 to 5 (larger number representing highest value).
- A weight was assigned to each subcategory, as it was recognized that not each subcategory is equal in importance. Consultants and Staff jointly assigned weights.
- An aggregate score was determined, and parks were rated poor (2), fair (3), good (4) or great (5).

Additional notes were taken for parks that capture important observations that may have been difficult to quantify. Park observations that applied to several parks or were noted to be helpful to ongoing system

management are mentioned in this report. Minor observations relating to specific parks led to the rankings outlined in the worksheet (**Appendix C).**

ASSESSED PARKS

1. Weber Park
2. Garbolino Park
3. Crestmont Park
4. Eastwood Park
5. Lincoln Estates Park
6. Maidu Regional Park
7. Silverado Oaks Park
8. Diamond Oaks Park
9. Kaseberg Park
10. Hillsborough Park
11. Cresthaven (Jack Wallace) Park
12. Wanish Park
13. Buljan Park
14. Mahany Park
15. Misty Wood Park
16. Vencil Brown Park
17. Dietrich Park
18. Doyle Park
19. Lockridge Park
20. Central Park
21. Nichols Park
22. Crabb Park
23. Stizzo Park
24. Phillips Park
25. Roccucci Park

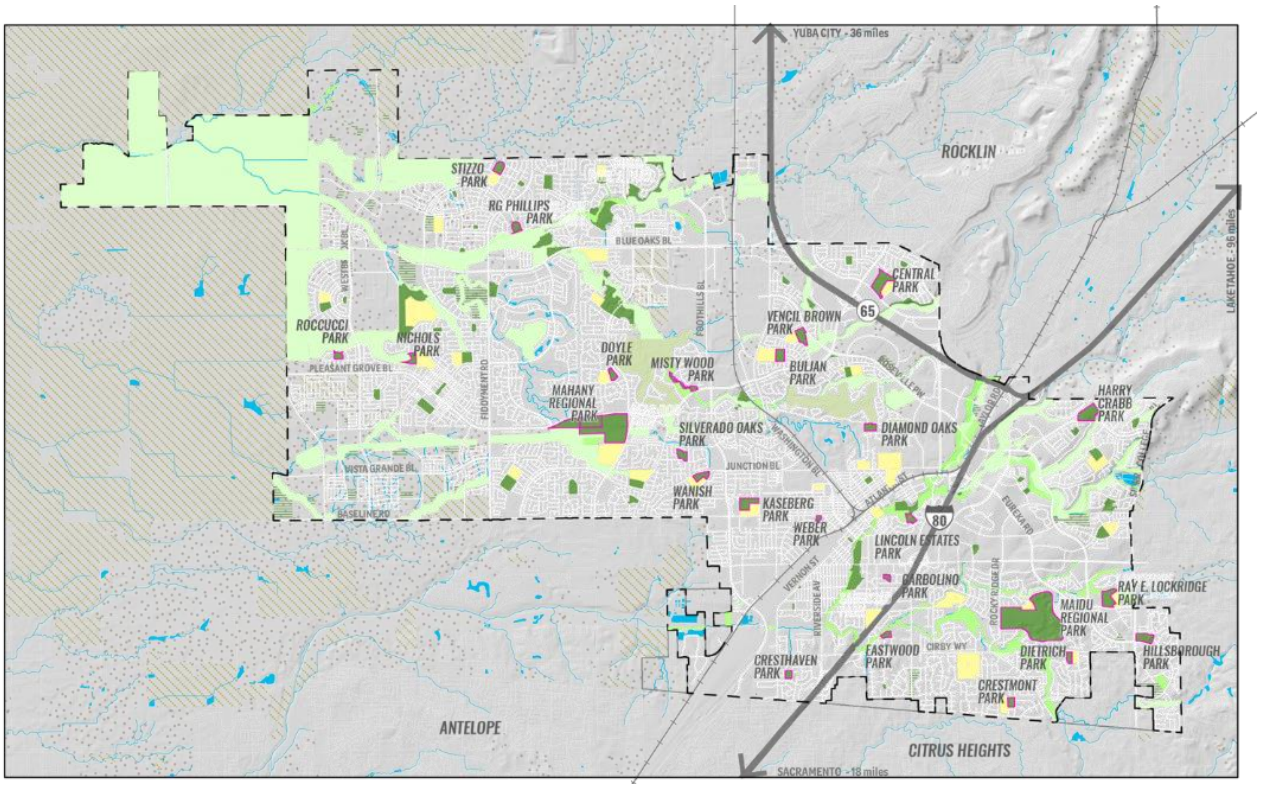


Figure 52 - Site Assessment Map

3.1.2 PARK KEY FINDINGS

Roseville should take pride in its commitment to providing high-quality park space. This high standard can be seen throughout the system with substantial renovations and new parks. For example, the recent investment in Royer Park included the addition of bridges over Dry Creek, connecting the park to the town square and Miner's Ravine trail. This showcases successful integration of traditional parks, historic resources, trails, community advocacy, natural resources, and downtown revitalization. The park is an opportunity to provide neighborhood and community-wide amenities.

CITYWIDE PARKS

The analysis focused on four citywide parks. Crabb Park and Central Park were built in phases, and both were fully completed in 2020-21. Mahany Park is the city's largest park and is undergoing upgrades. Maidu is older than Mahany. Maidu Regional Park was built in 1990 and has planned upgrades as well.

- While the benchmark parks (Crabb Park and Central Park) are in the best condition and provide the greatest universal access within the park; connectivity to the surrounding neighborhoods could be improved. Additional signage, gateways, better integration with trail networks, bus stops, and crosswalks/streetscape improvements around the periphery would help provide greater access, visibility, and overall user experience.

Central Park's gateway is a successful connection to the adjacent retail area. Prominent entrances could be provided at intersections or trailheads around the periphery of citywide parks and could be further improved with park branding/signage.

Trails could be more integrated into parks, as at Crabb Park above, with trailheads, trailhead amenities, and park branding.

- Signage could be expanded both at park peripheries and within parks to assist with wayfinding and strengthen identity. This is especially true at Mahany Park, where the large play area is not readily found from the primary entrance to the park.
- Maidu and Mahany parks are accessible by transit and have designated Park'n'Ride lots, and bike lockers are installed at Mahany Park. The incorporation of more bike and transit amenities at other citywide parks could encourage a greater variety of access and ease congestion and parking especially during large events.
- Maidu Regional Park ranked highest overall among the 25 assessed parks, notably due to its connection to trails and open space, its variety of recreational uses, mature trees and associated shade coverage, and character of its play structures. Maidu Regional Park will need ongoing maintenance and would benefit from a retrofit of the batting cage, skate park, lighting, and irrigation. Maidu Regional Park currently has projects underway including renovations to the skate track, softball restroom upgrades, perimeter trail re-surfacing, and periphery irrigation upgrades. Recently completed projects include soccer arena upgrades and soccer complex turf conversion.
- Citywide parks may benefit from better accommodations for all age groups, most notably teens and the elderly. Incorporation of hangout-areas next to basketball courts and skate parks could provide for more passive use of areas adjacent to active use areas. These areas could be well shaded and provide a variety of seating options for small to large groups.

NEIGHBORHOOD PARKS

- Benchmark neighborhood parks have better access and connectivity characteristics, while older parks would benefit from enhanced crosswalks, traffic calming on adjacent streets, better connection to sidewalks and expanded signage and park branding.

Roccucci Park is a good example of character, branding, and signage. Additional signage may need to be expanded at neighborhood parks at all access/entry points.

- Older neighborhood parks lack variety in planting, notably groundcover planting. In comparison, some newer parks featured a palette of low spreading plants with different texture, color, and form. PRL may want to consider incorporating low water use groundcover plantings that can also give some of the older parks a greater sense of character and seasonal interest.
- PRL could consider incorporating bulletin boards in select locations with relevant information relating to events.

- In many older parks, tree roots have become exposed on the surface, due to compacted soils and reliance on surface irrigation. It is understood these trees originally had bubblers that eventually failed and were removed. These areas could be mulched to prevent tripping hazards, retain soil moisture, and provide a refreshed look. Soil probes and injection systems may also be considered at select locations to encourage development of larger, mature trees. Informal seating such as benches or natural materials in the shade of the tree could also be incorporated.

Exposed roots at several parks could be improved with mulch and the incorporation of informal seating elements.

- Four out of the 14 neighborhood parks assessed had complete pathway loops. Several neighborhood parks would benefit from the integration/completion of a looped path to better accommodate for the passive use of parks.
- Unauthorized dog use was observed at several of the parks. This may suggest the need for better enforcement and/or better accommodation of the demand.

NEIGHBORHOOD/SCHOOL PARKS

- Master joint-use agreements are in place between the City and school districts which make outdoor school spaces available for use during evenings, weekends, and non-school days. However, consistency in site management varies based on location, and overall school safety has affected traditional joint-use practices.
- Parks are planned with a school-park campus approach to stretch public funds and offer more variety of recreational opportunities.
- School parks are well equipped with active use through athletic fields and play equipment. Additional passive uses could be encouraged next to active use areas.
- PRL may consider more signage and the ability to have gates open when school yards are open to the public.

- Consider expanding bike parking where appropriate, including shared bike parking with schools, especially for school parks which are part of trail network or where high bike ridership is observed (i.e., Nichols Park).

3.1.3 ACCESS AND CONNECTIVITY

Access and connectivity of parks were evaluated through their adjacent trails, street crossings, sidewalks, park circulation, signage, and general accessibility. Roseville's many parks are distributed across a variety of suburban neighborhoods developed over several decades. Open space with creek and trail corridors helps provide connections between its diverse array of parks. While automobile access is the dominant form of transportation for citywide parks, biking and walking is critical for both neighborhood and school parks. Access + Connectivity scored highest for the Benchmark Parks, largely due to their proximity to the more recently developed parts of the city which include more connections to the trail network and have better sidewalk access, crosswalks, and more well-defined entry points.

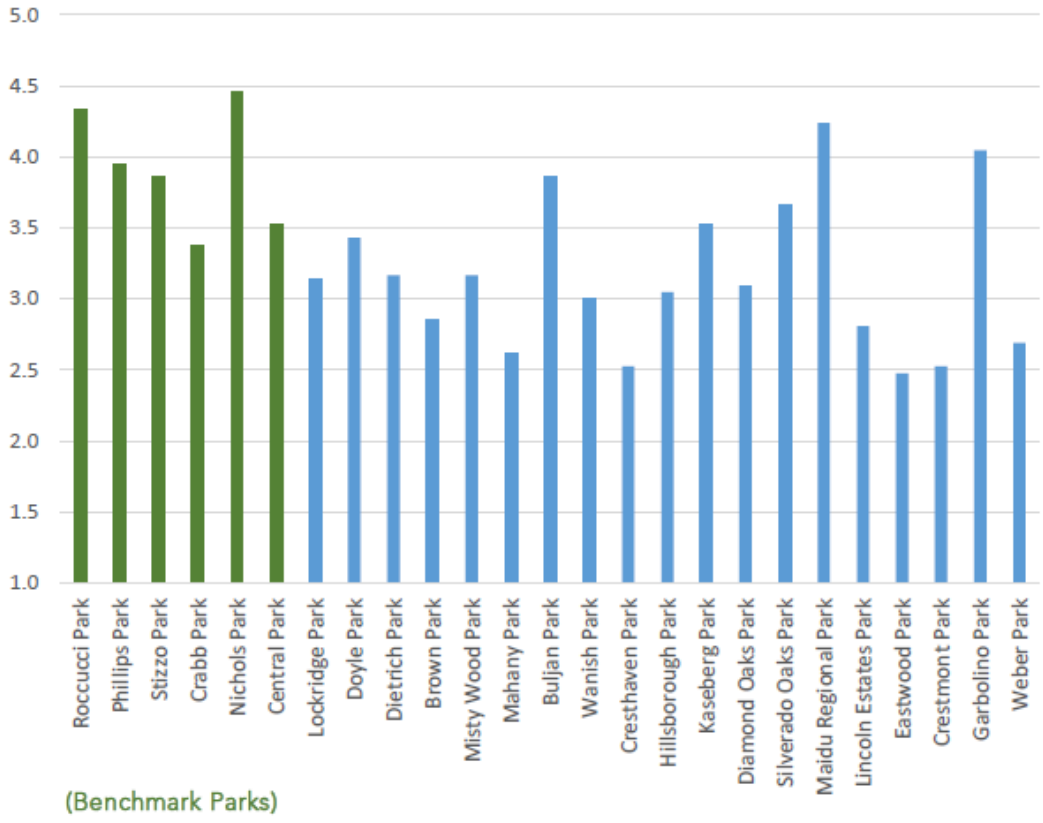


Figure 53 - Access and Connectivity Score

- We recommend reviewing ADA standards in older parks related to parking.
- Parking at school/neighborhood parks generally have shared parking that supports both the school and park.
- At Mahany Park, the City uses the high school parking lot if needed for events, with overflow lots across the street from and adjacent to the Roseville Aquatics Complex. This speaks to the benefit of partnering with the school district. The adjacency to the high school has occasionally impacted parking at Mahany Park. Maidu Regional Park has overflow parking for events, but there can be parking challenges.

- Parking overall seemed sufficient for normal use, though some parks, especially citywide parks, may experience parking problems during sporting and special events. It is encouraged that PRL continue to integrate with the Alternative Transportation Department to continue to build on the good work that has occurred over the past few decades in providing meaningful connections for alternative transportation which will continue to alleviate pressures of parking for events. Park campus management should continue to be a focus in citywide parks. Events with anticipated high attendance should not occur on the same days or weekends. Tournaments and game day play schedules should continue to provide adequate breaks between games to allow for enter/exit of facilities with the least amount of conflict.
- Many parks of all types lacked appropriate signage at pedestrian paths entering parks. Park access could be encouraged by expanding signage. Signage could be sized appropriately to be visible by car, bike, and pedestrian.
- Neighborhood parks could be of value to residents beyond their immediate vicinity if they are along or nearby a trail or bike network. In the case of parks next to open space or creeks, crossings or trails could help to bridge and serve adjacent communities (for example, bridging across Cirby Creek at Eastwood Park or bridging Dry Creek at Lincoln Estates Park and connecting to Miner's Ravine Trail).
- Many older parks lacked "edge permeability," both in terms of access and visibility and natural surveillance. Providing more entry points not only expands access but is a way for increasing park users' sense of safety.
- Many parks provided clear entrances into parking lots but lacked such clear entrance points for those accessing the park by bike/walking. It is understood that many parks share parking facilities with schools/libraries/community buildings. Additional signage could be incorporated in coordination with these facilities.

The pedestrian crossing through the parking lot at Maidu Regional Park is a good example of providing clear pedestrian access through a parking lot.

3.1.4 CONDITION AND FUNCTIONALITY

Parks were evaluated for their condition and functionality as it related to individual and mix of amenities, state and condition of the park, and apparent relevance to serve the needs of current users. The conditions of parks were based on passively observing parks rather than a comprehensive review of maintenance and function.

The Parks Division has ranked the following parks specifically related to overall condition:

- Lockridge - Fair
- Doyle - Fair
- Dietrich - Fair
- Brown – Fair
- Kaseberg – Fair
- Silverado Oaks - Fair
- Crestmont - Fair
- Cresthaven - Good/Fair
- Weber - Fair/Poor
- Maidu - Good/Fair
- Misty Wood - Good
- Buljan - Good
- Wanish - Good
- Hillsborough - Good
- Diamond Oaks - Good
- Lincoln Estates - Good
- Eastwood - Good
- Garbolino - Good
- Mahany - Good

Functionality of parks was reviewed as it relates to the relevance and condition of amenities tied to value. It is recognized that condition and functionality are separate but related issues, so effort should be taken to review individual scoring metrics rather than the aggregate score. Additionally, water use was evaluated in this category as it relates to irrigation and the condition of the lawn and planting areas. Overall, parks in Roseville were observed to be in great condition and serving their functions well, with only a few parks suggesting the need for significant changes in program and design.

- Maidu ranked highly in functionality. This is due to the variety and character of the play areas, the condition of the ball fields, the extensive trails and open space, and recent investments in the soccer complex and workout equipment. Much work has been done to keep the park relevant and in good condition. It is recognized that further investment in certain areas of the park, including the batting cages, skate park, and general hardscape and irrigation, are needed, to improve the overall condition.
- It was observed that much of the ground level vegetation in older parks had been removed or was in poor condition. It is understood that many of these are a result of turf reduction efforts responding to recent drought conditions. Older parks could benefit from subtle upgrades to ground level planting at focal points, entry points, or established passive use zones. Simple addition of mulch below established tree canopies would go a long way in older parks to address tripping concerns from roots and provide a clean finished look.

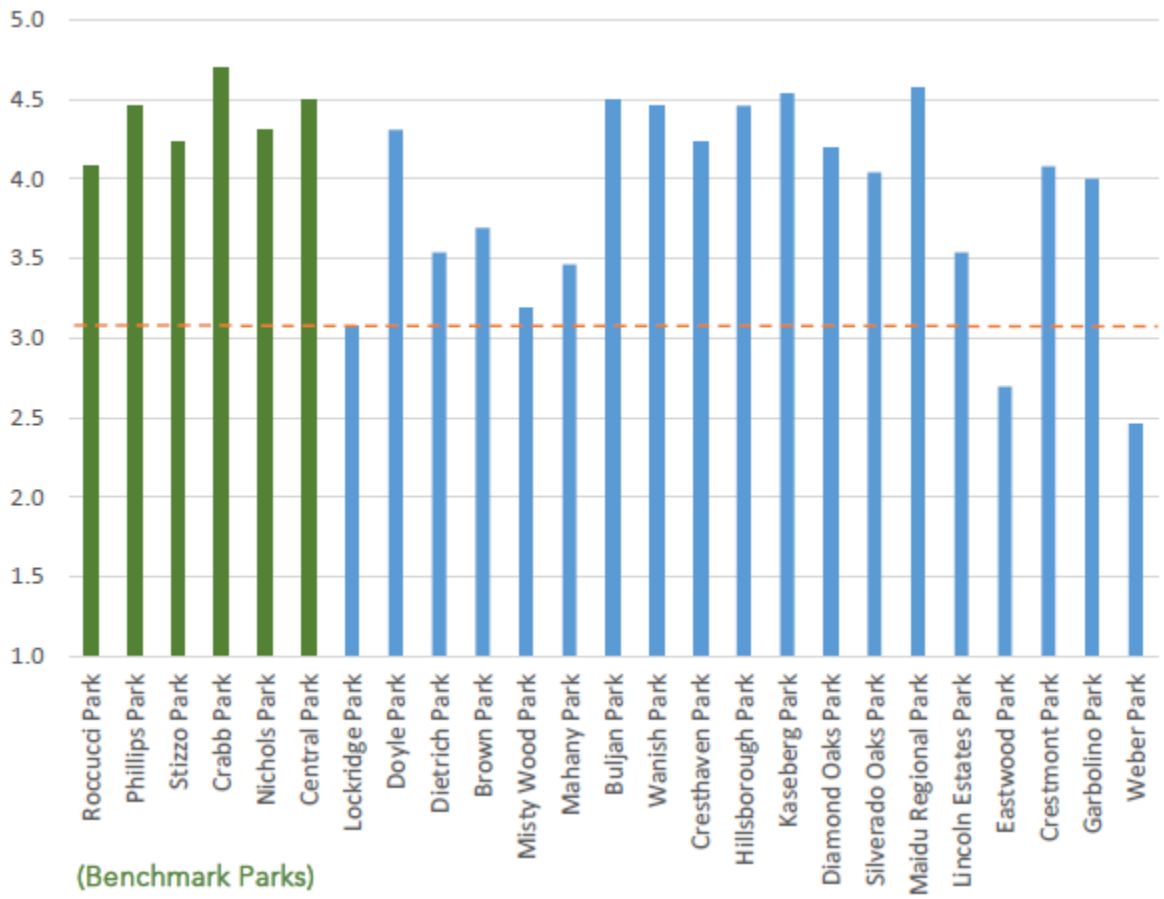


Figure 54 - Condition and Functionality Score

- Wet spots in lawns, exposed tree roots, and signs of ponding/running water in hardscape areas were observed at several parks. Managing water use or retrofitting older parks irrigation systems could improve turf and plant health while also resulting in cost savings. Installing more efficient irrigation systems, optimizing moisture sensors, and changing irrigation practices for water-wise landscape management might also be required.

Signs of ponding at RG Phillips Park.

- In 2008 aggressive efforts were undertaken to better manage the Department's overall irrigation system, which includes parks and streetscapes. This was based on the 2007 state mandate of reducing water usage by 30% by 2030. Through these efforts, the Department annually averaged 29% water savings and maintained this reduction through the drought of 2015 to 2019. The Department has continued to follow best management practices and methods to maintain annual water use, despite growth. Installation of a system-wide central control system, routine system checks, site walks and daily program adjustments contribute to the continued water conservation effort. Many non-usable turf areas have been converted, current irrigation practices continue a water-wise management approach and park designs incorporate water-wise plantings while limiting turf to usable areas rather than aesthetics. These approaches ensure the Department meets ongoing reductions in water usage established by the City's water department/water conservation division during the 2021 stage 2 drought and beyond.
- Many of the parks with groundcover had exposed drip lines. These could be buried below 3 inches of mulch to help protect them from sun and traffic.
- Several damaged tree trunks were observed at the crown. Most were damaged by maintenance equipment such as trimmers and mowers. Many of these trees will not recover and may require removal. It is understood the Department has standards requiring 6’ tree rings around trees in turf. Focus on maintaining an adequate buffer around trees as they mature and on-going education on best practices with maintenance staff may also help ensure good health of trees. This will be especially important in more recent parks as trees are small and parks need shade.

Successful tree protection at Diamond Oaks Park

- It is recommended that the Department take extra effort to protect the root systems of heritage oaks and other mature tree species and expand the practice of fencing off these areas to ensure heavy equipment/traffic does not damage the roots.
- Play areas and picnic areas are generally in good condition however, they could be upgraded to appeal to a greater variety of users. The Department has a comprehensive play structure replacement program (replacing 2-3 structures per year) and should continue this program throughout the City. It was found younger age groups (3-5), as well as those with limited abilities were the least served in parks play areas. Sensory play elements/areas could also be considered for incorporation of future upgrades to keep parks relevant and exciting.
- Engineered wood fiber in play areas appear generally sufficient though would benefit from deeper depths next to swings and slides. Rubber surfacing shows some wearing when used (specifically at Maidu Regional Park) and would benefit from patching. Alternative accessible surfacing should be explored to increase accessibility.
- Some of the basketball courts are beginning to show wear with cracks that will affect play. These parks may require re-paving soon.
- Restroom facilities and drinking fountains are largely in good condition and functional.
- It is recommended that a full evaluation of site furnishings and program elements be conducted to determine where the department may want to prioritize reinvestment.
- Many ball fields have a rough transition, with crabgrass growing between the infield and outfield. These transitions would benefit from weeding and smoothing of the grades, to help avoid tripping.

3.1.5 EXPERIENCE AND SENSE OF SAFETY

Parks were evaluated for their experience and sense of safety as it relates to visibility/sightlines, active use, lighting, evidence of misuse, ease of navigation, road adjacency, any physical hazards, edges of slopes, and experience of environment. Overall, parks in Roseville were observed to have a very positive experience and sense of safety. Newer parks do a better job of activating the perimeter and providing clear sightlines setting the stage for eyes on the park / natural surveillance while older parks have ample shade through established trees and a greater variety of spaces for passive use.

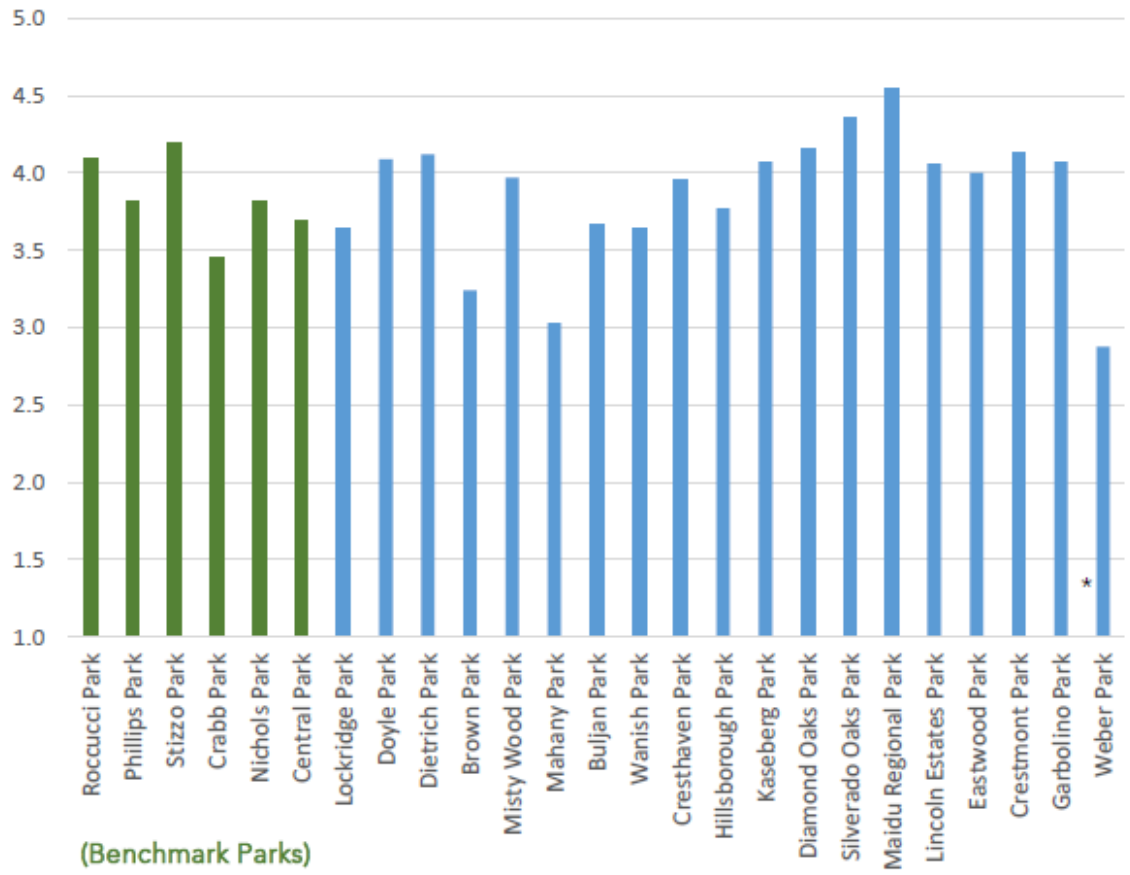


Figure 55 - Experience and Sense of Safety Score

**Based on feedback received through public outreach over the last several years, residents feel that due to the lack of clear sight lines from Main Street and use by homeless persons, Weber Park feels less safe and desirable to use.*

- Newer parks have a lack of shade beyond shade structures. While this is largely due to young trees, extra effort could be given to ensure trees are maintained in good health to reach optimal maturity as quickly as possible.
- Shade structures help provide relief from the summer heat and are particularly important in newer parks which lack mature trees. Extra effort could be given to ensure shade structures cast shadows in appropriate locations (taller structures were observed to throw light over picnic seating elements below). It is also recommended that newer parks include a tree palette that incorporates fast growing trees to provide quick shade.

Shade structures create comfort in parks.

- Many parks lack amenities and a conducive environment for passive use. Passive use (picnics, walking, reading) could be supported by placing benches in shaded areas along walking paths. In particular, benches could be placed to take advantage of views (such as at Crabb Park) or overlook open space to allow for the observation of wildlife. Planting certain areas with seasonal interest, water-wise species, or pollinator plants could provide additional passive enjoyment.
- While benchmark parks have clear sight lines, several older parks do not. Some older parks (like Kaseberg) have more variety in topography or subtle berms around the perimeter, which provides nice variety but limits natural surveillance from adjacent sidewalks and homes. Several of the newer parks are adjacent to gated communities which limit the natural surveillance and sense of safety of park users. The incorporation of a perimeter trail loop and the pruning of groundcover vegetation can provide clear sight lines and activate the perimeter, contributing to a greater sense of safety.

- Many of the older parks rate highly for character or uniqueness due to the presence of mature trees, natural topography, or existing heritage oaks or natural areas. Newer parks build character through incorporating elements that tie to the park namesake. Parks lacking character could be improved through thematic planting or upgrading of play areas with a theme. See chart below for scoring of character/uniqueness by park.

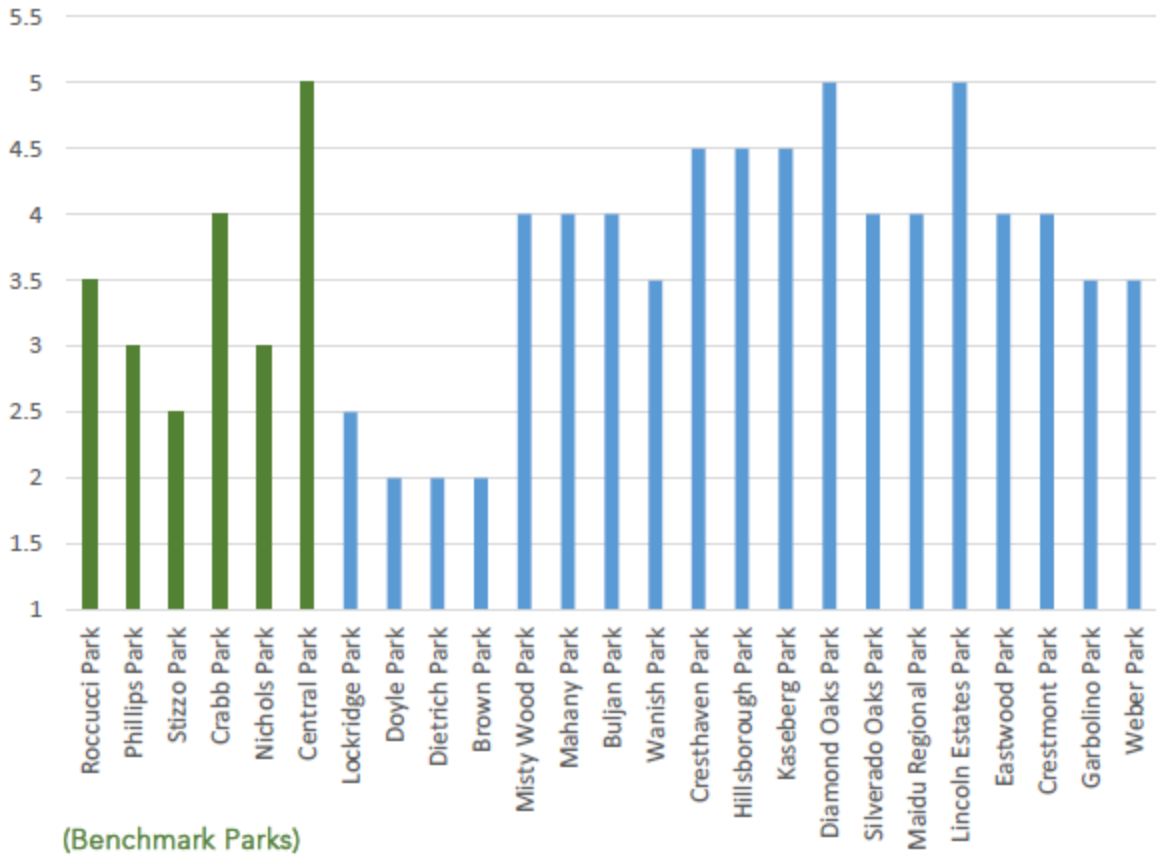


Figure 56 - Character/Uniqueness Score

Natural features provide character (Diamond Oaks Park).

Themed play areas help establish character (Maidu Regional Park).

3.1.6 OVERALL PARK SCORE

Our assessment finds most parks to rank high in terms of condition, access, functionality, and experience. Maidu, Buljan, Kaseberg, Garbolino, Silverado Oaks and Doyle stand out as successful older parks. Several parks fall into the fair category and would benefit from more subtle upgrades addressing access points, the incorporation of a pathway loop, hardscape repair/replacement, and upgraded play areas. These parks are Lockridge, Brown, Misty Wood, Mahany, Lincoln Estates, and Eastwood. Weber Park will require the most significant consideration to address the challenges of its site conditions.

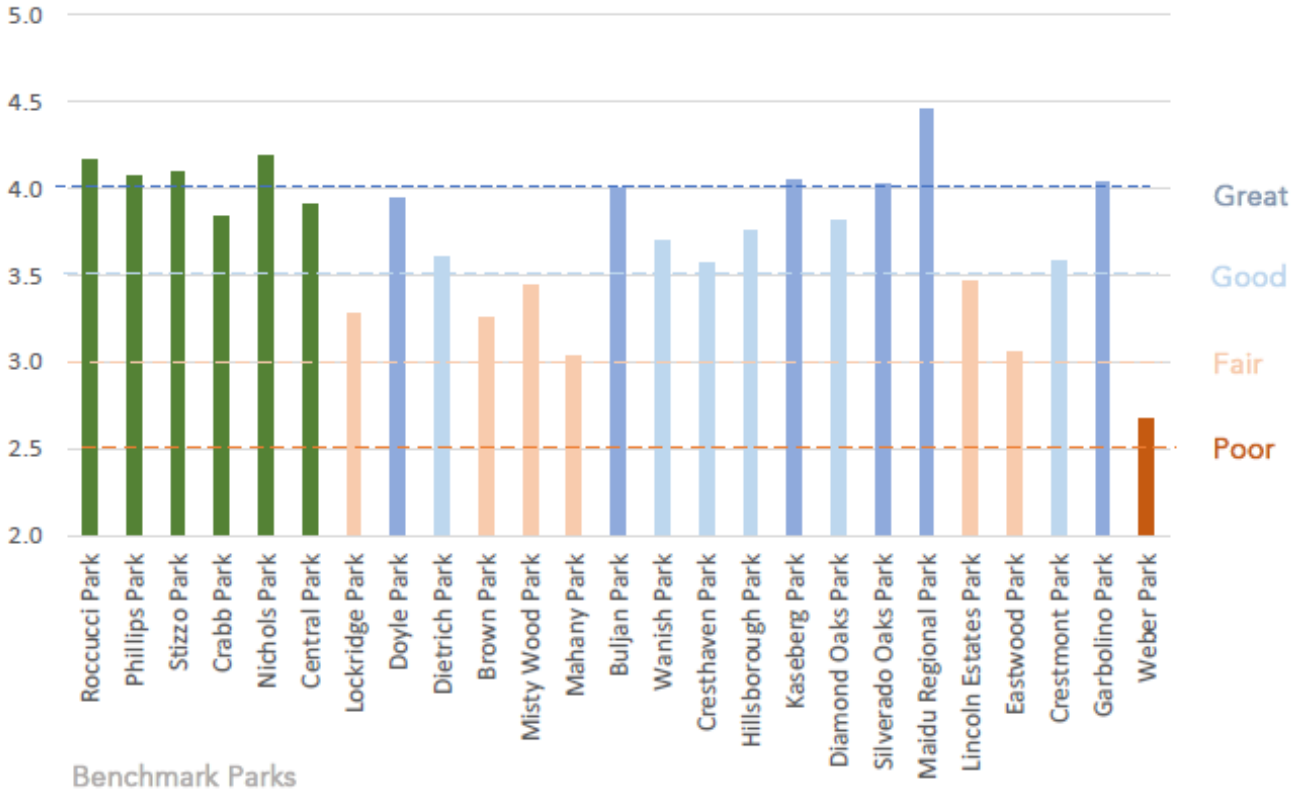


Figure 57 - Overall Park Score

3.2 LEVEL OF SERVICE STANDARDS

Level of Service (LOS) standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities, and amenities. LOS standards can and will change over time as the program lifecycles change and demographics of a community change.

Every agency has different needs depending on the demographics of the community, the residents' interests, the history and culture of the area, as well as the geography and climate. All these issues are factors that need to be considered when evaluating what programs, services, and infrastructure should be included in the Parks, Recreation & Libraries Strategic Master Plan.

To establish the wants and needs of the community for this strategic master plan, Roseville PRL staff relied on the following data sources and evaluations:

- National Recreation and Park Association (NRPA) recommendations for the number of facilities per population.
- A 2021 statistically valid survey conducted for the City of Roseville by ETC Institute that asked a number of questions about park related needs, recreation programming needs and resident overall needs in the City.
- A community online survey powered by Survey Monkey asking similar questions to the statistically valid survey.
- Interviews with Department staff and key leaders.

It is important to note that these LOS standards should be viewed as a guide. The standards are to be coupled with conventional wisdom and judgment related to the situation and needs of the community. By applying these standards to the population of Roseville, gaps or surpluses in park and facility types are revealed.

According to the LOS, there are multiple needs to be met in Roseville to properly serve the community today and in the future. For example, paved and unpaved trail standards have increased due to the community's wants and needs.

2022 Inventory - Developed Facilities								2022 Level of Service Standards			2026 Level of Service Standards		
Park Type	Total Inventory	Current Service Level based upon population			Recommended Service Levels; Revised for Local Service Area			Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
PARK ACREAGES:													
Neighborhood Parks	616.38	4.17	acres per	1,000	3.00	acres per	1,000	Meets Standard	-	Acre(s)	Meets Standard	-	Acre(s)
Regional (City-wide) Parks	422.37	2.86	acres per	1,000	3.00	acres per	1,000	Need Exists	21	Acre(s)	Need Exists	38	Acre(s)
Total Developed Park Acres	**1,038.75**	**7.03**	**acres per**	**1,000**	**6.00**	acres per	**1,000**	**Meets Standard**	**-**	**Acre(s)**	**Meets Standard**	**-**	**Acre(s)**
Open Space	3,910.00	26.46	acres per	1,000	3.00	acres per	1,000	Meets Standard	-	Acre(s)	Meets Standard	-	Acre(s)
Proposed Open Space	598.55	4.05	acres per	1,000	N/A	acres per	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Proposed Parks	168.29	1.14	acres per	1,000	N/A	acres per	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Park Acres	**5,715.59**	**38.68**	**acres per**	**1,000**	**9.00**	acres per	**1,000**	**Meets Standard**	**-**	**Acre(s)**	**Meets Standard**	**-**	**Acre(s)**
TRAIL MILES:													
Paved Trails	36.20	0.24	miles per	1,000	0.30	miles per	1,000	Need Exists	8.13	Mile(s)	Need Exists	9.89	Mile(s)
Natural Trails	6.86	0.05	miles per	1,000	0.10	miles per	1,000	Need Exists	7.92	Mile(s)	Need Exists	8.50	Mile(s)
OUTDOOR AMENITIES:													
Picnic Shelters	87.00	1.00	site per	1,699	1.00	site per	4,200	Meets Standard	-	Sites(s)	Meets Standard	-	Sites(s)
Playgrounds	97.00	1.00	site per	1,523	1.00	site per	2,000	Meets Standard	-	Sites(s)	Meets Standard	-	Sites(s)
Adult Baseball Fields	1.00	1.00	field per	147,773	1.00	field per	15,000	Need Exists	9	Field(s)	Need Exists	9	Field(s)
Youth & Pony Baseball Fields	44.00	1.00	field per	3,358	1.00	field per	8,000	Meets Standard	-	Field(s)	Meets Standard	-	Field(s)
Softball Fields	26.00	1.00	field per	5,684	1.00	field per	8,000	Meets Standard	-	Field(s)	Meets Standard	-	Field(s)
Adult Multi-Purpose Rectangular Fields	21.00	1.00	field per	7,037	1.00	field per	8,000	Meets Standard	-	Field(s)	Meets Standard	-	Field(s)
Youth Multi-Purpose Rectangular Fields	10.00	1.00	field per	14,777	1.00	field per	8,000	Need Exists	8	Field(s)	Need Exists	9	Field(s)
Volleyball Courts (Grass & Sand)	14.00	1.00	court per	10,555	1.00	court per	12,000	Meets Standard	-	Court(s)	Meets Standard	-	Court(s)
Tennis Courts	22.00	1.00	court per	6,717	1.00	court per	6,000	Need Exists	3	Court(s)	Need Exists	4	Court(s)
Pickleball Courts	12.00	1.00	court per	12,314	1.00	court per	8,000	Need Exists	6	Court(s)	Need Exists	7	Court(s)
Basketball Courts (Full & Half)	52.00	1.00	court per	2,842	1.00	court per	2,500	Need Exists	7	Court(s)	Need Exists	9	Court(s)
Skate Park	1.00	1.00	site per	147,773	1.00	site per	75,000	Need Exists	1	Site(s)	Need Exists	1	Site(s)
Dog Parks	4.00	1.00	site per	36,943	1.00	site per	40,000	Meets Standard	-	Site(s)	Meets Standard	-	Site(s)
Outdoor Pools	2.00	1.00	site per	73,887	1.00	site per	50,000	Need Exists	1	Site(s)	Need Exists	1	Site(s)
Splashpads	2.00	1.00	site per	73,887	1.00	site per	40,000	Need Exists	2	Site(s)	Need Exists	2	Site(s)
INDOOR AMENITIES:													
Indoor Recreation Space (Square Feet)	46,600.00	0.32	SF per	person	1.50	SF per	person	Need Exists	175,060	Square Feet	Need Exists	183,827	Square Feet
Indoor Aquatic Space (Square Feet)	24,548.00	0.17	SF per	person	0.50	SF per	person	Need Exists	49,339	Square Feet	Need Exists	52,261	Square Feet
Special Use Indoor Recreation Space (Square Feet)	144,487.00	0.98	SF per	person	0.50	SF per	person	Meets Standard	-	Square Feet	Meets Standard	-	Square Feet

Figure 58 - Level of Service Standards

3.3 EQUITY MAPPING

WRT, as a member of the PROS Team, conducted citywide mapping to reveal patterns and inform policy direction in the Parks, Recreation & Libraries Strategic Master Plan. This information summarizes the findings and presents a sequence of maps. Maps are based on data about the park system provided by the City of Roseville, and demographic data from the US Census. Maps fall into four categories: (1) Roseville population characteristics; (2) the existing and planned parks and open space system; (3) access to parks, and (4) the distribution of specific recreation amenities. Highlights are summarized below, followed by the maps.

3.3.1 POPULATION CHARACTERISTICS

Roseville's population grew by 24% between 2010 and 2021 to a total of 146,875 making it the 11th fastest-growing city in the state over that period. The population is relatively evenly distributed across developed portions of the city, with lower density appearing in commercial areas and higher densities occurring where there is multifamily or small-lot single family housing.

3.3.2 EXISTING PARKS, PLANNED PARKS AND OPEN SPACES

Including two parks scheduled to be completed in 2022, Roseville has 80 parks totaling 887 acres. Parks range from small neighborhood parks of less than 2 acres to the 148-acre Maidu Regional Park. Most of the City's parks' maintenance is funded through the General Fund. However, many of the newer parks, concentrated west of Fiddyment Road and on the far north side, are funded through impact fees with maintenance funded through a Community Facilities District for Service (CFD). When possible, parks are located adjacent to schools. Planned parks will add substantially to the system, especially on the growing west side.

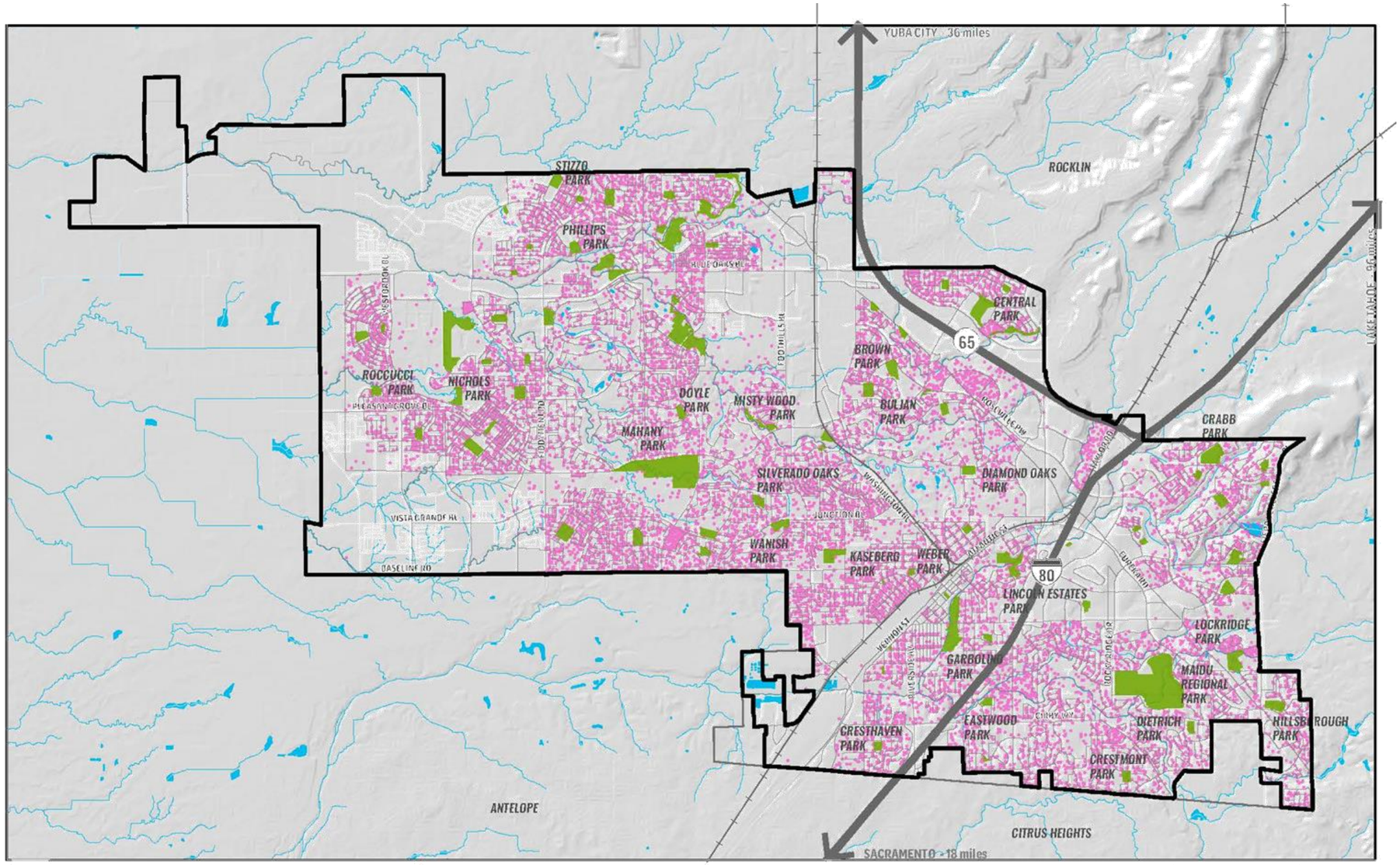
Roseville also has a large network of preserved open spaces, especially in the more recently developed and developing parts of the city. Trails connect through some of these open spaces, and are planned to connect through others, creating an extensive system of off-street multiuse trails in Roseville, but with significant gaps in some central Roseville neighborhoods.

3.3.3 ACCESS TO PARKS

Most Roseville neighborhoods are within a mile of a park, but there are parts of the City that are not within an easier 10-minute (half-mile) walk of a park. Most areas that are outside a half-mile walk from a park are commercial or industrial areas, open spaces, or golf courses. Where residential neighborhoods are more than a ten-minute walk from parks, in some cases planned parks will fill the gaps. Elsewhere, access to open spaces and trails or to school play fields are intended to fill some recreation needs.

3.3.4 RECREATION AMENITIES

Baseball, softball, soccer, and multiuse open fields are widely distributed around Roseville's parks. Basketball courts are present in most of the City's parks; tennis courts are in fewer parks but are well-distributed, with a likely need west of Fiddyment Road. Special features (water features, pools, dog parks, skate parks, libraries, the Maidu Museum & Historic Site and Roseville Utility Exploration Center) are clustered in the large parks with larger catchment areas, especially Mahany and Maidu parks.



Population (People per Census Block) and Parks

Source: U.S. Census Bureau, 2020

- 1 Dot = 10 People
- Park
- Urban Area
- Non-urbanized Area
- Water
- Roseville Boundary
- Sphere of Influence
- Rail

0 0.75 1.5 Miles

N

Figure 59 - Population Density

Youth and Senior Populations and Parks

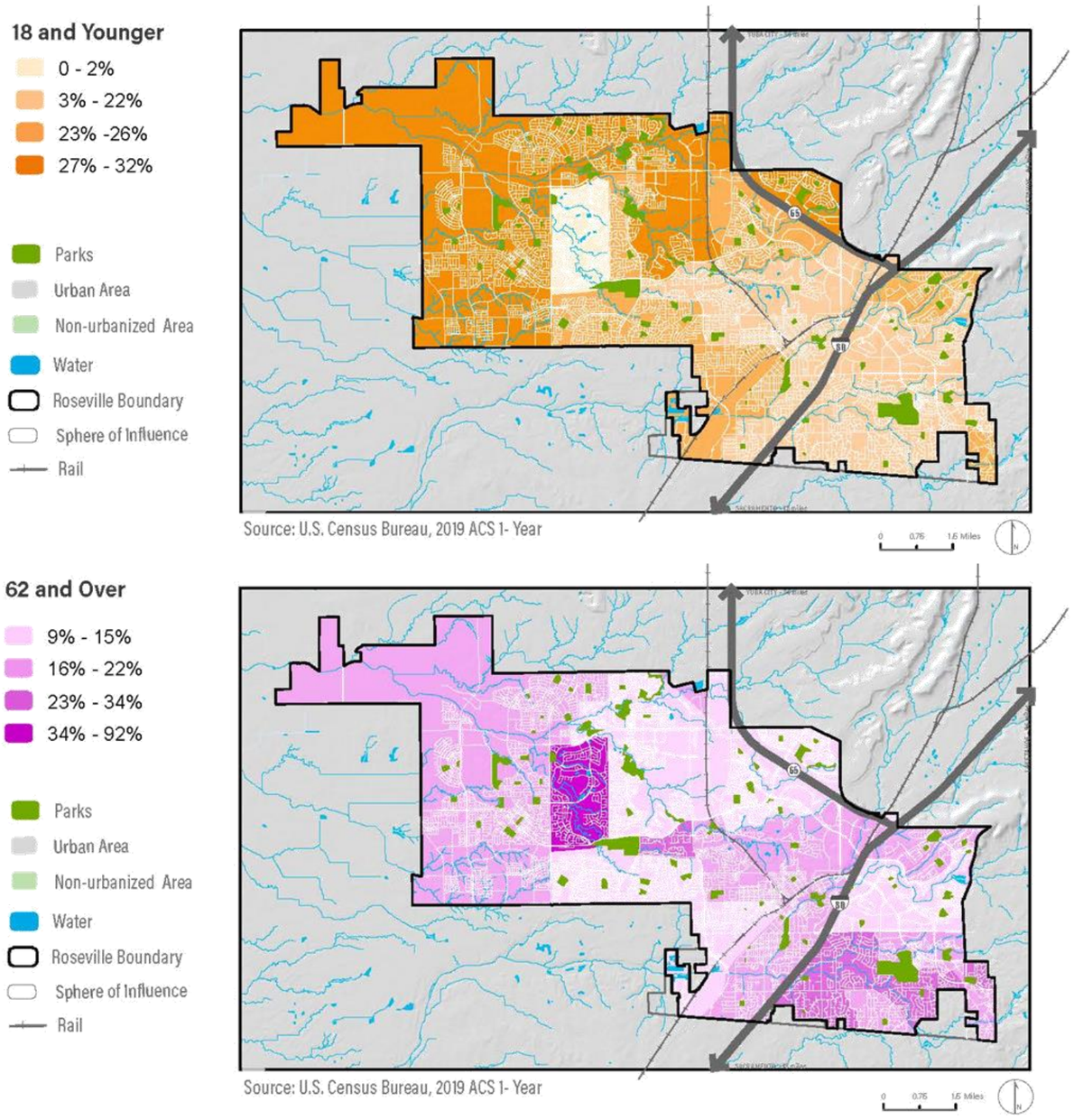


Figure 60 - Youth and Senior Population

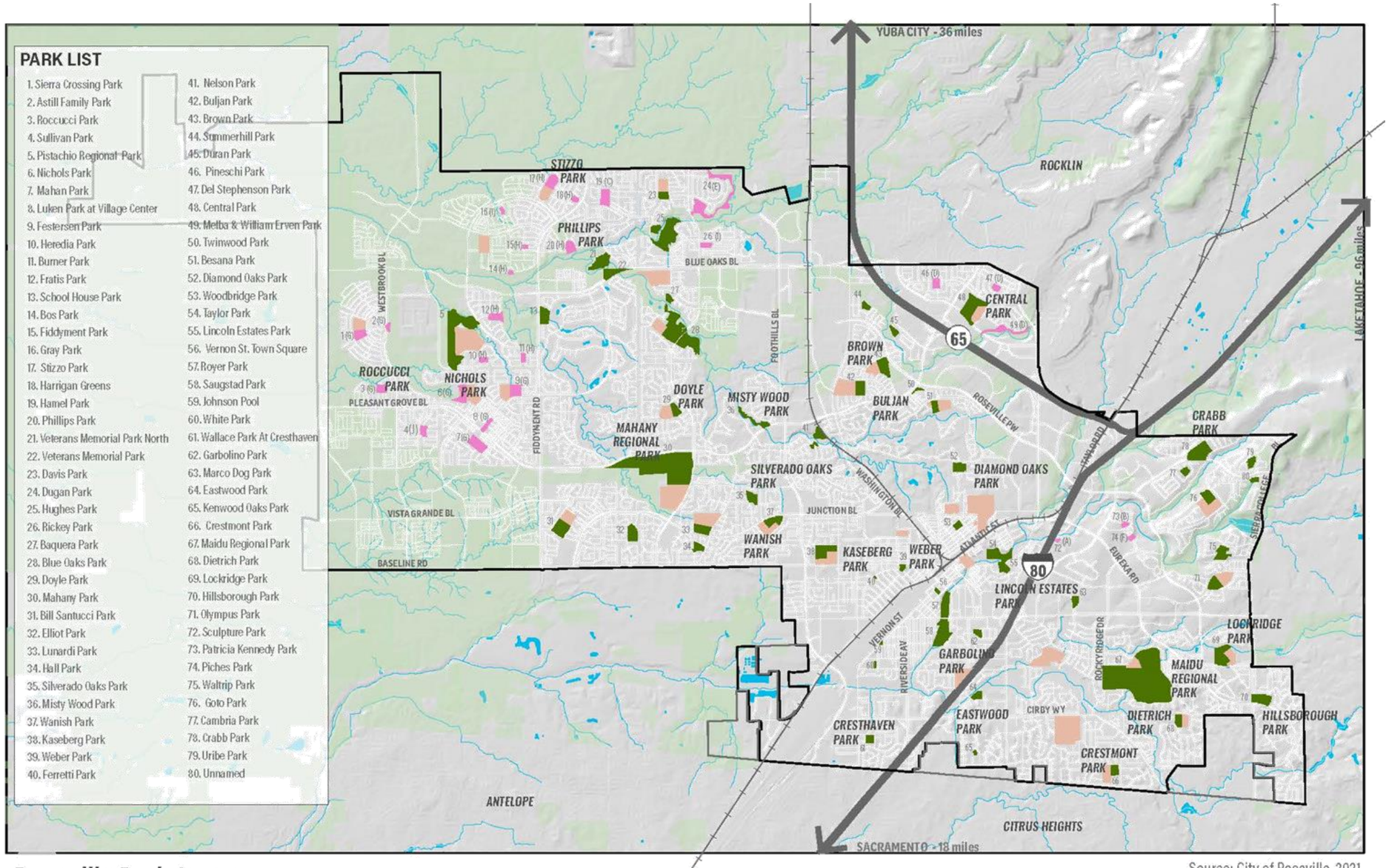
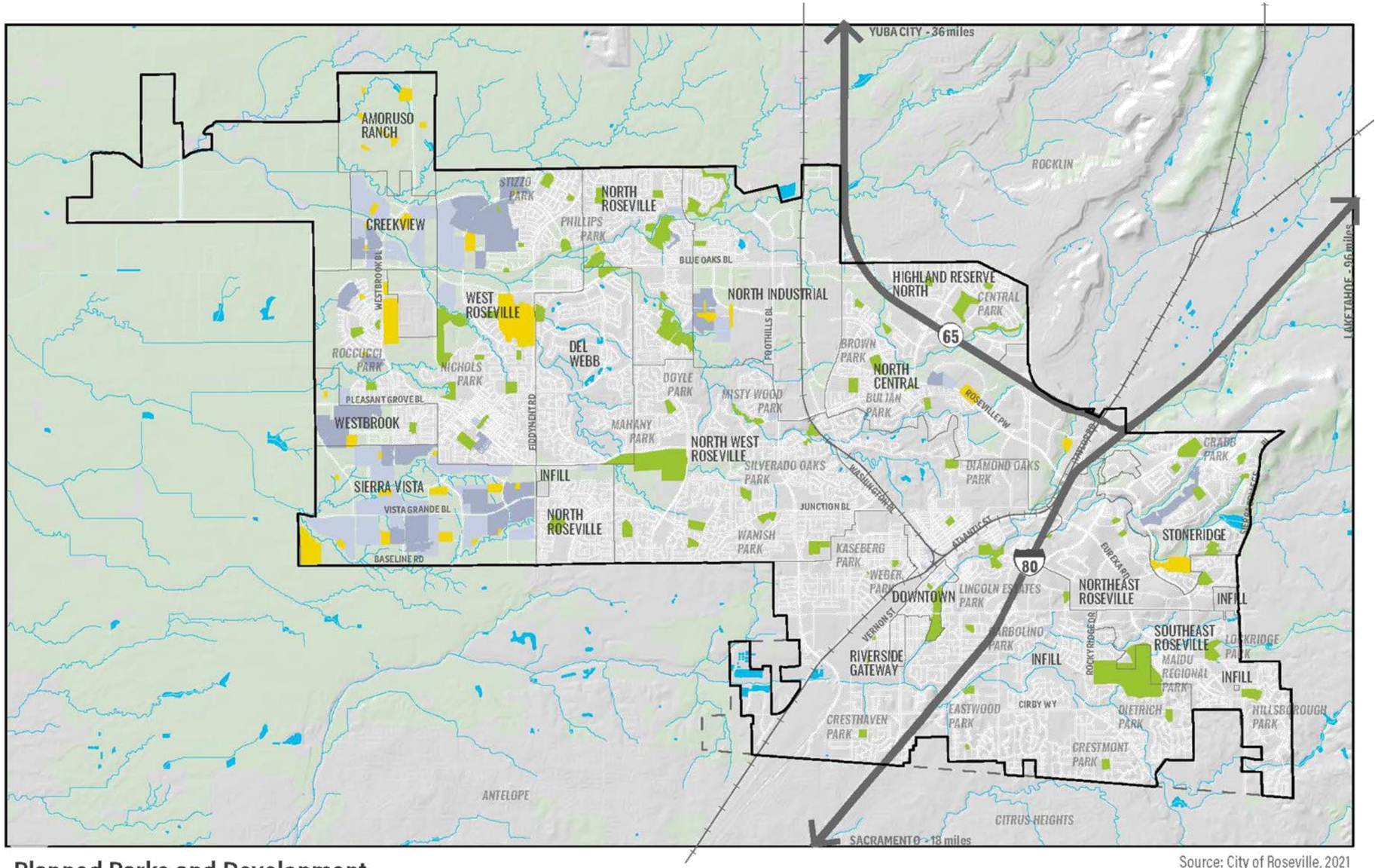
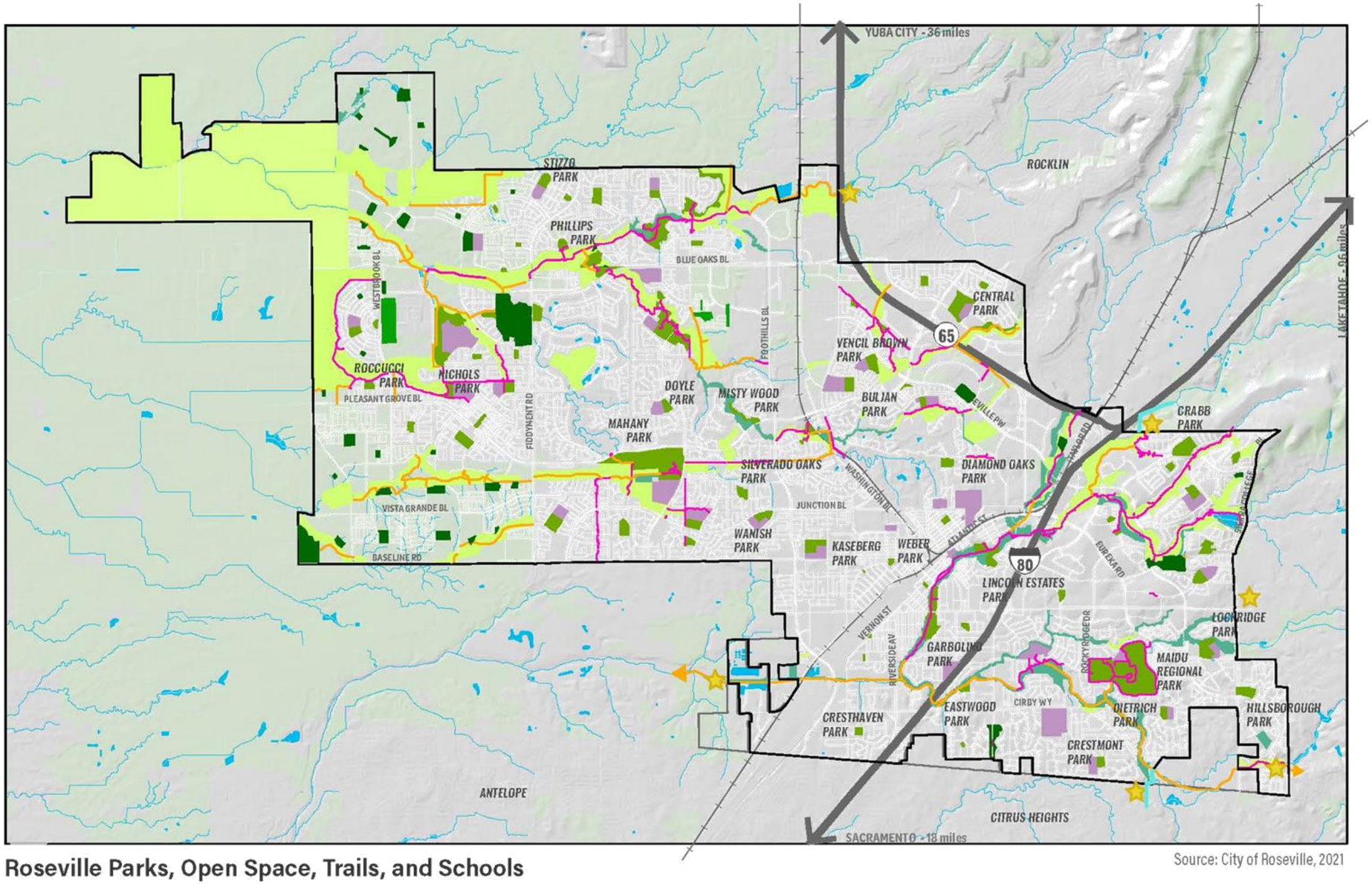


Figure 61 - Roseville Park System



Source: City of Roseville, 2021

Figure 62 - Planned Development



Source: City of Roseville, 2021

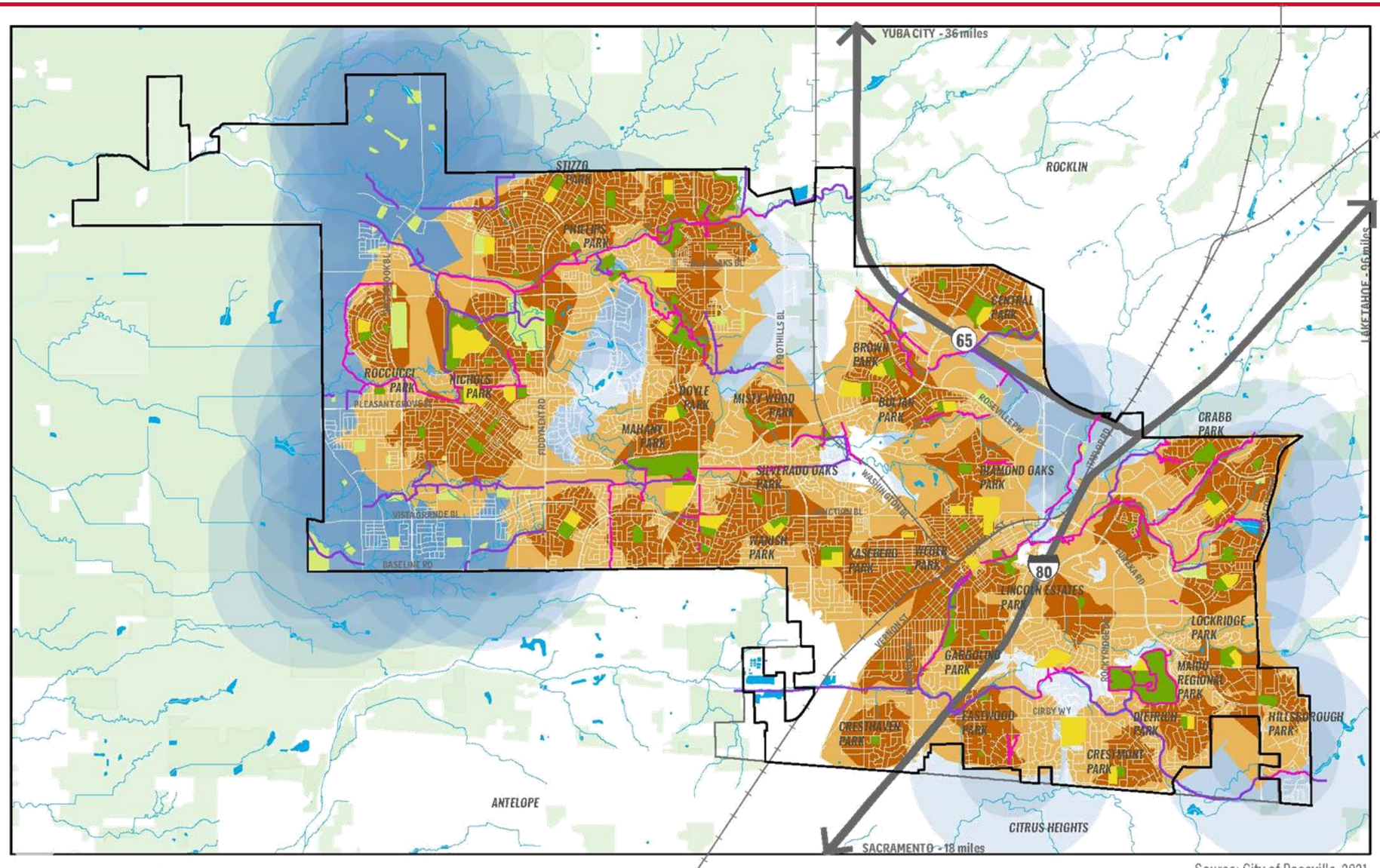
Roseville Parks, Open Space, Trails, and Schools

- Parks
- Planned Parks
- Open Space (General Fund)
- Open Space (Preserve)
- Schools
- Existing Trail
- Proposed Trail
- Trail Study Corridor
- Connection to Trail Included in Sacramento Regional Parks & Trails Network (Draft, 2022)
- Urban Area
- Non-urbanized Area
- Water
- Roseville Boundary
- Sphere of Influence
- Rail

0 0.75 1.5 Miles

N

Figure 63 - Parks, Open Space, Trails and Schools



Source: City of Roseville, 2021

Access to Parks

- Existing Park
- Planned Park
- School
- Existing Trail
- Proposed Trail
- 1/2 Mile Walkshed (Existing Park)
- 1 Mile Walkshed (Existing Park)
- 1/2 Mile Buffer (Planned Park)
- 1 Mile Buffer (Planned Park)
- Urban Area
- Non-urbanized Area
- Water
- Roseville Boundary
- Sphere of Influence
- Rail

Some areas that are beyond park walksheds are commercial or industrial areas, golf courses or open spaces. Parks are not needed to serve these areas.

0 0.75 1.5 Miles

N

Figure 64 - Access to Parks

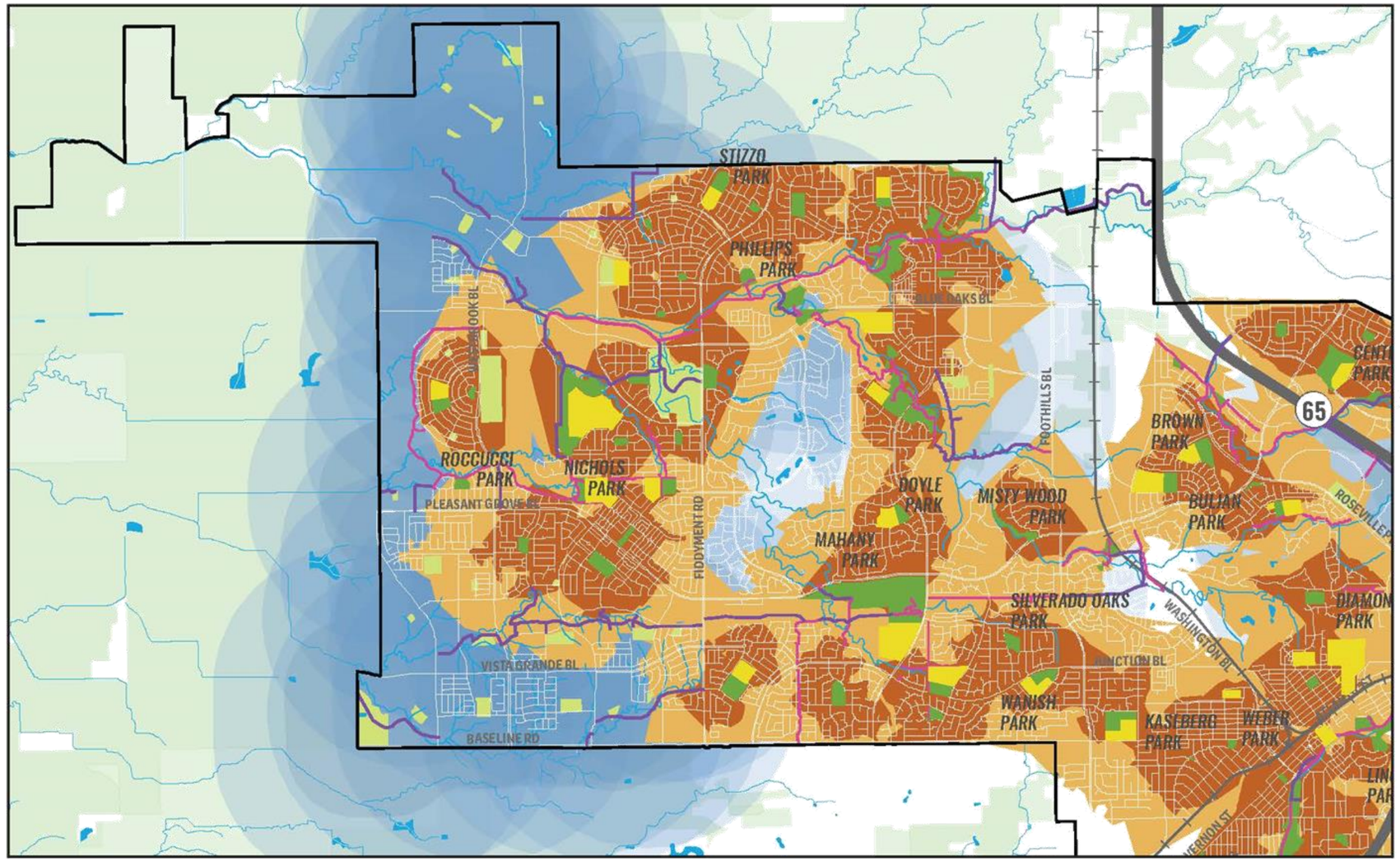


Figure 65 - West Access to Parks

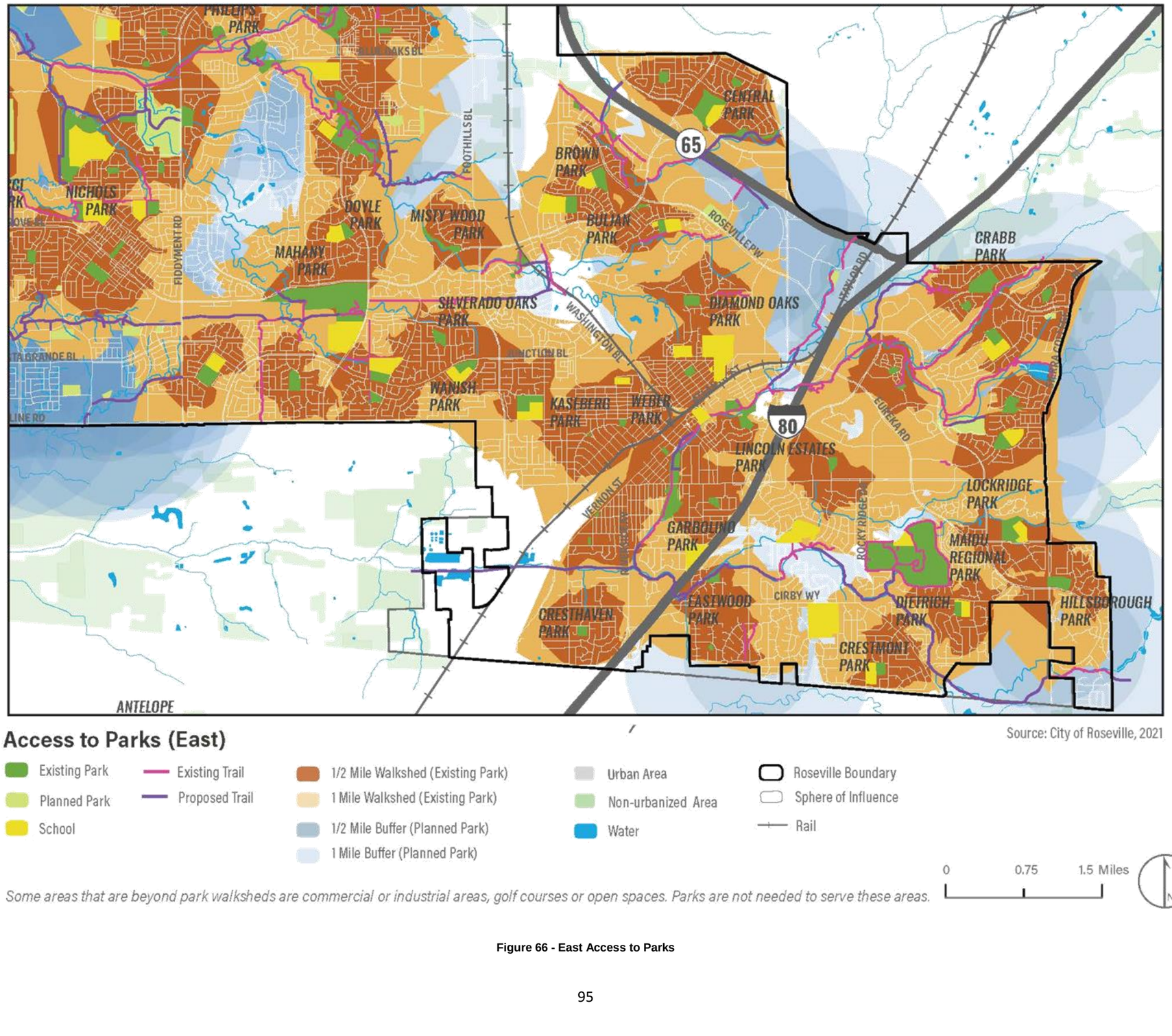


Figure 66 - East Access to Parks

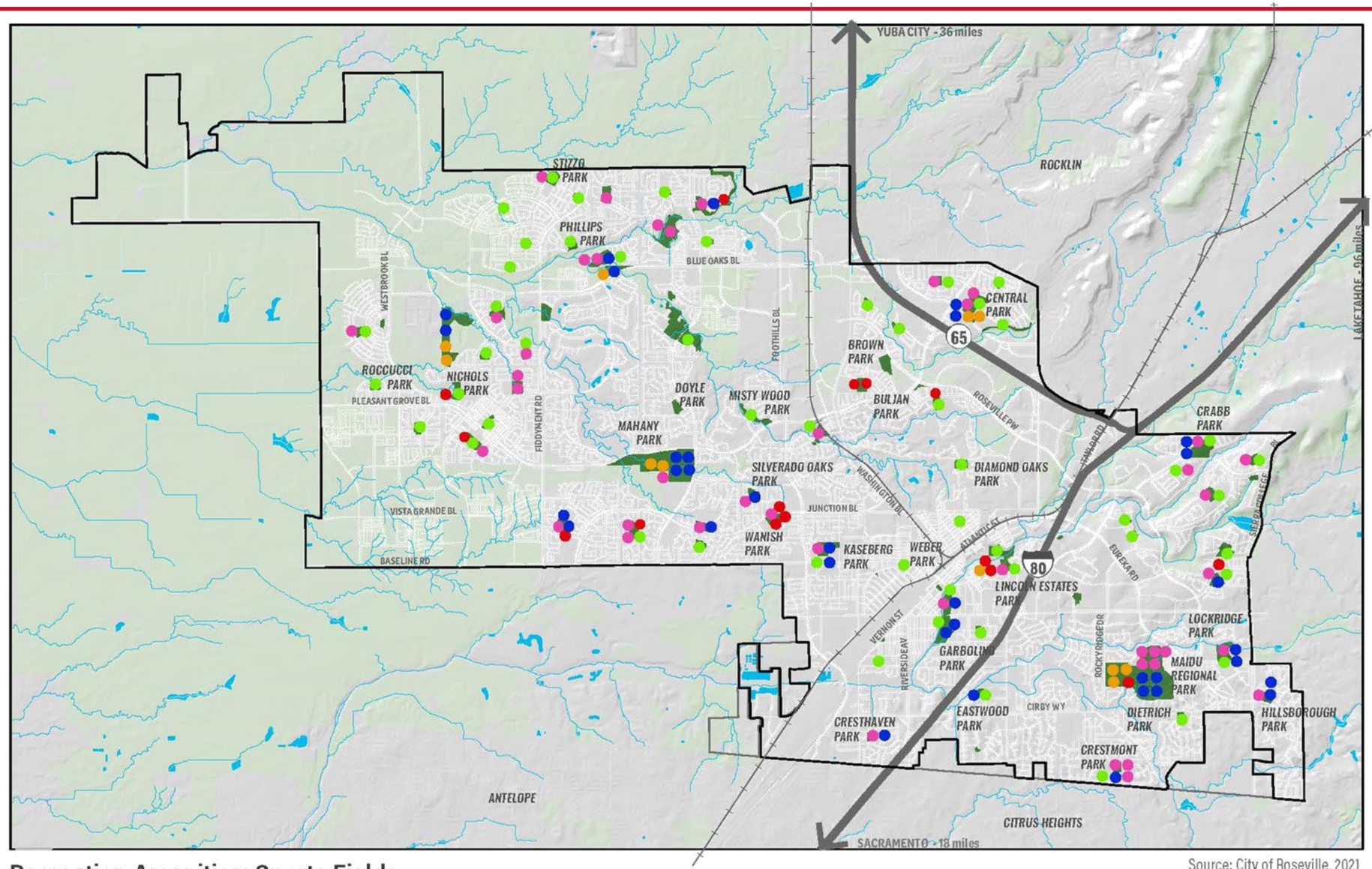
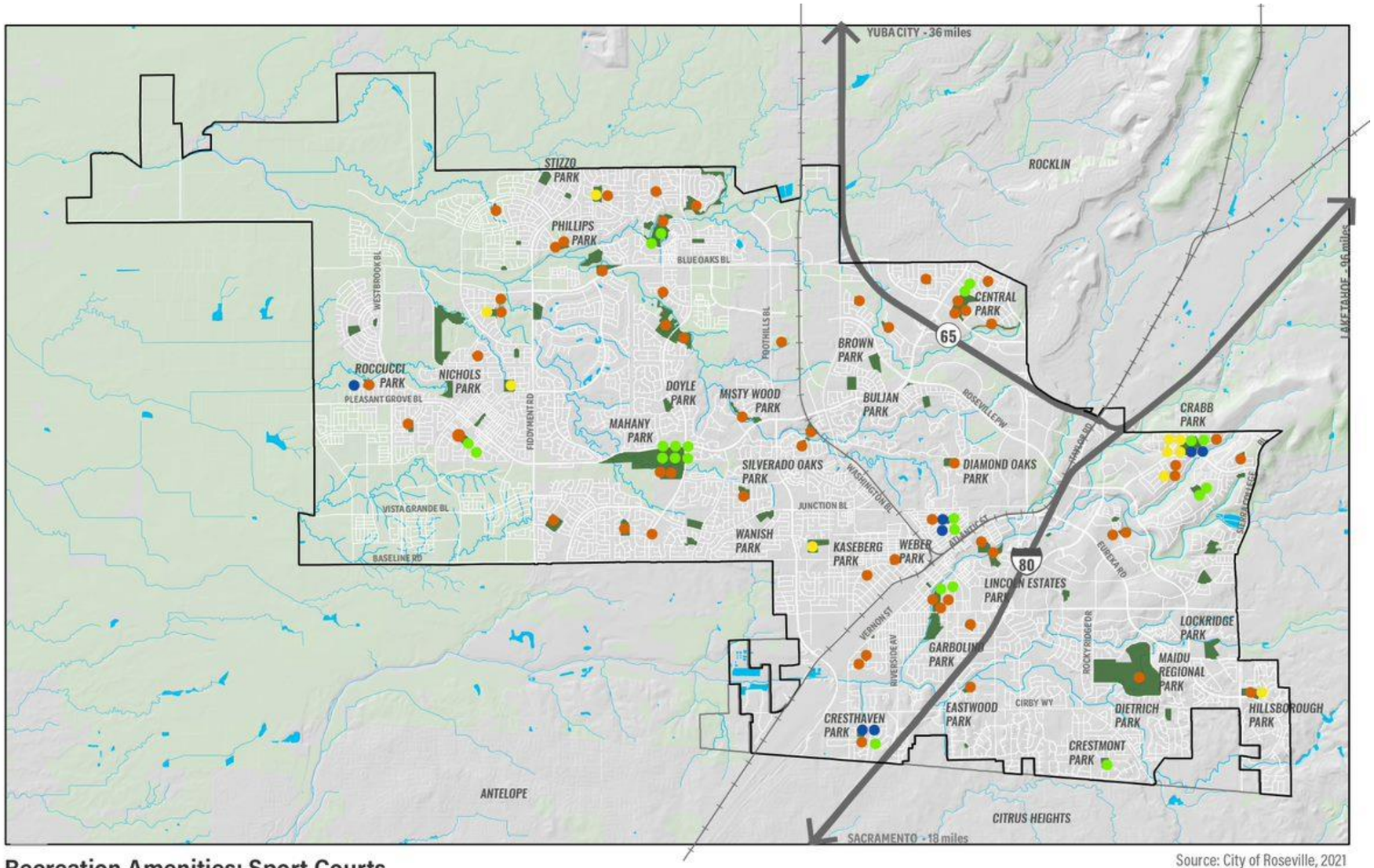


Figure 67 - Sports Fields



Recreation Amenities: Sport Courts

Source: City of Roseville, 2021

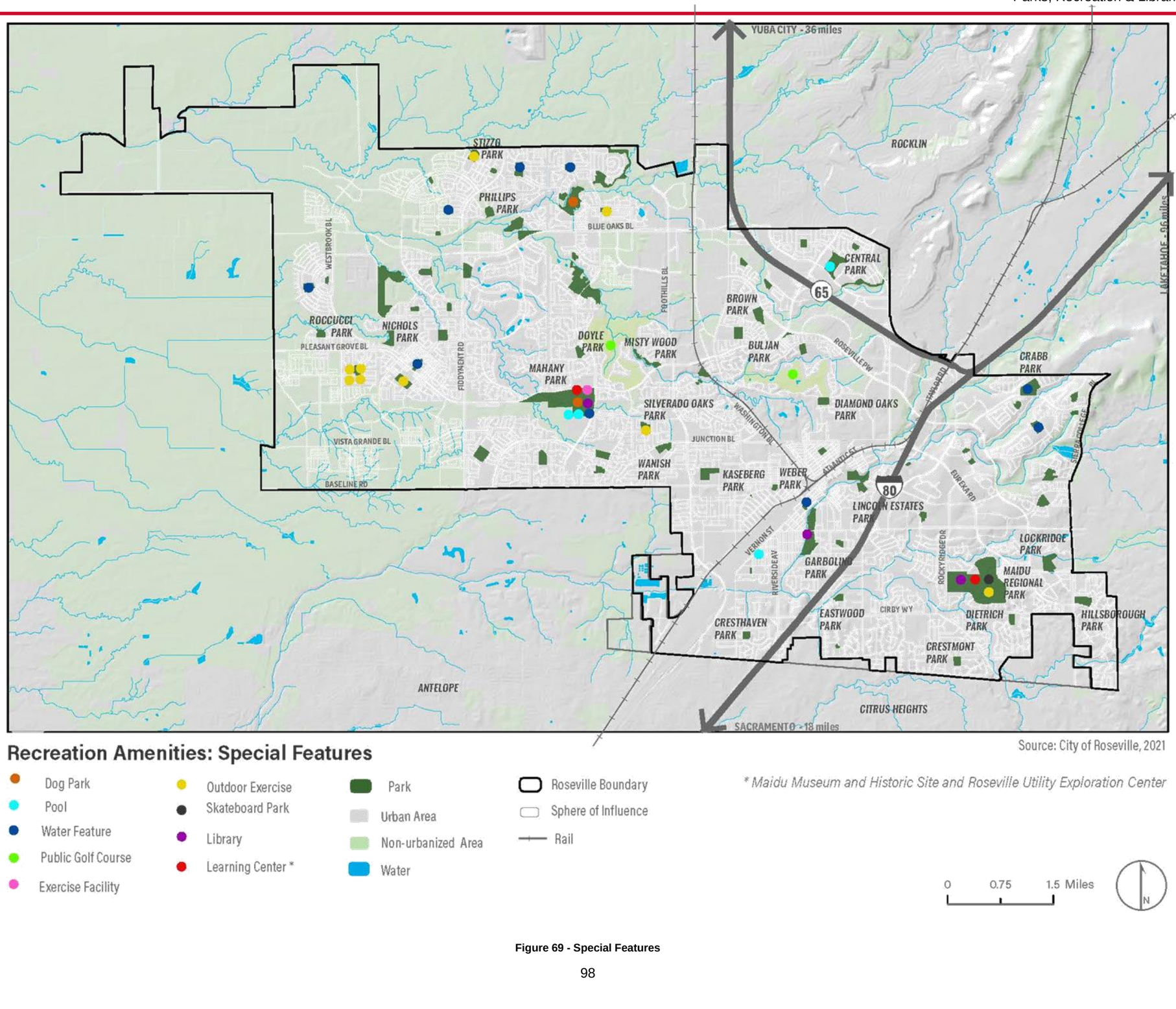
- Basketball
- Tennis
- Pickleball
- Sand Volleyball
- Park
- Urban Area
- Non-urbanized Area
- Water
- Roseville Boundary
- Sphere of Influence
- Rail

Parks adjacent to schools have basketball available for community recreation.

0 0.75 1.5 Miles

N

Figure 68 - Sports Courts



Recreation Amenities: Special Features

- Dog Park
- Pool
- Water Feature
- Public Golf Course
- Exercise Facility
- Outdoor Exercise
- Skateboard Park
- Library
- Learning Center *
- Park
- Urban Area
- Non-urbanized Area
- Water
- Roseville Boundary
- Sphere of Influence
- Rail

Source: City of Roseville, 2021

* Maidu Museum and Historic Site and Roseville Utility Exploration Center

0 0.75 1.5 Miles

N

Figure 69 - Special Features

3.4 PRIORITIES FOR INVESTMENT

To ensure that the City of Roseville Parks, Recreation & Libraries Department and the City of Roseville continue to meet the needs and expectations of the community, based on our Priority Investment Rating (PIR) Analysis, ETC Institute recommends that the Parks, Recreation & Libraries Department and City sustain and/or improve the performance in areas that were identified as High Priority Areas (by the PIR). The ratings for Parks and Recreation amenities, facilities, recreation programs, cultural arts programs, and events are found below.

3.4.1 AMENITIES AND FACILITIES

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on Parks and Recreation investments. The Priority Investment Rating (PIR) equally weighs:

- the importance that households place on each facility/amenity/program and
- how many households have unmet needs for the facility/amenity/program.

Based on the Priority Investment Rating (PIR), the four amenities/facilities that were rated as high priorities for investment are:

- Walking and biking trails – 195.5 PIR
- Indoor walking tracks – 121.8 PIR
- Mountain bike trails – 111.2 PIR
- Indoor fitness equipment – 101.3 PIR

The Priority Investment Ratings for each amenity/facility is shown below

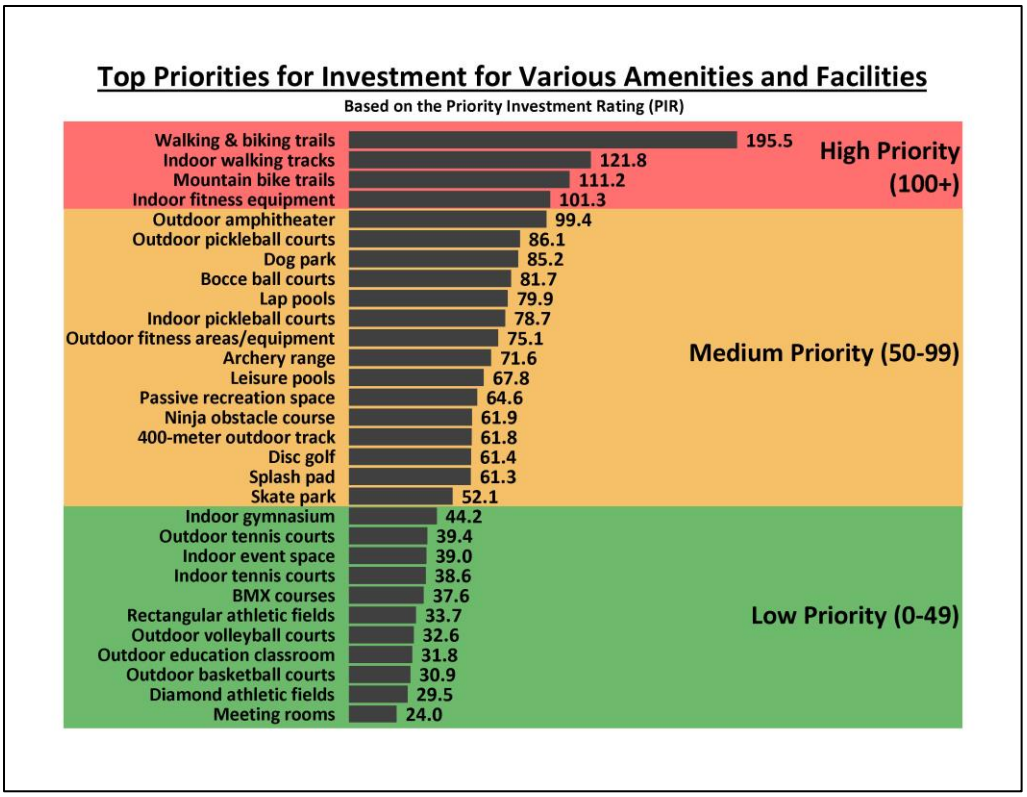


Figure 70 - Top Priorities for Amenities and Facilities

3.4.2 RECREATION PROGRAMS

Based on the Priority Investment Rating (PIR), the eight recreation programs were rated as high priorities for investment are:

- Fitness and wellness classes – 200.0 PIR
- Cooking classes – 171.9 PIR
- Free/low-cost community events – 159.8 PIR
- Art, dance, performing arts – 133.9 PIR
- Education classes – 120.1 PIR
- Older adult resources/support – 112.7 PIR
- Golf programs – 106.9 PIR
- Outdoor trips (single day) – 101.6 PIR

The Priority Investment Ratings for each recreation program is shown below.

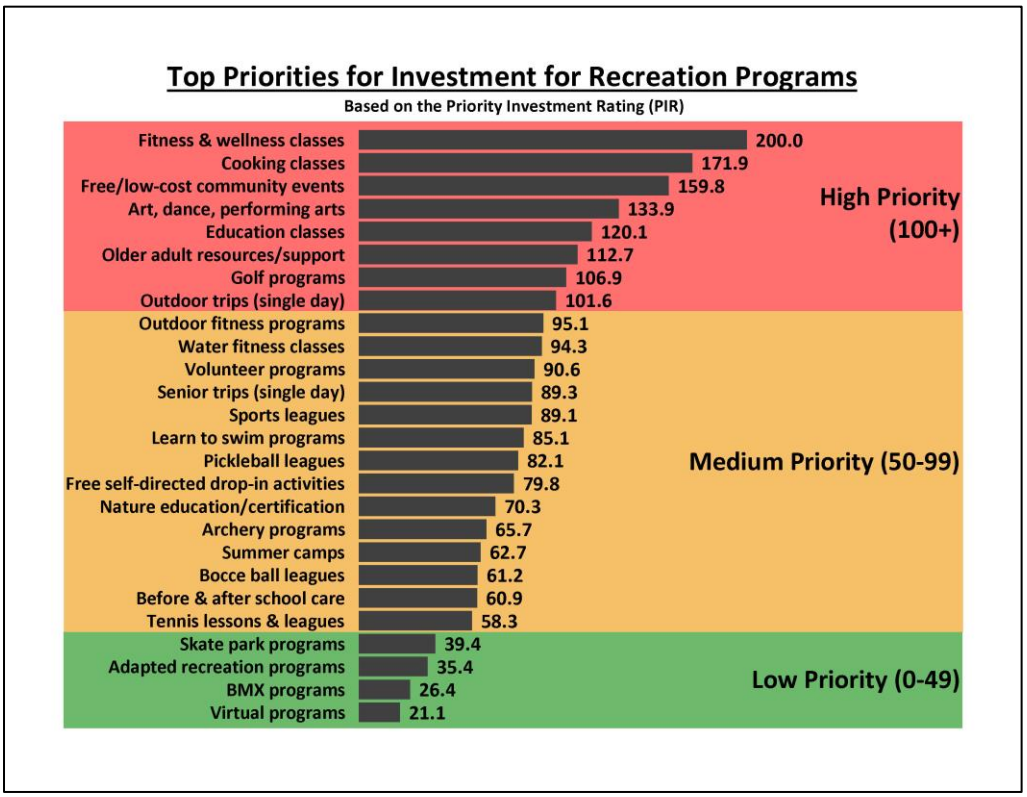


Figure 71 - Top Priorities for Recreation Programs

3.4.3 CULTURAL ARTS PROGRAMS AND EVENTS

Based on the Priority Investment Rating (PIR), the eight cultural arts programs and events were rated as high priorities for investment are:

- Outdoor concerts – 192.8 PIR
- Downtown events – 182.9 PIR
- Craft/vendor fairs – 181.2 PIR
- Music performances (chamber, jazz, etc.) – 126.3 PIR
- Theatre productions (play, musical, etc.) – 115.9 PIR
- Multi-cultural events – 105.0 PIR
- Holiday events (tree lighting etc.) – 104.9 PIR
- Museum and historic site tours – 101.4 PIR

The Priority Investment Ratings for each program and event is shown below.

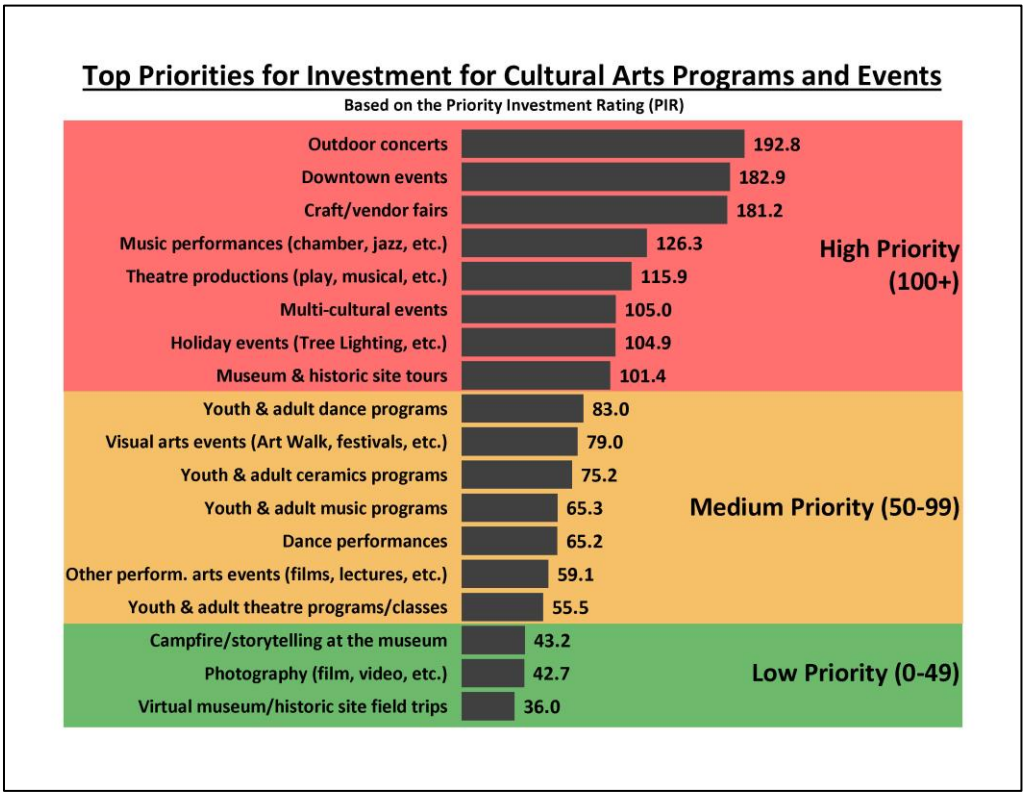


Figure 72 - Top Priorities for Cultural Arts Programs and Events

CHAPTER FOUR - SPORTS TOURISM STRATEGY

One of the key objectives of the Strategic Master Plan was to evaluate the need for a sports complex for soccer and rectangular fields in the city. The goal was to determine the need and the economic value that a sports complex could provide to the city to meet the existing needs of residents but also serve as an economic tool for the city to bring in sports tournaments for youth and adults.

4.1 ROSEVILLE SPORTS COMPLEX CONCEPT PLAN

The following image provides an overview of the latest concept plan for a new Roseville multi-purpose field complex: It is assumed in this study that the fields will be constructed with synthetic turf.

Figure 73 - Multi-Purpose Sports Field Concept

4.1.1 MARKET ANALYSIS

PROS Consulting, in conjunction with the City of Roseville, identified publicly accessible sports complex providers within a 3-hour drive time of Roseville. The goal of the market analysis task is to evaluate how a Roseville Sports Complex would be positioned in the market and to provide insight on how best to meet the needs of the community in the future.

ROSEVILLE SPORTS COMPLEX SERVICE AREA – 3 HOUR DRIVE TIME

Drive Distance (miles)	Drive Time (minutes)	Sports Complex	Address	Service Offerings	Multi-Purpose Fields
0	0	Roseville Soccer Complex (Future)		Rec Game Fields Local Tournaments Regional Tournaments	8 - 10
9	17	Cherry Island Soccer Complex	2429 U St, Rio Linda, CA 95673	Rec Game Fields Local Tournaments Regional Tournaments	10
28	30	Davis Legacy Soccer Complex	26375 County Road 105D, Davis, CA 96618	Rec Game Fields Local Tournaments Regional Tournaments	16
86	80	Legacy Fields	4901 N Tracy Blvd, Tracy, CA 95376	Rec Game Fields Local Tournaments Regional Tournaments	8
100	100	Turlock Sports Complex	4545 N Kilroy Rd, Turlock, CA 95382	Rec Game Fields Local Tournaments Regional Tournaments	14
120	110	Fremont Central Park Sports Complex	1110 Stevenson Blvd, Fremont, CA 94538	Rec Practice Fields Rec Game Fields Local Tournaments	10
154	135	Morgan Hill Soccer Complex	16500 Condit Rd, Morgan Hill, CA 95037	Rec Game Fields Local Tournaments Regional Tournaments	12
187	170	Fresno Regional Sports Complex	1707 W Jensen Ave, Fresno, CA 93706	Rec Game Fields Local Tournaments Regional Tournaments	9

Figure 74 - Service Area

- The two primary sports complex facilities in the service area that are most utilized by Roseville residents are the Cherry Island Soccer Complex in Rio Linda, CA and the Davis Legacy Soccer Complex in Davis, CA.
- Other sports complex locations within the service area to be considered as primary competitors include Legacy Fields in Tracy (though this complex is not utilized often for tournaments), Turlock Sports Complex in Turlock and the Fremont Central Park Sports Complex in Fremont. Each of these locations are within a 2-hour drive of Roseville.
- Overall, there is not significant inventory that would compete with the City of Roseville's "ability" to host regional tournaments at its Roseville Sports Complex.

4.2 OPERATIONAL PLAN

4.2.1 OPERATIONAL STANDARDS

The Operational Standards for a Sports Complex start with a clear philosophy that the City would consider the development of a Sports Complex to achieve three key goals.

1. Meet the local community drop-in play, leagues and tournaments needs for primarily soccer for youth, teens, and adults.
2. A Sports Complex can be an economic driver for local economy by providing local retail operations revenue from the sale of food, lodging and retail purchasing from users who play in the local tournaments and showcases at the facility.
3. Demonstrate to potential residents and businesses that Roseville has a high quality of life and has invested in quality-of-life amenities that will attract people to want to live in the area.

To accomplish these three goals the City must be willing to invest in the capital costs and operational costs and to determine the right management strategy to oversee and maintain a Multi-Purpose Field Complex.

If this is accomplished, a Sports Complex will achieve the expectations outlined in this sports tourism strategy. The City should consider self-operating the facility versus being a facility provider. The PRL Department has the skill set to manage this resource within these standards.

PRL staff must operate a Sports Complex like a revenue center in that they choose to operate the facility through the lens of a business. This will require that the programs, leagues, tournaments, and clinics be priced to market rates and managed to the quality that users will expect when they visit the facility. This would be a “higher” standard by which the facility is operated and much higher than other City parks where multi-purpose fields exist.

The City must strike a balance between local use (drop-in play, leagues, and smaller tournaments) and the attraction of regional tournaments and aggressively market the Roseville Sports Complex as a high-end destination facility. The staff must also track the economic impact of the facility on the local community so that residents can see the value of the investment to the community.

4.2.2 MANAGEMENT OPTIONS OF A MULTI-PURPOSE FIELD COMPLEX

The City of Roseville should consider two options for the management of a Multi-Purpose Field Complex.

PREFERRED OPTION - SELF-OPERATE

This would be the preferred option from the Consulting Team’s perspective. Under this arrangement PRL is the operator of the facility and would receive some level of taxpayer funding to manage and maintain the Multi-Purpose Field Complex.

If PRL self-operates, they would develop, manage, and/or host leagues and tournaments for the new site and build public support of the value of offering youth and adult sports on the site. They also can control all the revenues for the site including revenues from the leagues and tournaments held at the Multi-Purpose Field Complex. PRL has an excellent maintenance staff that can manage the site and have best practice operational standards that will allow them to successfully manage drop-in play, programs, leagues, tournaments, and clinics.

One caveat of this operational model is that PRL would contract with private regional tournament organizers for the development and administration of these tournaments and in turn the rental of the fields at the sports complex.

ALTERNATIVE OPTION - CONTRACT THE MANAGEMENT OF A MULTI-PURPOSE FIELD COMPLEX

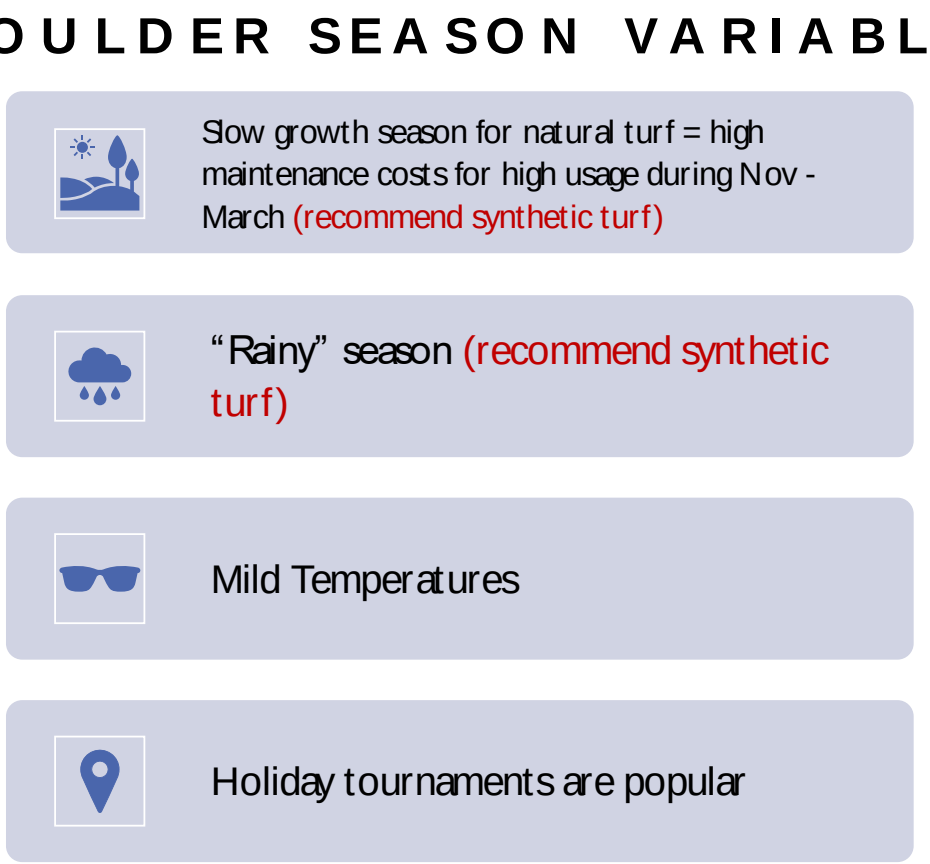
This option provides the opportunity for the City to contract with a private operator to manage the Roseville Sports Complex for a percentage of the gross. As guided by an operating agreement, the City's percentage of annual revenue received from this arrangement is 15-25%. The key to this option is finding an operator who has the expertise to manage a Sports Complex to its highest use and is willing to invest in marketing of the site and programming the site year-round. The operator would schedule all games, develop the leagues, clinics and tournaments for the City and manage the concession operations. Risks of this option include the residents of Roseville being charged admission fees and/or parking fees as well as user fees that might be charged higher than those charged by the City if it self-operated the facility.

4.2.3 OPERATING ASSUMPTIONS OF SELF-OPERATED MULTI-PURPOSE FIELD COMPLEX

CLIMATE CONSIDERATIONS

The following graphic provides a snapshot of the climate variables that need to be taken into consideration for the construction and operations of the sports complex.

Please Note: A synthetic turf field can be utilized up to 1,900 hours annually whereas high quality natural turf fields can be utilized 600-800 hours per year.



STAFFING MODEL

The following staffing model is provided to give the City an understanding of the staffing investment needed to self-operate the Roseville Sports Complex. The goal of the Roseville Sports Complex is to be as self-sufficient as possible and to become an economic tool for PRL for weekend tournaments while still serving the local community.

The structure recommended for the Roseville Sports Complex is as follows:

- Full-time Sports Complex Superintendent - 1
- Multi-Purpose Field Maintenance Staff – 3
- 2,500 hours of part-time seasonal employees
- PLEASE NOTE: Further evaluation will need to be undertaken to determine if expansion of recreation division or executive management staff is necessary, considering the growing parks and recreation system.

4.3 FINANCIAL PLAN – ROSEVILLE SPORTS COMPLEX

PROS Consulting reviewed the concept plans for the Roseville Sports Complex to determine revenue sources to develop, operate and maintain the Roseville Sports Complex. A Sports Complex of this magnitude should use this financial plan as a guideline for the daily operations and revenue management of the site to achieve the desired outcomes of all parties involved. This will include partnership agreements between all entities using the site. The pro forma identifies appropriate levels of staffing, supply and maintenance costs, asset management costs and revenue management requirements desired by PRL.

4.3.1 OPERATIONAL FUNDING COSTS OPPORTUNITIES

Sports Complexes have numerous revenue sources to draw from to support operational and management costs that include long term capital replacement costs. The following are funding options to consider in operations of the site.

- **User/Rental fees:** User fees to use the Roseville Sports Complex. Fees can range from $100 for reserving a single field, to $2500 or more for the reservation of the facility for a weekend tournament.
- **Concessions:** Resale of prepacked food and beverage items sold by PRL at the Roseville Sports Complex.
- **Admission Fee:** An admission fee to an event at the Roseville Sports Complex can be utilized, like those charged by high schools for admittance to their sporting events.
- **Tournament Fees:** Tournament fees for soccer can be assessed for each team who enters a tournament and can range from $150-$800 a team and can vary based on the number of games guaranteed.
- **Official Product Sponsors:** Official product sponsors for sports equipment, clothing, etc. can be used for the site. The value of the sponsorship can vary by how much exposure is received and the number of sales created. Large video boards can promote official sponsors of the fields as well.
- **Advertising Revenue:** Advertising revenue can come from the sale of ads on banners at the facility. The advertising could include video boards at each field, fencing, scoreboards, covers over picnic tables, and in restrooms.
- **Program Fees:** Program Fees to support existing programs at each attraction can be employed in the form of lessons, clinics, camps, etc. These types of programs would help support the operations at the Roseville Sports Complex.

- **Capital Improvement Fee:** A Capital Improvement Fee on all programs and events can be added. The Roseville Sports Complex will require an on-going maintenance endowment to keep the park and amenities updated and positioned for the future. A capital asset fee of $2-$3 on each person who participates in a league, camp, clinic, or program can be incorporated into the cost of the program or event. This fee can also be placed into a sinking fund for all weather field replacement.
- **Volunteerism:** This is an indirect revenue source in that persons donate time to assist a Sports Complex in providing a product or service on an hourly basis. This reduces PRL's cost in providing the service plus it builds advocacy.
- **Special Fundraiser:** Many agencies hold special fundraisers on an annual basis to help cover specific programs and capital projects to be dedicated to the Multi-Purpose Field Complex.

4.3.2 THE PARTNERING PROCESS

PRL has developed partnerships over many years that have helped to support the management of parks, recreation facilities and programs, while also providing educational and recreational opportunities for the citizens of Roseville. Partnership opportunities should be explored for a Multi-Purpose Field Complex.

Specific Partnership Agreements appropriate to the project will be drafted jointly. Partnership Agreements may take any of several forms depending on what will accomplish the desired relationships among partners. The agreements may be in the form of:

- Lease Agreements
- Management and/or Operating Agreements
- Maintenance Agreements
- Intergovernmental Agreements (IGAs)
- Or a combination of these and/or other appropriate agreements

4.3.3 REVENUE MODEL

REVENUE HIGHLIGHTS

- Organizing three tournaments annually with 64 teams per tournament.
- Renting of the complex to outside tournament organizers 12 times per year.
- Field rentals to anchor tenant and other users.
- Additional revenues from camps, leagues, and other sources.

Roseville Sports Complex

REVENUE MODEL

DIVISION	ACCOUNT TITLE	PRICE	UNITS		REVENUES	EXPLANATION
REVENUES			Frequency	Participation		
Practice Rental Revenue	Anchor Tenant Rentals	65.00	1620	3	$ 315,900.00	Anchor tenant pays $65/hour; avg 36 hours/week x 45 weeks = 1620 hours; utilizing 3 fields
Practice Rental Revenue	Other Team Rentals	100.00	1620	3	$ 486,000.00	Other renters pays $100/hour; avg 36 hours/week (combined all renters) x 45 weeks = 1620 hours; utilizing 3 fields
Multi-Purpose Sports Fields	PRL Tournaments-Soccer	650.00	3	64	$ 124,800.00	Average $650 per team with the average size tournament of 64 teams for youth soccer, hosting 3 tournaments per year
Tournament Parking	Parking for PRL Tournaments	15.00	3	960	$ 43,200.00	15 players x 64 teams = 960 parking passes; $15/parking pass, hosting 3 tournaments per year
Multi-Purpose Sports Fields	Tournament-Soccer - Facility Rental	14,400.00	12		$ 172,800.00	8 fields, $75/hour/field, 8 hours/day = $4,800 per day; $14,400 for 3-day tournament; 12 tournaments per year
Tournament Parking	Parking for Tournament Rentals	15.00	12	960	$ 172,800.00	15 players x 64 teams = 960 parking passes; $15/parking pass, hosting 12 tournaments per year
Summer Camps	Sports Camps	50.00	10	50	$ 25,000.00	
Leagues	PRL Adult League	480.00	6	8	$ 23,040.00	6-week league; 6 leagues/year; 8 teams/league
Sports Complex	Miscellaneous Revenues	20,000.00			$ 20,000.00	Includes drop-in play
Sports Complex	Sponsorships	5,000.00		6	$ 30,000.00	Field naming sponsors @ $5,000/field for 6 fields
Sports Complex	Concessions	75,000.00			$ 75,000.00	Concession revenue based on concession expenditures of $50,000 with 50% markup
	TOTAL SPORTS COMPLEX REVENUES				$ 1,488,540.00	

Figure 75 - Revenue Highlights

4.3.4 EXPENDITURE MODEL

Roseville Sports Complex **Operations and Maintenance Expenditures**		
PERSONNEL SERVICES		
Field Superintendent	130,000.00	
Field Programmer	100,000.00	
Field Staff	150,000.00	
Part Time Maintenance Staff	11,520.00	1 PT Maintenance x 12 hours/week x 48 weeks/year x $20/hour
Part Time Concessions Staff	18,000.00	2 PT Staff x 30 hours/week x 15 weeks/year x $20/hour
Officials	151,200.00	8 fields x 3 officials x $35/hour x 12 games x 15 tournaments
Benefits		included above
Total	**560,720.00**	
SUPPLIES		
Fertilizer/Soil Amendments	6,000.00	for common areas
Sports Equipment replacment	5,000.00	corner flags, goals, nets, etc.
Concession Supplies	50,000.00	
Miscellaneous Supplies	16,000.00	small tools, safety supplies, office supplies, tournament supplies
Custodial Supplies	6,000.00	trash bags, restroom supplies
Total	**83,000.00**	
OTHER SERVICES & CHARGES		
Water	10,000.00	
Electricity	260,000.00	
Contractual Services	75,000.00	plumbing, electrical, concrete repairs, fence repair, field grooming
Vehicle Maintenance / Replacement Fund	10,000.00	
Total	**355,000.00**	
TURF REPLACEMENT FUND	**900,000.00**	
TOTAL EXPENSES	**1,898,720.00**	

Figure 76 - Expenditure Model

4.4 CONCLUSION AND IMPLEMENTATION

The City of Roseville Parks, Recreation & Libraries Department is a best practice agency that has demonstrated the value that a high-quality parks, recreation and libraries system brings to the community. There is an opportunity to bring even more value with the Roseville Sports Complex that serves resident needs and stimulates the economy by attracting regional events.

The recommendations outlined in this report are aligned with the vision, mission and core values of the community and the Department. These recommendations follow what the community has voiced as a priority.

A detailed economic Impact can be found in **Appendix D.**

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CHAPTER FIVE - PROGRAM AND ORGANIZATIONAL REVIEW

5.1 RECREATION PROGRAM ASSESSMENT

The Roseville Parks, Recreation & Libraries Department has a professional staff that annually delivers a comprehensive parks and recreation program to Roseville residents. Department staff are responsible for the management and implementation of a diverse array of recreation programs, special community-wide events, and the operation of multiple recreation facilities. Employees are engaged year-round in planning, implementing, conducting, and evaluating programs and events. All functions within the Department combine to provide thousands of offerings. But in addition to the provision of services provided directly by the Department, partnerships with other organizations are utilized throughout the service area. Through formal and informal cooperative relationships, various nonprofit agencies and other community partners assist with delivering select programs and indoor space to provide access for programs.

5.1.1 CORE PROGRAM APPROACH

The vision of the Department is to be a premier parks and recreation system in the State of California, and in the nation, providing all residents access to high-quality programs and experiences. Part of realizing this vision involves identifying Core Program Areas to create a sense of focus around the activities and outcomes of greatest importance to the community, as informed by current and future needs. However, public recreation is challenged by the premise of being all things to all people, especially in a community such as Roseville. The philosophy of the Core Program approach is to assist staff, policy makers, and the public focus on what is most important. Program areas are considered as Core if they meet most of the following categories:

- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- The program area is offered 3-4 seasons per year.
- The program area has wide demographic appeal.
- There is a tiered level of skill development available within the programs area's offerings.
- There is full-time staff responsible for the program area.
- There are facilities designed specifically to support the program area.
- The agency controls a significant percentage (20% or more) of the local market.

ROSEVILLE PRL CORE PROGRAM AREAS

The Department currently offers programs in nine Core Program Areas. These core program areas are listed below:

Core Program Area	Brief Description
Athletics	Provide physical activities, skill development and competitive sports opportunities for all skill levels and ages.
Aquatics	Provide aquatic classes, programs, events and facilities to promote water safety and skill development for all ages.
Community Events	Provide events that create community and support local vendors and businesses.
Enrichment & Cultural Programs	Provide enrichment classes, programs and camps for all ages that promote culture and support wellness and lifelong learning.
Health & Wellness	Provide facilities, classes, programs and events that promote and support wellness and healthy lifestyles for all ages.
Library Services/Literacy	Provide access to library facilities, services, resources and programs to support learning and enrichment for the community.
Reservations & Rentals	Provide opportunities for the reservation and rental of facilities and park amenities for community, regional and national use.
Senior Programs & Services	Provide classes, programs, events and resources for adults fifty and older that support socialization, health and wellness, and education.
Youth Development (Out of School Time)	Provide school age child care and preschool programs in partnership with local school districts to provide before-school, after-school, and out of school time programming at elementary school locations.

Figure 77 - Core Program Areas

ENSURING THE RIGHT CORE PROGRAM MIX

The Core Program Areas provided by PRL currently appear to meet many of the community's major needs as identified in the survey results, but the program mix must be evaluated on a regular basis to ensure that the offerings within each Core Program Area – and the Core Program Areas themselves – align with changing leisure trends, demographics, and needs of residents. NRPA recommends that six determinants be used to inform what programs and services are provided by the Department. According to NRPA, those determinants are:

- **Conceptual foundations of play, recreation, and leisure** – Programs and services should encourage and promote a degree of freedom, choice, and voluntary engagement in their structure and design. Programs should reflect positive themes aimed at improving quality of life for both individuals and the overall community.
- **Organizational philosophy, mission, and vision** – Programs and services should support the City's and the Department's vision statements, values, goals, and objectives. These generally center on promoting personal health, community well-being, social equality, environmental awareness, and economic vitality.
- **Constituent interests and desired needs** – Departments should actively seek to understand the recreational needs and interests of their constituency. This not only ensures an effective (and ethical) use of taxpayer dollars, but also helps to make sure that programs perform well and are valued by residents.
- **Creation of a constituent-centered culture** – Programs and services reflect a Departmental culture where constituents' needs are the prime factor in creating and providing programs. This should be reflected not only in program design, but in terms of staff behaviors, architecture, furniture, technology, dress, forms of address, decision-making style, planning processes, and forms of communication.
- **Experiences desirable for clientele** – Programs and services should be designed to provide the experiences desirable to meet the needs of the participants/clients in a community and identified target markets. This involves not only identifying and understanding the diversity of needs in a community, but also applying recreation programming expertise and skills to design, implement, and evaluate a variety of desirable experiences for residents to meet those needs.
- **Community opportunities** – When planning programs and services, a Department should consider the network of opportunities afforded by other organizations such as nonprofits, schools, other public agencies, and the private sector. Departments should also recognize where gaps in service provision occur and consider how unmet needs can be addressed.

COMMUNITY INPUT FINDINGS

The efforts in creating this Strategic Master Plan were based on an evaluation of existing resources and capacity, as well as community input. Thus, a key consideration to creating a roadmap for parks and recreation programming in Roseville is to understand current community values, needs, and interests. The assessment of these values is accomplished by triangulating information generated from focus groups with staff, public input received via the focus group/stakeholder interviews, community meetings, project website input, a statistically valid survey, and reinforced thru electronic surveys. The program and service priority rankings resulting from this analysis are as follows:

Recreation Program/Service	Priority
Fitness and wellness classes	High
Cooking classes	
Free/low-cost community events	
Art, dance performing arts	
Education classes	
Outdoor trips (single day)	
Older adult resources/support	
Volunteer programs	
Outdoor fitness programs	Medium
Golf programs	
Water fitness classes	
Free self-directed drop-in activities (cards, dominos, board games, etc.)	
Senior trips (single day)	
Pickleball leagues	
Sports leagues	
Nature education/certification	
Learn-to-swim programs	
Archery programs	
Bocce ball leagues	
Tennis lessons and leagues	
Summer camps	
Before and after school care	
Skate-park programs	Low
BMX programs	
Adapted recreation programs	
Virtual programs	

Art & Culture Events/Programs	Priority
Outdoor concerts	High
Downtown events	
Craft/vendor fairs	
Music performances	
Theatre productions	
Multi-cultural events	
Holiday events	
Museum and historic site tours	
Youth and adult dance programs	Medium
Youth and adult ceramics programs	
Visual arts events	
Youth and adult music programs	
Dance performances	
Other performing arts events	
Youth and adult theatre programs/classes	
Photography (film, video, etc.)	Low
Campfire/storytelling at the museum	
Virtual museum/historic site field trips	

Figure 78 - Priority Rankings

5.1.2 AGE SEGMENT ANALYSIS

The table below depicts each program along with the age segments they serve. Recognizing that many programs serve multiple age segments, Primary and secondary markets were identified.

AGE SEGMENT ANALYSIS – CURRENT SEGMENTS SERVED

Findings from the analysis show that PRL provides a strong balance of programs across all age segments. All segments are targeted as a primary market for multiple programs.

AGES SERVED Primary Market (P) or Secondary Market (S)							
Core Program Area	Preschool (5 and Under)	Elementary (6-12)	Teens (13-17)	Young Adult (18-34)	Adult (35-49)	Active Adult (50-64)	Senior (65+)
Athletics	S	P	S	P	P	S	
Aquatics	P	P	S	S	S	P	P
Community Events	P	P	P	P	P	P	P
Enrichment & Cultural Programs	P	P	S	S	S	S	S
Health & Fitness	P	P	P	P	P	P	P
Library Services/Literacy	P	P	P	P	P	P	P
Reservations & Rentals				P	P	P	P
Senior Programs & Services						P	P
Youth Development	P	P	S				

Figure 79 - Age Segment

This balance should be maintained moving forward, and PRL should update this Age Segment Analysis every year to note changes or to refine age segment categories. Given the growing population trend for residents ages 55 and over and the growing demand for services in this age bracket, it is also recommended that PRL further segment this group into 65-74 and 75+. These two sub-segments will have increasingly different needs and expectations for programs and services in coming years, and program planning will be needed to provide differing requirements.

Age Segment Analyses should ideally be done for every program offered by PRL. Program coordinators/managers should include this information when creating or updating program plans for individual programs. An Age Segment Analysis can also be incorporated into Mini Business Plans for comprehensive program planning.

5.1.3 UNDERSTANDING THE FULL COST OF SERVICE

To properly fund all programs, either through tax subsidies or user fees, and to establish the right cost recovery targets, a Cost-of-Service Analysis should be conducted on each program, or program type, that accurately calculates direct (i.e., program-specific) and indirect (i.e., comprehensive, including administrative overhead) costs. Completing a Cost-of-Service Analysis not only helps determine the true and full cost of offering a program but provides information that can be used to price programs based upon accurate delivery costs.

The methodology for determining the total Cost of Service involves calculating the total cost for the activity, program, or service, then calculating the total revenue earned for that activity. Costs (and revenue) can also be derived on a per unit basis. Program or activity units may include:

- Number of participants.
- Number of tasks performed.

- Number of consumable units.
- Number of service calls.
- Number of events.
- Required time for offering program/service.

Agencies use Cost of Service Analyses to determine what financial resources are required to provide specific programs at specific levels of service. Results are used to determine and track cost recovery as well as to benchmark different programs provided by Roseville between one another. Cost recovery goals are established once Cost of Service totals have been calculated. Department staff should be trained on the process of conducting a Cost-of-Service Analysis and the process should be undertaken on a regular basis.

Currently, the PRL does track revenue, expenditures, and cost recovery goals for each program.

5.1.4 PRICING STRATEGIES

As PRL embarks on the refinement of its pricing policy based on its costs to provide services, it will be necessary to expand upon and implement pricing strategies that will not only increase sales but also maximize the utilization of the City's parks, programs, recreation facilities and libraries. The following table provides an overview of the pricing strategies that PRL currently utilizes to determine user fees.

PRICING STRATEGIES								
	By Competition (Market Rate)	**By Cost Recovery Goals**	**Residency**	**By Customer's Ability to Pay**	**Group Discounts**	**By Location**	**Prime / Non-Prime Time**	**Weekday / Weekend**
Core Program Area	Competitors' prices influence your price	Cost recovery goals influence your price	Different prices for resident vs non-resident	Scholarships, subsidies, discounted rates offered for low-income	Different prices for groups	Different prices at different locations	Different prices for different times of the day	Different prices for different days of the week
Athletics	X	X	X			X		
Aquatics	X	X	X	X	X	X		
Community Events	X	X			X			
Enrichment & Cultural Programs	X	X	X	X	X			
Health & Fitness	X	X	X	X				
Library Services/Literacy	X	X						
Reservations & Rentals	X	X	X		X	X		
Senior Programs & Services		X	X	X				
Youth Development	X	X	X	X		X	X	

Figure 80 - Pricing Strategies

By creating pricing options, customers are given the opportunity to choose which option best fits their schedule and price point. It is recommended that PRL explore dynamic pricing strategies such as Prime/Non-Prime Time and Weekday/Weekend that not only create options for the customer but also give PRL the opportunity to maximize both participation in programs/services as well as revenue.

5.1.5 PROGRAM PARTICIPATION

A key component of the program assessment is the evaluation of program and service participation. The City of Roseville interfaced 2018-2021 program/service participant information with a GIS mapping tool to evaluate usage patterns for each recreation and library facility. The heat maps on the following pages provide a snapshot of these results:

LIBRARIES

Downtown Library - Overall User Participation

The Downtown Library primarily serves residents that live closest to the facility but is also utilized by residents and non-residents of Roseville.

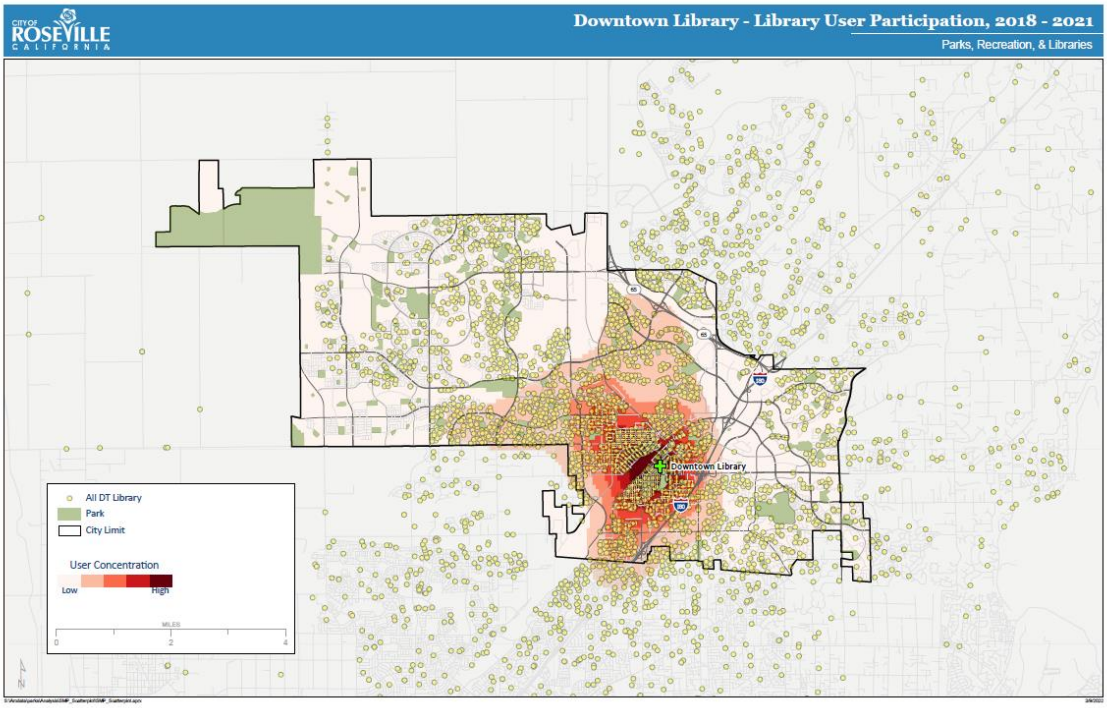


Figure 81 – Downtown Library Participation

Maidu Library - Overall User Participation

The overall utilization of the Maidu Library is by residents that live closest to the facility, but it is also utilized by residents and non-residents of Roseville.

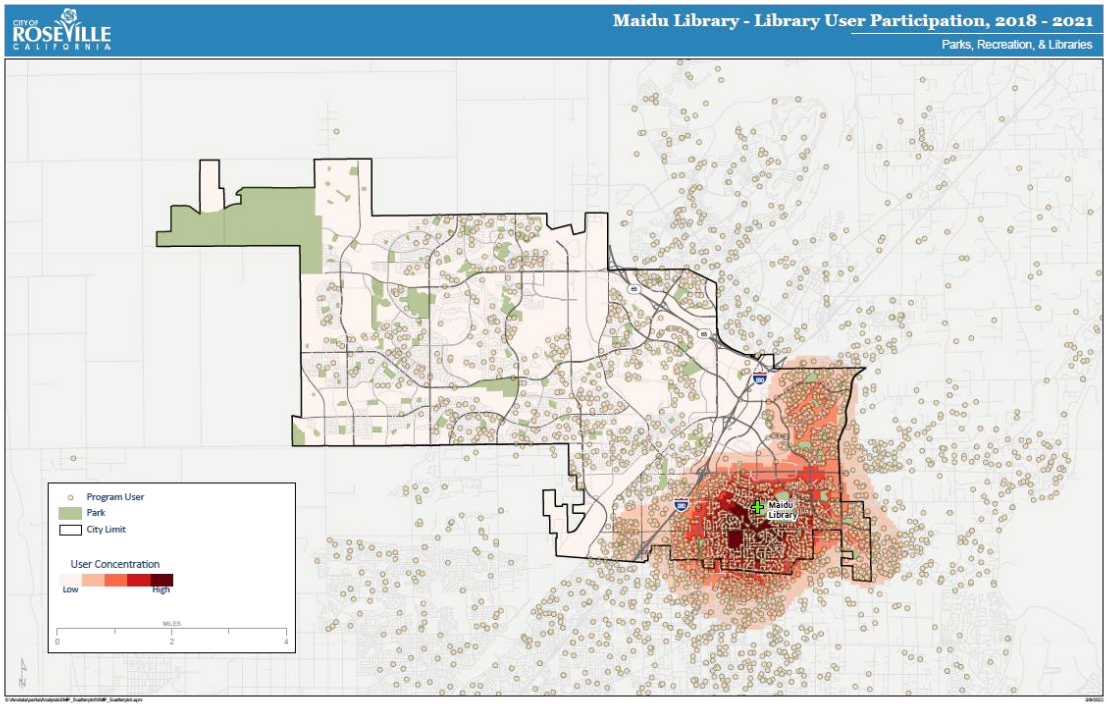


Figure 82 - Maidu Library Participation

Maidu Library – Youth Enrichment Program Participation

The youth programs offered at the Maidu Library primarily serve residents in Roseville where there is a higher concentration of families living.

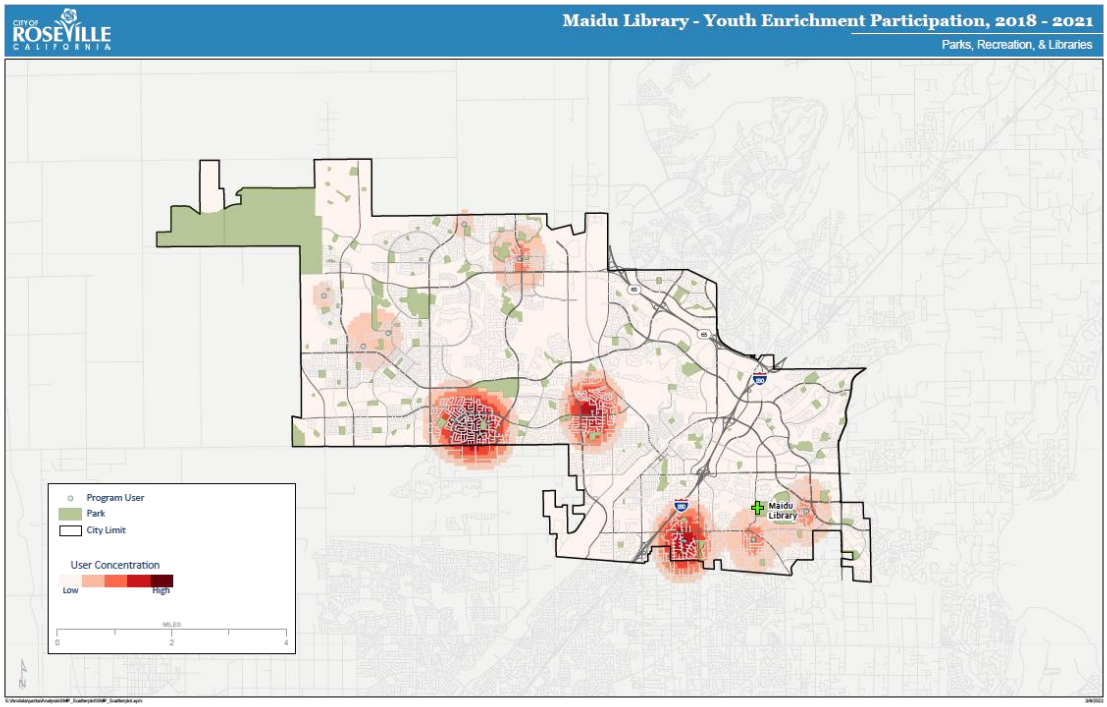


Figure 83 - Maidu Library Youth Participation

Riley Library – Overall User Participation

The overall utilization of the Riley Library is by residents that live in the central and western areas of Roseville, but it is also utilized by other residents and non-residents.

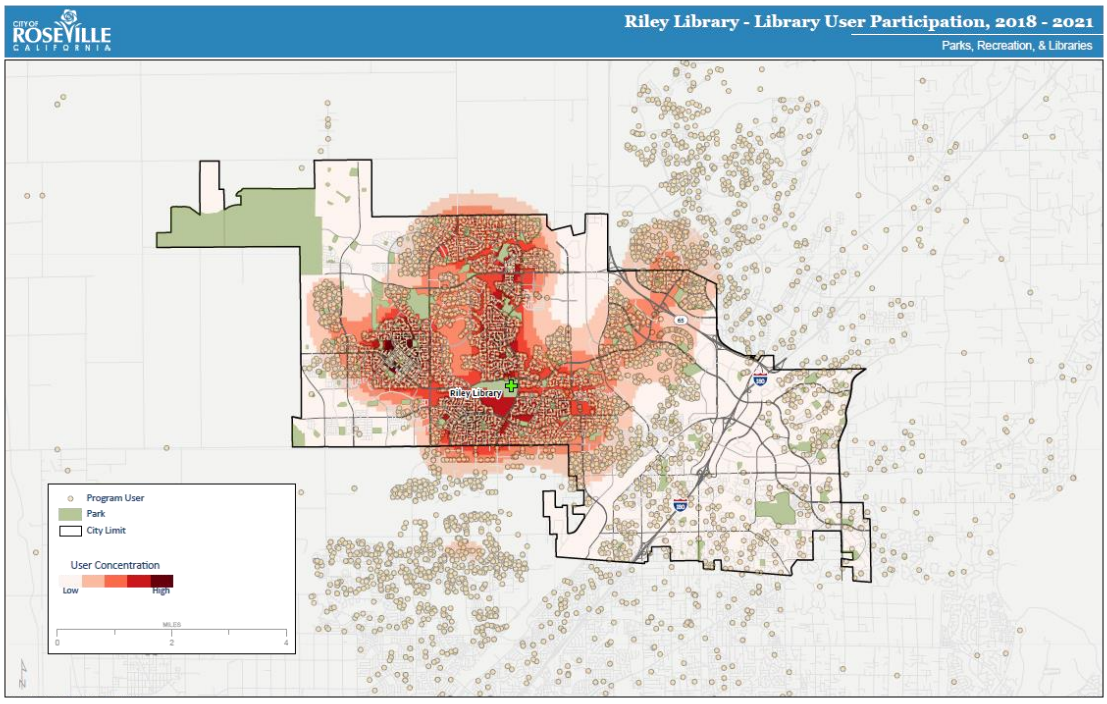


Figure 84 - Riley Library Participation

Riley Library – Youth Enrichment Program Participation

The youth programs offered at the Riley Library primarily serve residents in West Roseville.

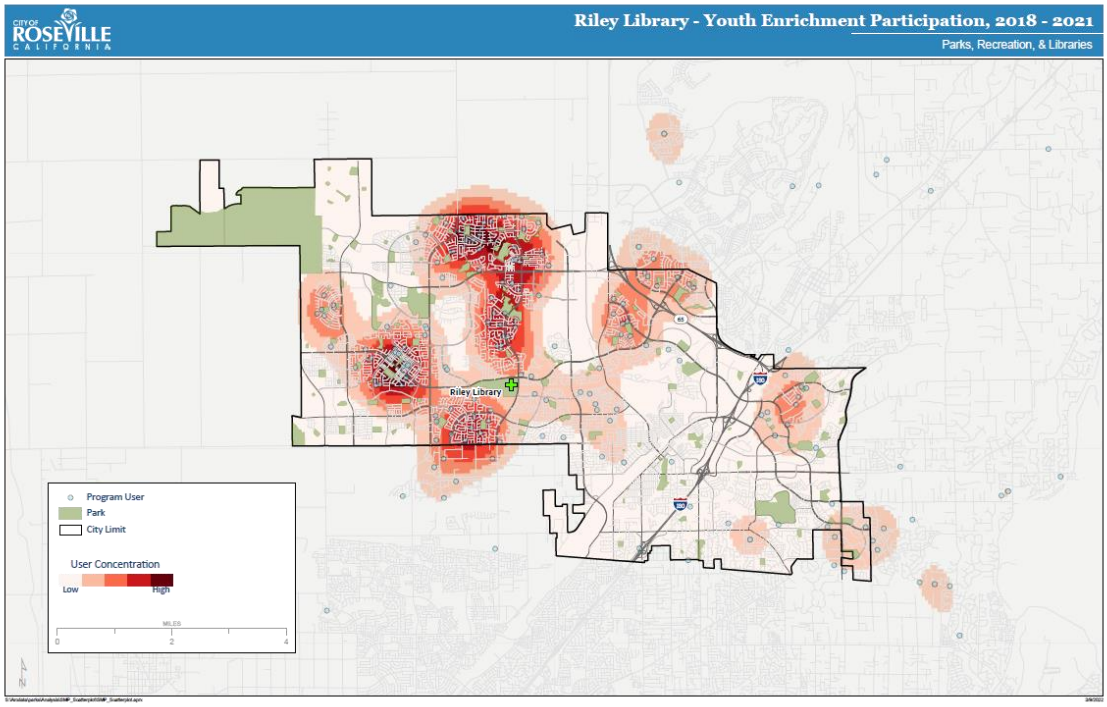


Figure 85 - Riley Library Youth Participation

AQUATIC FACILITIES

Johnson Pool – Overall User Participation

The overall utilization of the Johnson Pool is by residents that live closest to the facility.

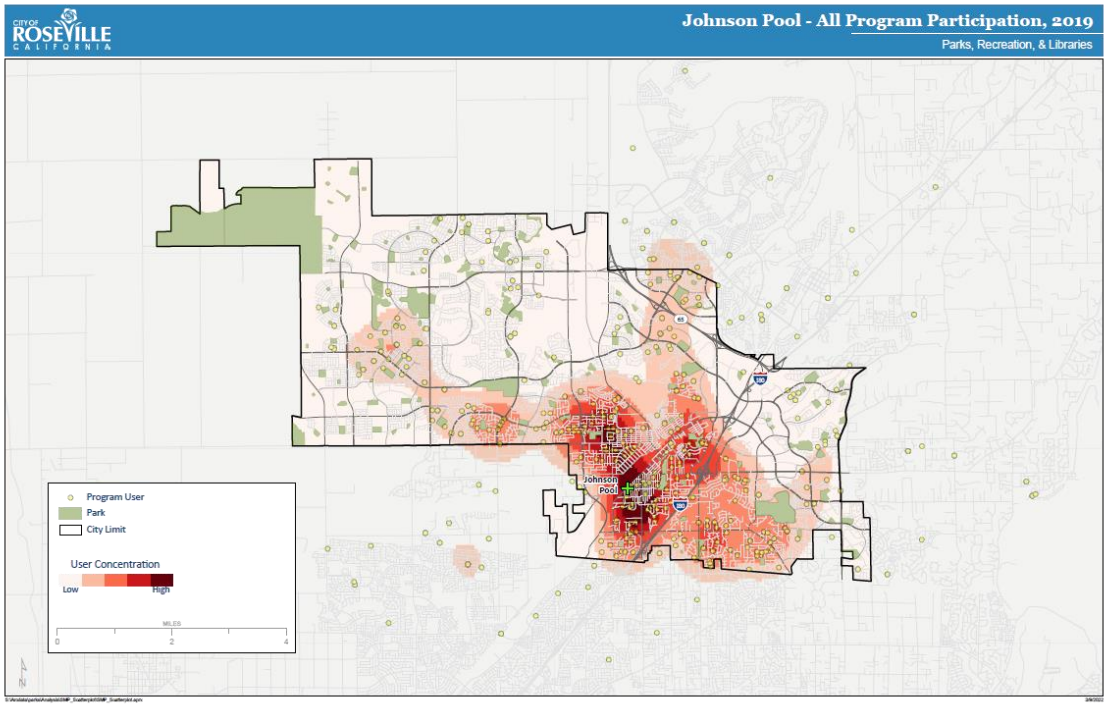


Figure 86 - Johnson Pool Participation

Johnson Pool – Swim Lesson Participation

Swim lessons offered at Johnson Pool are primarily participated in by residents that live closest to the facility.

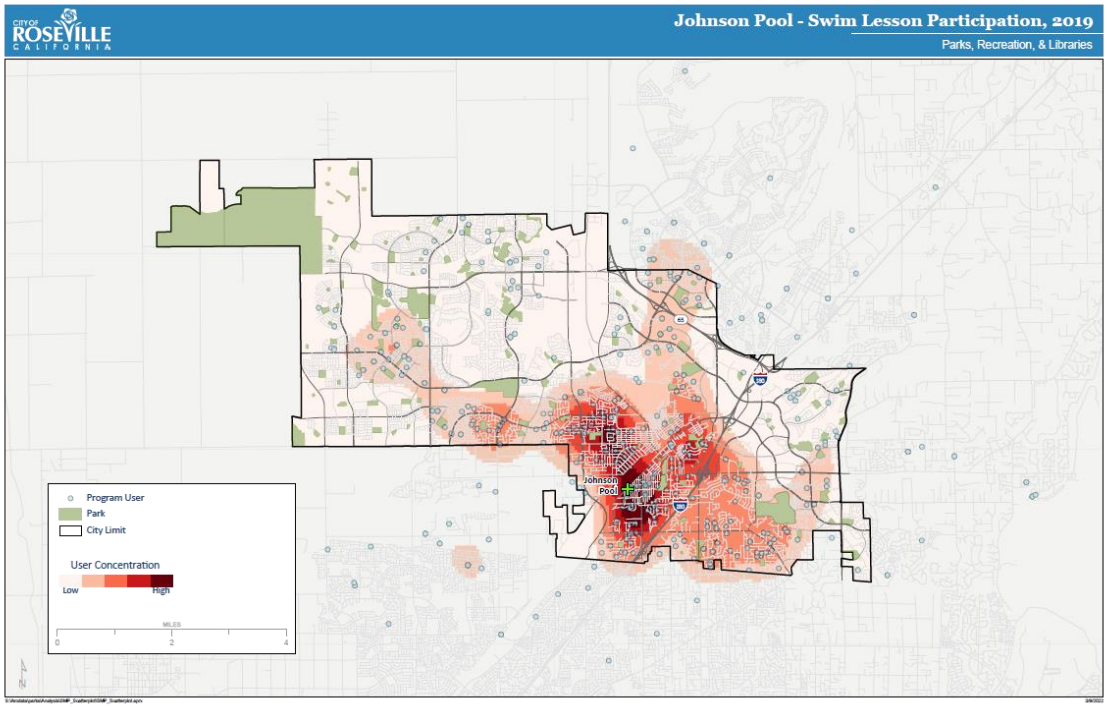


Figure 87 - Johnson Pool Swim Lesson Participation

Mike Shellito Indoor Pool – Overall User Participation

The overall utilization of the Mike Shellito Indoor Pool is by residents that live closest to the facility as well as residents that live in West Roseville.

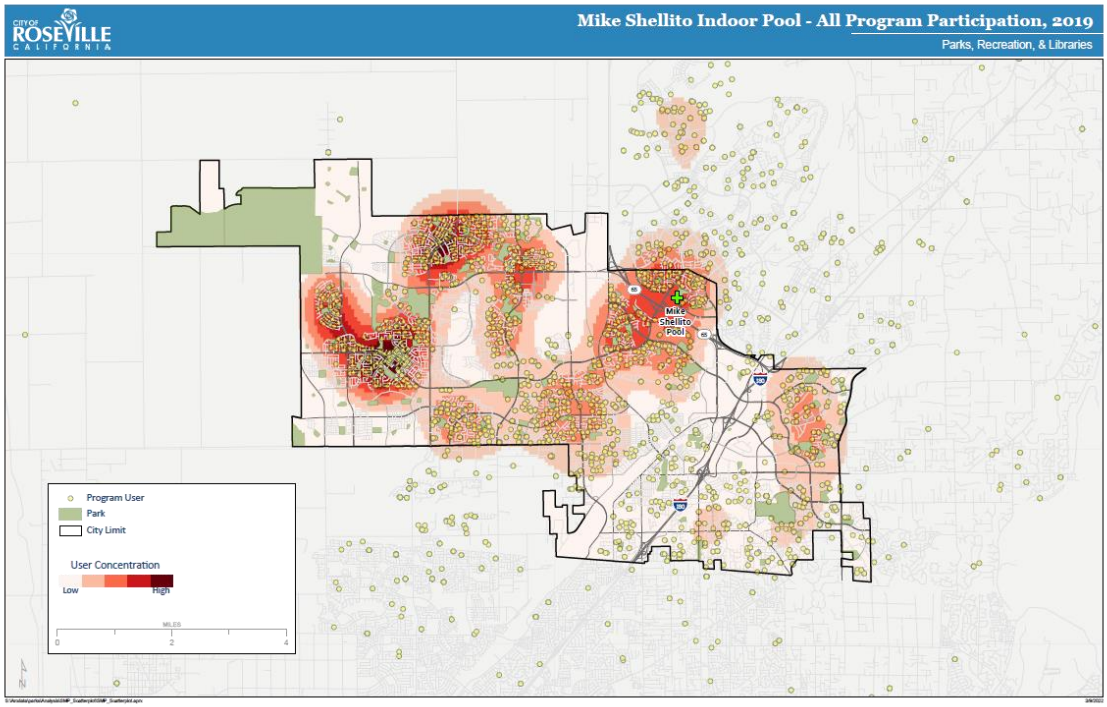


Figure 88 - Mike Shellito Indoor Pool Participation

Mike Shellito Indoor Pool – Swim Lesson Participation

Swim lessons offered at Mike Shellito Indoor Pool are primarily participated in by residents that live closest to the facility and those that live in West Roseville.

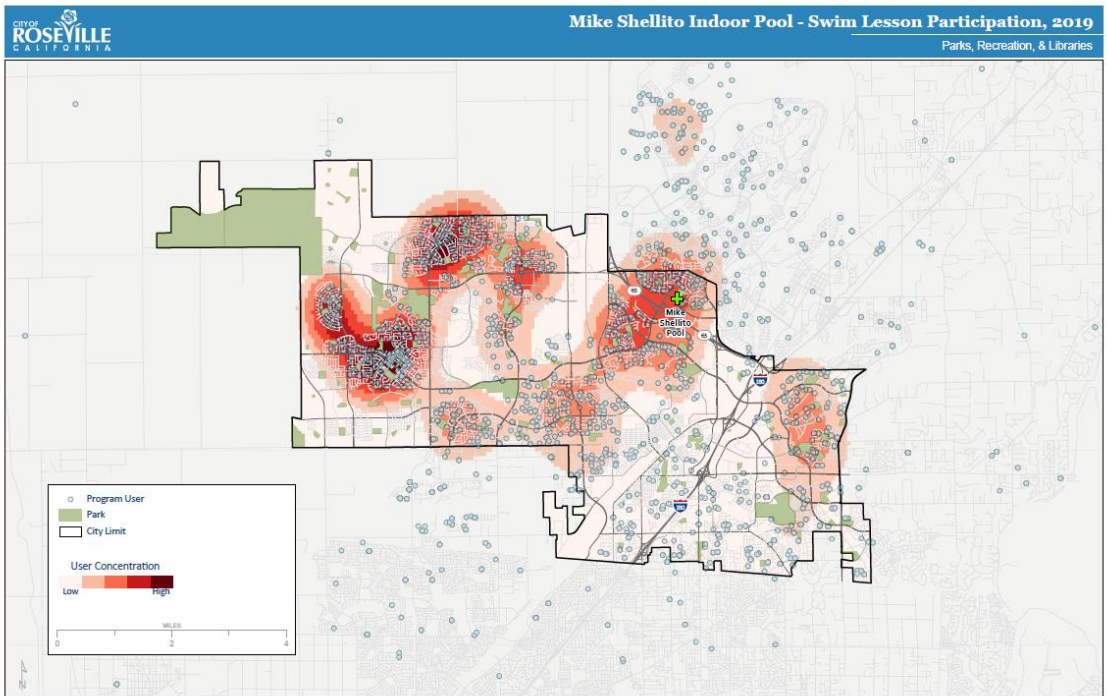


Figure 89 - Mike Shellito Indoor Pool Swim Lesson Participation

Roseville Aquatics Complex – Overall User Participation

The overall utilization of the Roseville Aquatics Complex is by residents that live closest to the facility as well as residents that live in West Roseville.

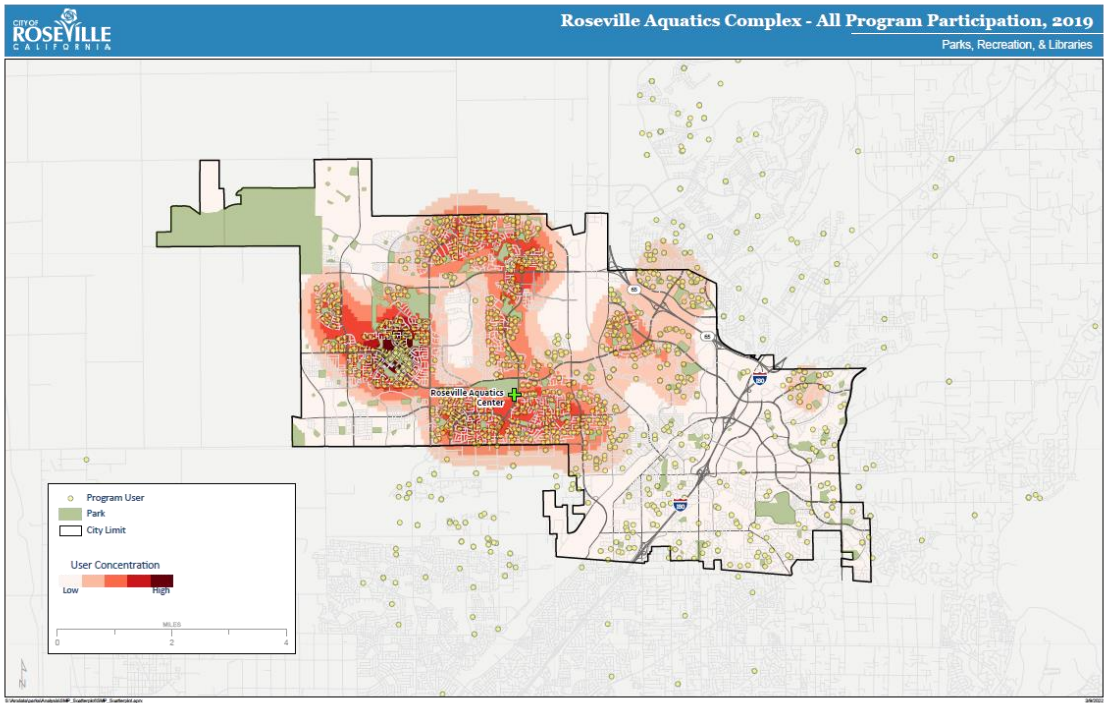


Figure 90 - Roseville Aquatics Complex Participation

Roseville Aquatics Complex – Swim Lesson Participation

Swim lessons offered at Roseville Aquatics Complex are primarily participated in by residents that live closest to the facility.

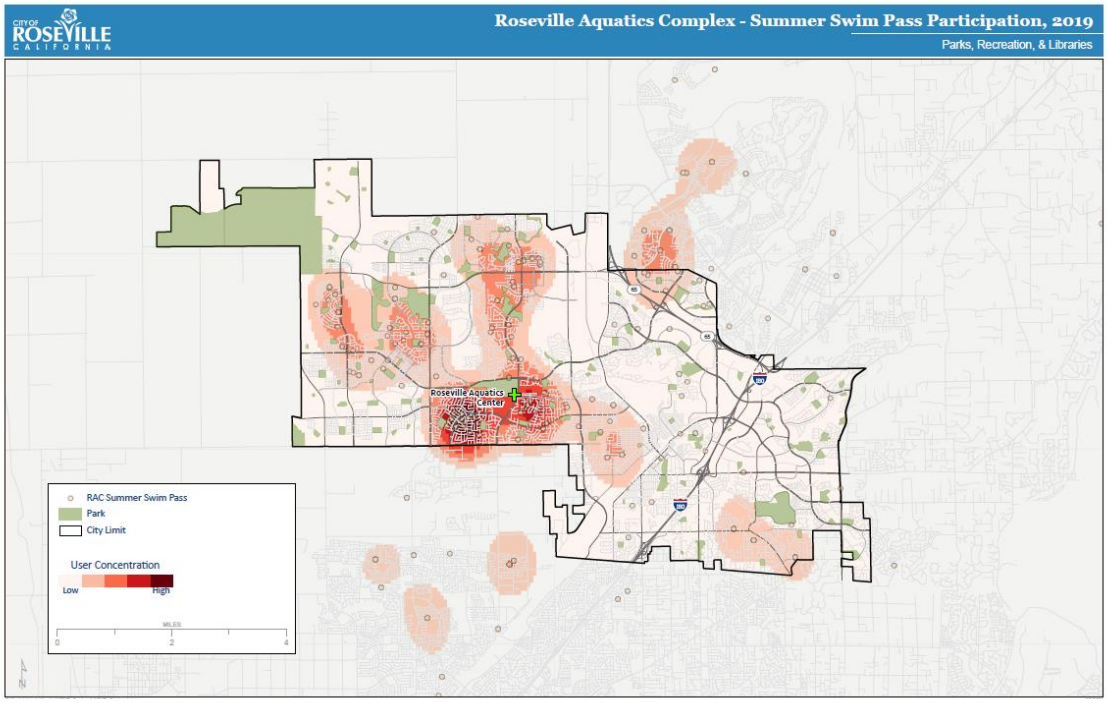


Figure 91 - Roseville Aquatics Complex Swim Lessons Participation

RECREATION AND SPECIAL USE FACILITIES

Maidu Community Center – Overall User Participation

The overall utilization of the Maidu Community Center is by residents that live in all areas of Roseville.

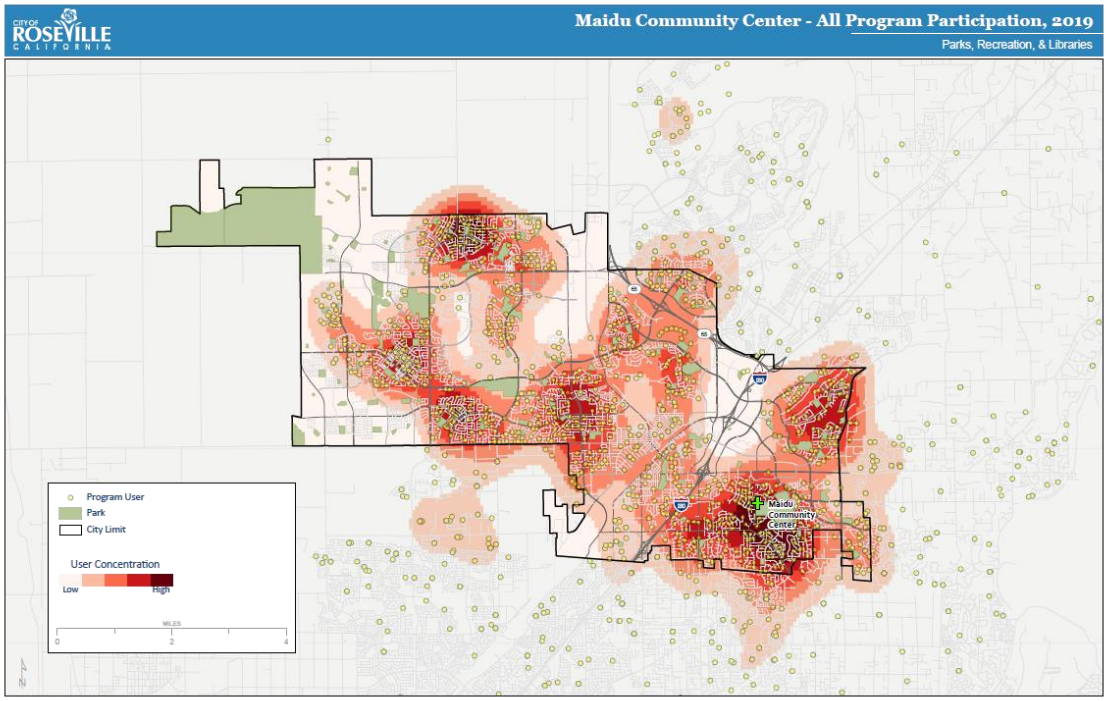


Figure 92 - Maidu Community Center Participation

Maidu Community Center – Tot Program Participation

Tot programs offered at the Maidu Community Center are primarily participated in by residents that live in West Roseville and other high-density areas of the City.

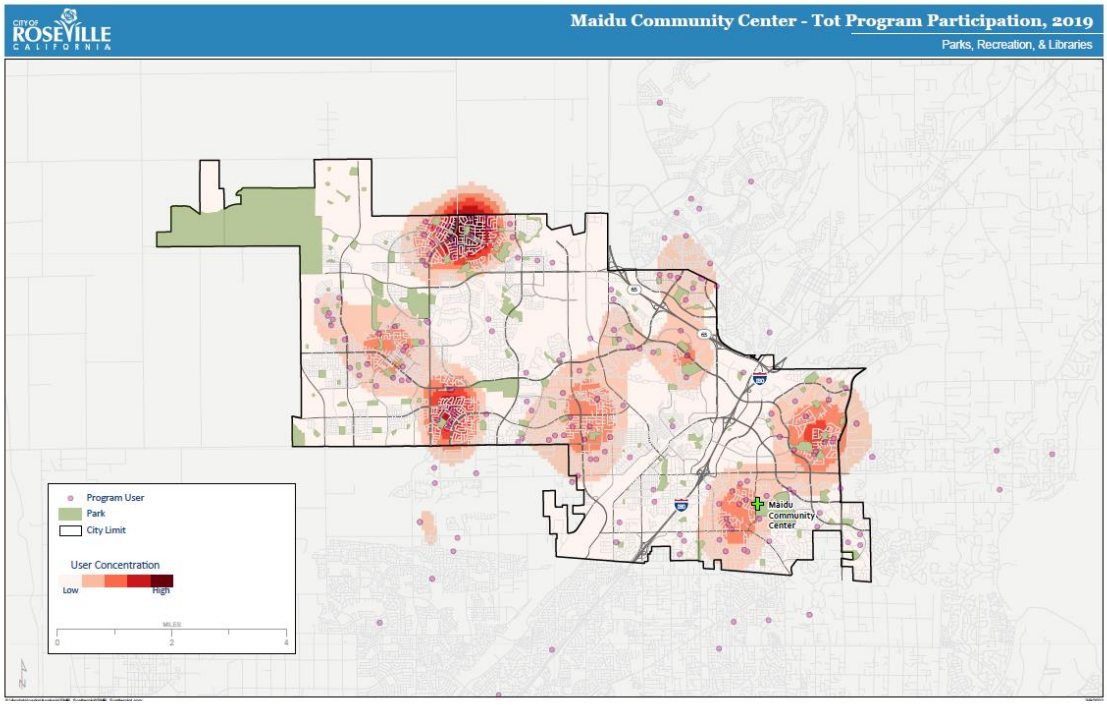


Figure 93 - Maidu Community Center Tot Program Participation

Maidu Community Center – Youth Camps/Enrichment Program Participation

Youth camps and programs offered at the Maidu Community Center are participated in by residents that live in all areas of Roseville.

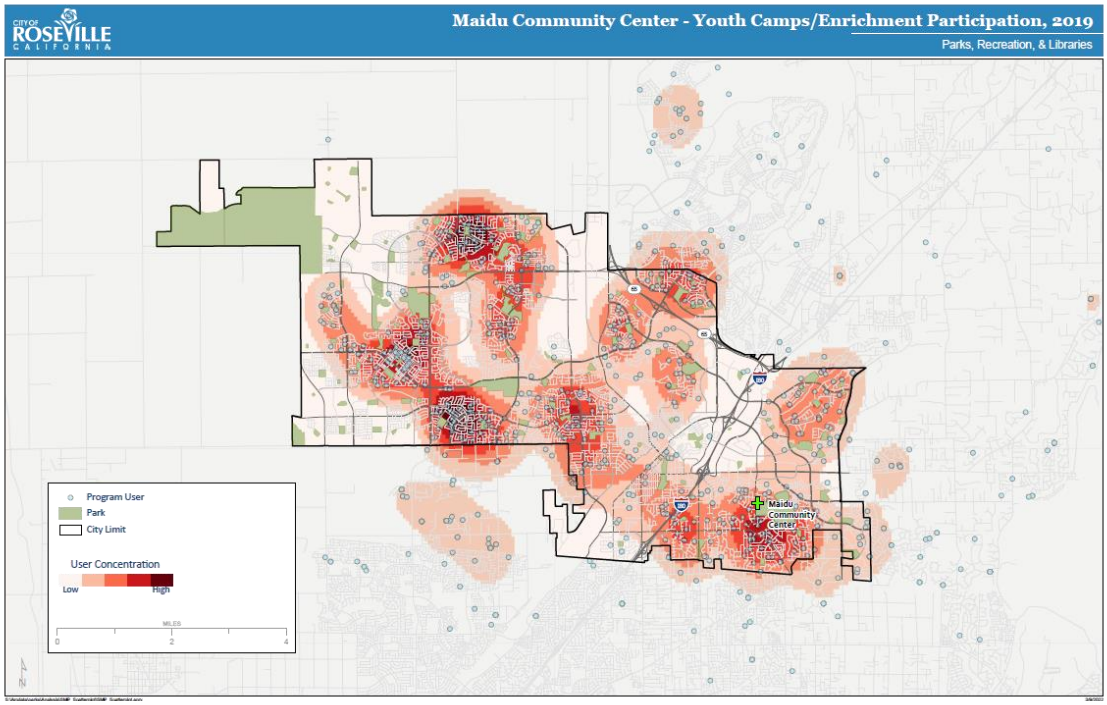


Figure 94 - Maidu Community Center Youth Participation

Maidu Community Center – Senior Program Participation

Senior programs offered at the Maidu Community Center are primarily participated in by residents that live closest to the facility.

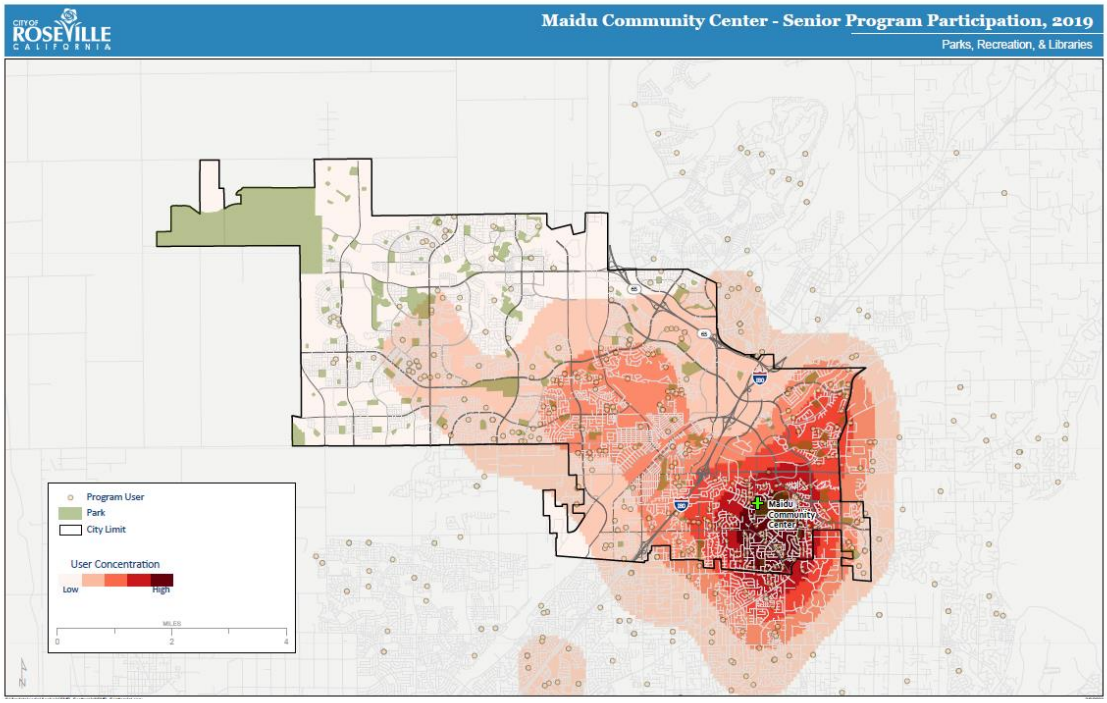


Figure 95 - Maidu Community Center Senior Participation

Roseville Sports Center – Overall User Participation

The overall utilization of the Roseville Sports Center is by residents that live in all areas of Roseville.

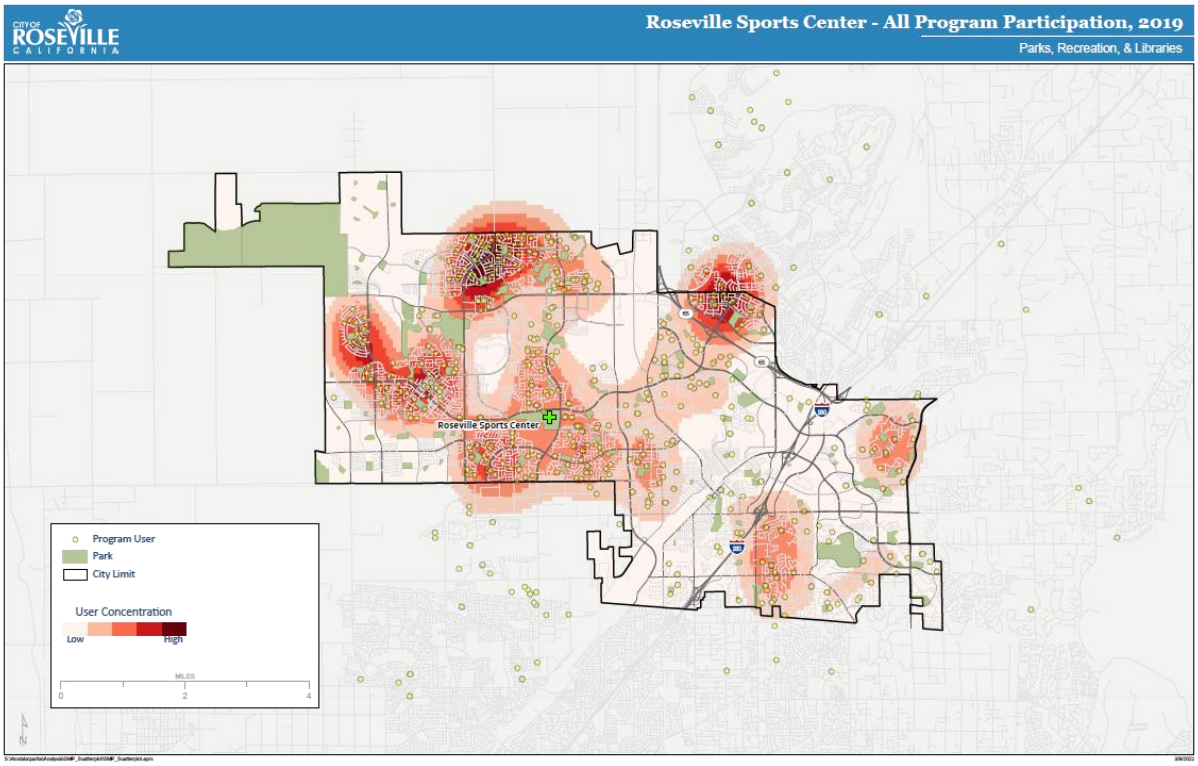


Figure 96 - Roseville Sports Center Participation

Roseville Sports Center – Tot Program Participation

Tot programs offered at the Roseville Sports Center are primarily participated in by residents that live closest to the facility and in West Roseville.

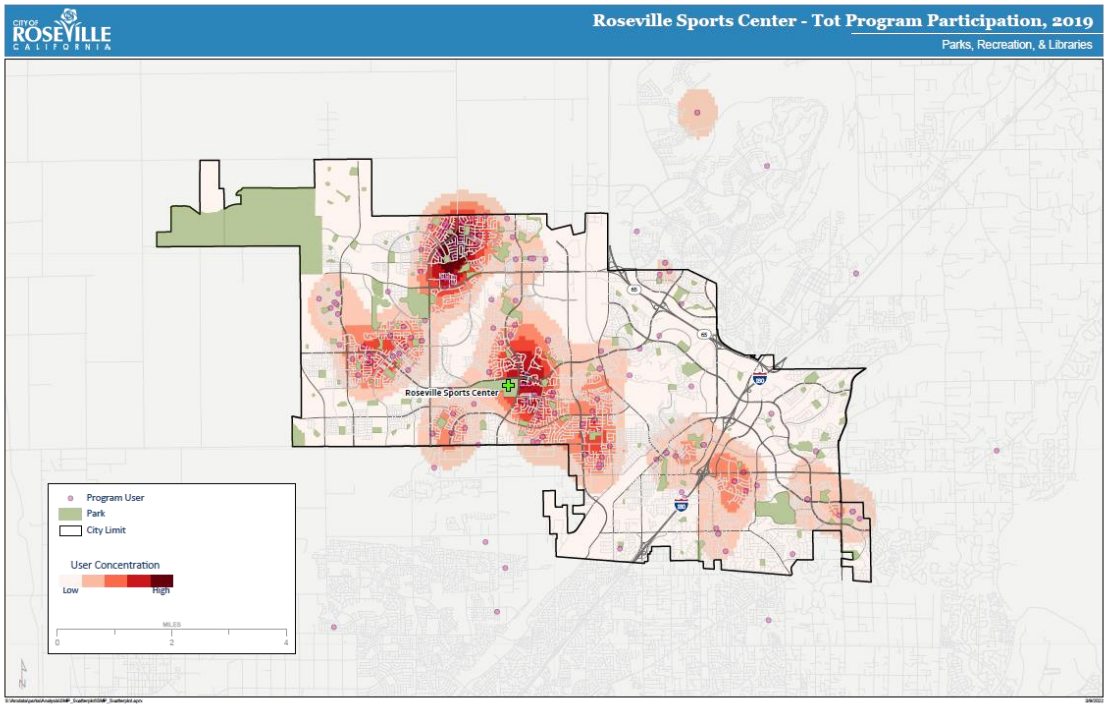


Figure 97 - Roseville Sports Center Tot Program Participation

Roseville Sports Center – Youth Camps/Enrichment Program Participation

Youth camps and programs offered at the Roseville Sports Center are participated in by residents that live in the highest density areas of the City.

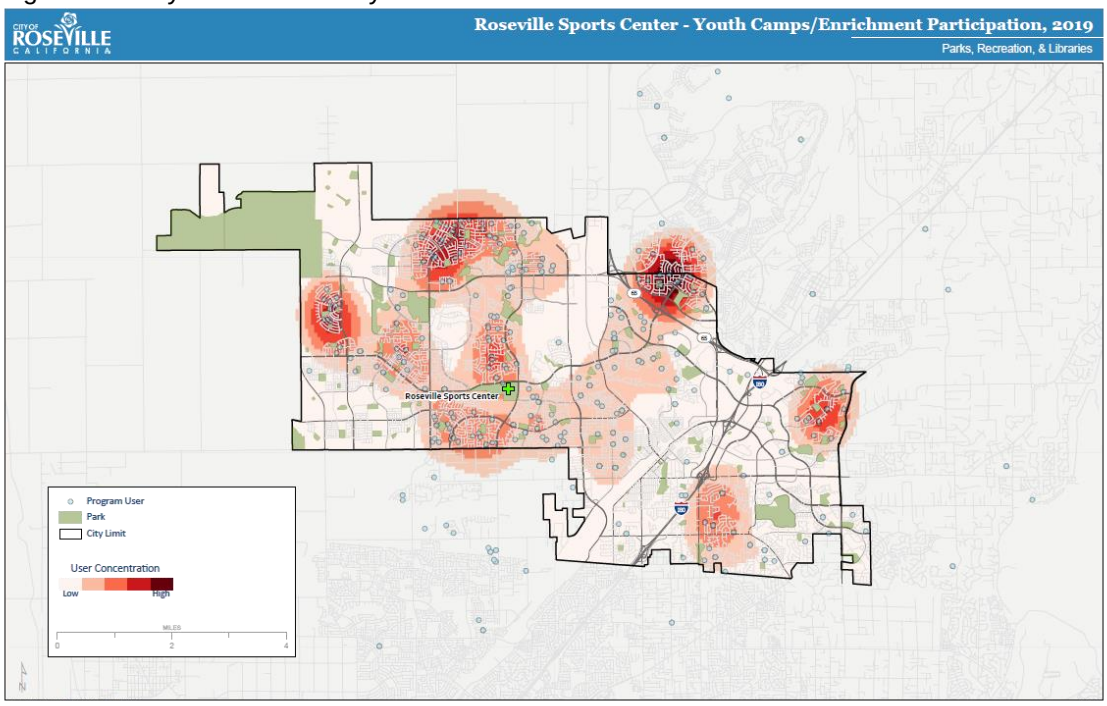


Figure 98 – Roseville Sports Center Youth Participation

Maidu Museum & Historic Site – Overall Program Participation

The overall utilization of the Maidu Museum is by residents that live in all higher density areas of Roseville that are NOT closest to the facility as well as non-residents that live in Rocklin.

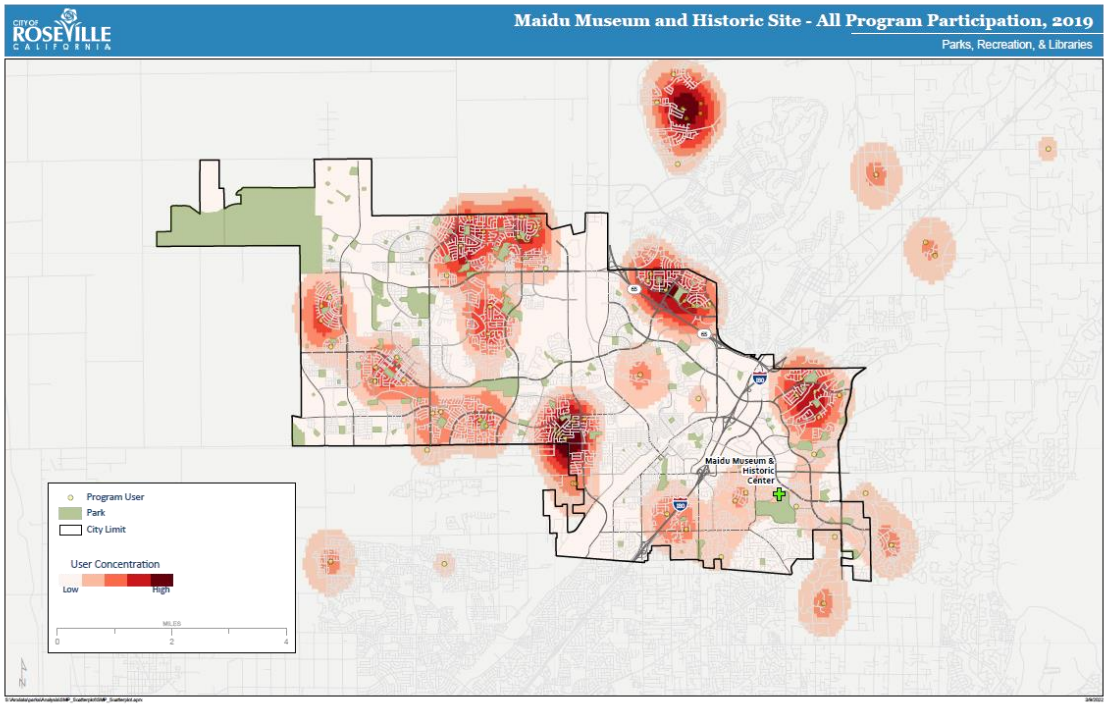


Figure 99 - Maidu Museum and Historic Site Participation

Maidu Museum and Historic Site – Youth Enrichment Program Participation

The overall utilization of the Maidu Museum is by residents that live in all higher density areas of Roseville that are NOT closest to the facility as well as non-residents that live in Rocklin.

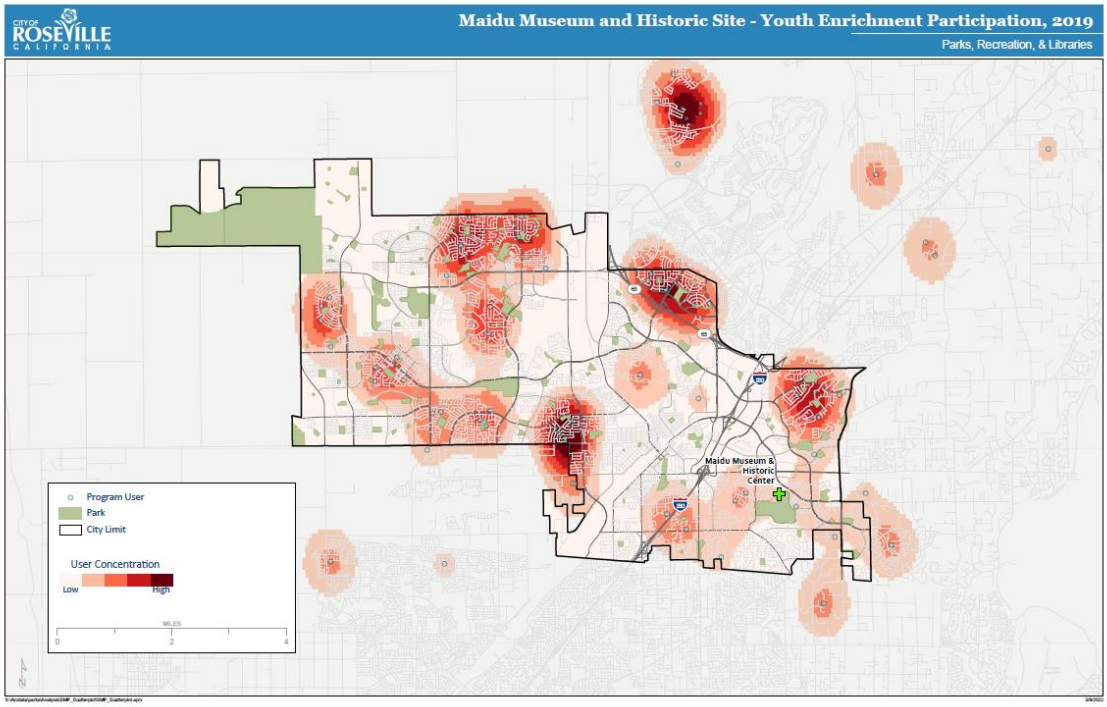


Figure 100 - Maidu Museum and Historic Site Youth Participation

5.1.6 OTHER KEY FINDINGS

- **Program Evaluation:** Excellent, pre-, and post-assessment and evaluation tools to measure the success of programs and services are in place.
- **Customer Satisfaction and Retention:** PRL currently tracks customer satisfaction ratings, but not customer retention percentages.
- **Staff Training/Evaluation:** PRL has a staff training program and solid evaluation methods in place for all employees (full, part-time, and seasonal employees).
- **Public Input:** PRL does not utilize survey tools to continually gather feedback focused on needs and unmet needs for programming.
- **Marketing:** PRL utilizes a number of marketing strategies to inform City residents of the offerings of the community; however, it lacks a formalized Marketing Plan which can be utilized to create target marketing strategies.
- **Volunteers:** PRL has a strong volunteer program.
- **Partnerships**: PRL utilizes a number of partner providers to deliver programs to Roseville residents and has developed a formal partnership policy, however, needs to formalize many of its partnership agreements.
- **Competition**: PRL has a general understanding of other service providers.

5.1.7 OTHER KEY RECOMMENDATIONS

- **Participation Data Analysis:** Through ongoing participation data analysis utilizing the GIS mapping tool, continue to refine recreation program offerings to reduce low enrollment or cancelled programs due to no enrollment.
- **Expand programs and services in the areas of greatest demand:** Ongoing analysis of the participation trends of programming and services in Roseville is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining. Specific efforts should be made to increase programming in the areas of greatest unmet need as identified in the statistically valid survey.
- **Community Feedback -** Seek feedback from the community regarding quality of programs and unmet needs every 2-3 years.
- **Partnerships -** Establish written partnership agreements with performance measures to ensure accountability.

5.1.8 PROGRAM PLAN SUMMARY

The Department is delivering quality programs, services, and events to the community, *however, there is opportunity for improvement.* The chart below provides a summary of the recommended actions that the Department should implement in developing a program plan to meet the needs of residents

PROGRAM	ACTION	TIMELINE
HIGH PRIORITY		
Art, dance performing arts	EXPAND	SHORT-TERM
Cooking classes	EXPAND	SHORT-TERM
Craft/vendor fairs	CONTINUE/EXPAND	IMMEDIATELY
Downtown events	CONTINUE/EXPAND	SHORT-TERM
Education classes	CONTINUE/EXPAND	IMMEDIATELY
Fitness and wellness classes	EXPAND	IMMEDIATELY
Free/low-cost community events	CONTINUE	SHORT-TERM
Holiday events	CONTINUE	IMMEDIATELY
Multi-cultural events	CONTINUE	SHORT-TERM
Museum and historic site tours	CONTINUE	SHORT-TERM
Music performances	CONTINUE	SHORT-TERM
Older adult resources/support	CONTINUE/EXPAND	SHORT-TERM
Outdoor concerts	CONTINUE/EXPAND	IMMEDIATELY
Outdoor trips (single day)	CONTINUE/EXPAND	SHORT-TERM
Theatre productions	IMPLEMENT	LONG-TERM
Volunteer programs	CONTINUE	SHORT-TERM
MEDIUM PRIORITY		
Archery programs	CONTINUE	SHORT-TERM (through partnership)
Before and after school care	CONTINUE	SHORT-TERM
Bocce ball leagues	CONSIDER	MID-TERM
Dance performances	CONTINUE	SHORT-TERM
Free self-directed senior drop-in activities	CONTINUE	SHORT-TERM
Golf programs	CONTINUE	SHORT-TERM
Learn-to-swim programs	CONTINUE	SHORT-TERM
Nature education/certification	CONTINUE	SHORT-TERM
Outdoor fitness programs	CONTINUE	SHORT-TERM
Pickleball leagues	CONTINUE	SHORT-TERM
Senior trips (single day)	CONTINUE	SHORT-TERM
Sports leagues	CONTINUE	SHORT-TERM
Summer camps	CONTINUE	SHORT-TERM
Tennis lessons and leagues	CONTINUE	SHORT-TERM
Visual arts events	CONTINUE	SHORT-TERM
Water fitness classes	CONTINUE	SHORT-TERM
Youth and adult ceramics programs	CONTINUE	SHORT-TERM
Youth and adult dance programs	CONTINUE	SHORT-TERM
Youth and adult music programs	CONTINUE	SHORT-TERM
Youth and adult theatre programs/classes	CONSIDER	LONG-TERM
LOW PRIORITY		
Adapted recreation programs	CONTINUE	SHORT-TERM
BMX programs	EVALUATE AND CONSIDER	LONG-TERM
Campfire/storytelling at the museum	EVALUATE AND CONSIDER	LONG- TERM
Photography (film, video, etc.)	EVALUATE AND CONSIDER	LONG-TERM
Skate-park programs	EVALUATE AND CONSIDER	LONG-TERM
Virtual museum/historic site field trips	CONTINUE	SHORT-TERM
Virtual programs	EVALUATE AND CONSIDER	LONG-TERM

Figure 101 - Program Plan Summary

5.2 ORGANIZATIONAL REVIEW

The PRL staff desired an organizational review for how best to manage the organization forward based on a functional design that categorizes and aligns functions to eliminate any duplication of efforts and streamline lead and support functions within the organization structure. The following are the results of the work created and the recommendations to make in each functional group. The process including individual meetings with each functional group to determine their existing functional design and determine functions that needed to have more study in relationship to the Departments expectations and outcomes desired, number of staff each functional group included and the span of control each division head was responsible and how each division interfaces with each other. Detailed recommendations for each division can be found in **Appendix E.**

5.2.1 PRL FUNCTIONAL ORGANIZATIONAL SUMMARY

ADMINISTRATION DIVISION	RECREATION DIVISION	PARKS & OPEN SPACE DIVISION
DIVISION FUNCTIONAL SECTIONS	**DIVISION FUNCTIONAL SECTIONS**	**DIVISION FUNCTIONAL SECTIONS**
Overall Department Administration	Aquatics	Parks Maintenance
Governance	Youth & Teen Activities	Infrastructure
Planning & Policies	Special Events	Aquatics Facilities
Leadership & Workforce	Facilities & Sports	Irrigation & Agronomics
Business Development	Adult & Senior Activities	Contract Administration
	Youth Development	Open Space
MARKETING & COMMUNICATIONS	Golf Course Operations	Urban Forestry
Division Administration	Division Administration	Streetscapes/CFD/LLD Contracts
Communications & Community		City Buildings & Schools Landscape
Creative Services & Marketing		Division Administration

LIBRARIES & CULTURE DIVISION	PLANNING & DEVELOPMENT DIVISION	STRATEGIC SUPPORT DIVISION
DIVISION FUNCTIONAL SECTIONS	**DIVISION FUNCTIONAL SECTIONS**	**DIVISION FUNCTIONAL SECTIONS**
Maidu Library Operations	Planning	Budget Administration
Downtown Library Operations	Design & Architecture	Procurement/Purchasing
Riley Library Operations	Construction Management	Funding & Financial Accounting
Library Centralized Functions	Finance & Funding	Human Resources Management
Maidu Museum & Historical Site	Division Administration	Technology & Systems Management
Cultural Arts		Division Administration
Division Administration		

Figure 102 - Organizational Summary

CHAPTER SIX – - FINANCIAL ANALYSIS

6.1 CAPITAL IMPROVEMENT PLAN

The following capital improvement recommendations are broken down into three tiers. These include **lifecycle projects** which means the asset is at the end of its useful life and needs to be fully replaced or eliminated. **Renovation/Enhancement projects** are projects to be renovated and updated to meet the current needs of the residents or an enhancement added to the project to serve a wider range of users for that specific amenity or location in the system. Future projects are **visionary projects** that are completely new projects to keep up with the growth of the City or provide a new amenity that addresses new trends in the park, recreation and library arena that will keep the system advancing in the future to maximize the value and use or the PRL system.

6.1.1 SUMMARY BY TIER

SUMMARY BY TIER			
Tier	**Estimated Total Project Cost (2022)**	**Projected Funding per FP**	**Delta**
Life Cycle Projects	$64,282,615	$10,000,000	($54,282,615)
Renovation/Enhancement Projects	$64,741,481	$10,000,000	($54,741,481)
Future Projects	$252,420,219	$175,726,024	($76,694,195)
TOTAL	**$381,444,315**	**$195,726,024**	**($185,718,291)**

Figure 103 - Summary by Tier

Shown below are projects in each of these tiers that have been determined as priorities. These priority projects and numerous additional projects result in the totals that appear in Figure 103.

6.1.2 PRIORITY PROJECTS

LIFECYCLE REPLACEMENT PROJECTS

LIFECYCLE REPLACEMENT PROJECTS	
Project	**Estimated Capital Project Cost**
Mahany All Weather Field Replacement	$1,273,080
Project Play at Maidu	$2,086,693
Project Play at Mahany	$3,214,428
Continued Play Structure Replacements (@3/year +/-)	$3,929,545
SUBTOTAL LIFECYCLE REPLACEMENT PROJECTS	**$10,503,746**

Figure 104 - Lifecycle Replacement Projects

RENOVATIONS/ENHANCEMENT SERVICE PROJECTS

RENOVATIONS/ENHANCEMENT SERVICES PROJECTS	
Project	**Estimated Capital Project Cost**
Weber Park	$3,324,869
Johnson Pool	$3,500,000
Saugstad Park	$3,000,000
Pistachio Regional Park (Future Phases)	$20,000,000
Gibson Park (Future Phases)	$10,000,000
Crabb Park Parking Lot	$250,000
SUBTOTAL RENOVATION/ENHANCEMENT PROJECTS	**$40,074,869**

Figure 105 - Renovations/Enhancement Projects

VISIONARY PARK PROJECTS

VISIONARY PARK PROJECTS	
Project	**Estimated Capital Project Cost**
Sports Complex (Value shown is 6 fields+/- with support features)	$45,000,000
West Roseville Community Center, Library, & Event Center	$35,000,000
Historic Fiddyment House	$5,000,000
Water/Splash Pad in West Roseville	$3,000,000
Natural Trails	$900,000
SUBTOTAL VISIONARY PARK PROJECTS	**$88,900,000**

Figure 106 - Visionary Projects

TOTAL FOR PRIORITY PROJECTS

GRAND TOTAL RECOMMENDED PRIORITY PROJECTS	**$139,478,615**

Figure 107 - Total for All Priority Projects

6.2 FINANCIAL AND USER FEE ANALYSIS

The Consulting team did not provide a cost-of-service analysis as part of the Strategic Master Plan process. However, during discussion on several areas of the assessment and review process user fees were discussed. PRL does a good job of creating earned income within their overall budget which accounts for 40% of their total operating budget coming from earned income. Earned income can come from user fees, permits, reservations, sponsorships, partnerships, rentals, admissions, contractor fees, etc.

The key element that needs to be addressed for the future is for PRL to update their pricing policy based on true cost of service that accounts for direct and indirect costs and then classify their services as core essential, important, and value-added services. This will then help the organization to price services based on a public and private benefit. This should be considered for all services including libraries services.

Once the cost of service is completed and the services are classified then PRL should develop their pricing policy based on a cost recovery goal that is reasonable, understandable, and defensible for all the services they provide in the system. Also, this will help to determine true partnership investments being made and in negotiating partnership agreements what level of investment they are making and what the partners are making.

There needs to be ongoing training in pricing of services for key staff positions in the system. This will help support their operational funding for the future and not increase certain groups of users to become entitled. All new services offered should incorporate a cost-of-service model prior to the program being provided so that the service is priced correctly the first time.

6.3 FUNDING AND REVENUE STRATEGIES

The City of Roseville has used several funding sources to build the PRL system over the last 40 years. Primarily the city has used:

1. **Dedications and In-Lieu Fees**: A mechanism for requiring new residential development to provide park facilities for the residents of a new development. Under the Quimby Act, a city can require a developer to dedicate land or pay in lieu fees to provide park facilities for a new subdivision. The dedication of land and/or the payment of fees is imposed as a condition of approval for the subdivision. The amount of land dedicated, or fees paid, is based on the number of residents in the new subdivision. Park facilities under the Quimby Act do not have to be located within the subdivision that is providing the land or fee, but there must be reasonable relationships between the subdivision and the park facilities as well as reasonable likelihood that the residents of the subdivision will use the facilities.
2. **Development Impact Fees**: A developer may be required to pay fees to offset the impact of new development on public facilities which include parks.
3. **Development Agreements**: A city can also seek to obtain land or funds for the creation of parks through development agreements with developers.
4. **Bonds are sold to investors:** There are two kinds of bonds: General Obligation bonds that are secured by the full faith and credit of the city issuing the bonds and which are paid off by an increase in the ad valorem property tax, and limited obligation bonds that are secured by a particular revenue source often a special tax or assessment. **General obligation bonds require two-thirds approval by the electorate.**
5. **Special Taxes**: A special tax provides a relatively consistent and secure stream of revenue. This revenue stream can be used for operations and maintenance a well as to secure bonds that raise capital for park acquisition, development or rehabilitation. A tax is a special tax if its revenues

provide a relatively consistent purpose that is specified in the tax law. A tax imposed specifically to fund parks would always be a special tax.

6. **Parcel Taxes**: Special taxes for parks are commonly imposed as a parcel tax, which are imposed on property owners and collected along with property taxes. Parcel taxes are often imposed through the creation of a community facilities district for service. The revenue from a parcel tax can be used for operations, maintenance and rehabilitation.
7. **Sales Tax**: Is a transaction tax that can be imposed by the city for local purposes such a parks and recreation. The sales tax can be in the form of a hotel tax dedicated to facilities that create hotel nights in the city.
8. **Public-Private Partnership:** The city now contracts with private companies to operate the city's golf courses. The private company pays the city a percentage of gross on the total dollars collected to operate and manage the city's golf courses.
9. **User Fees**: Park and recreation revenues can be generated from user fees, which are fees paid for the use of facilities, programs and services. PRL uses this funding source on 40% of the revenues they receive to help offset operational costs to provide the service. Most of the revenues collected by the city are for the direct cost of providing the program and not the indirect costs.
10. **Private Nonprofit Hospital Funding**: Many agencies across the United States work with hospitals to help develop community centers for health and wellness purposes. This includes development of therapy pools, walking tracks and rehab facilities inside community centers.

Recommendations:

PRL needs to continue to use all the revenue sources listed.

- PRL needs to update the developer impact fees to coincide with the true cost of development for new neighborhood parks to continue to provide new parks in the city. This will require some renegotiation of existing agreements in place to ensure neighborhood parks are equitable in quality.
- The City needs to look at increasing the sales tax from hotels to support improvements in parks throughout the City, especially where improvements in parks are for users staying in hotels from their involvement in sports tournaments across the City. This revenue source could support a bond for the City for public improvements.
- The City should consider a citywide parcel tax to cover areas of the City that do not have the level of landscape improvements that other areas in the city have.
- The City and PRL should consider the development of a conservancy to oversee the development and operation of Al Johnson Wildlife Area.

CHAPTER SEVEN - STRATEGIC ACTION PLAN

7.1 VISION

The following vision presents how the Roseville Parks, Recreation & Libraries Department desires to be viewed in the future:

"To be the leader in creating a healthy community through progressive, sustainable and memorable experiences."

7.2 MISSION

The following mission is how the Roseville Parks, Recreation & Libraries Department will implement the vision:

"To enhance lives and the community by providing exceptional experiences."

7.3 CORE VALUES

7.3.1 DIVERSITY AND INCLUSION

Our differences are our strength and we are committed to creating an inclusive environment where everyone can bring their full self to work.

7.3.2 FUN AND CELEBRATION

We celebrate our successes and have fun along the way.

7.3.3 INTEGRITY

We are honest, trustworthy, and accountable for our actions. We do the right thing, even when no one is looking.

7.3.4 RESPECT

We treat all people with dignity. We communicate thoughtfully, value relationships and trust one another.

7.3.5 SUSTAINABILITY

We make decisions that are good for people and the planet. We are responsible stewards of the fiscal, human, physical and environmental resources entrusted to us.

7.3.6 EXCELLENCE

We take pride in our work and strive to achieve exceptional results.

7.3.7 INNOVATION

We encourage new ideas, seek creative ways to solve problems, take strategic risks and learn from our mistakes.

7.3.8 LEARNING

We foster a culture of continuous improvement and encourage both personal and professional growth.

7.3.9 SAFETY

We place safety first, in everything we do.

7.3.10 TEAMWORK

We know our impact is always greater when we work together towards a common goal.

7.4 CORE COMPETENCIES

- Focus on people
- Build trust
- Ensure accountability
- Communicate effectively
- Collaborate inclusively
- Make quality decisions
- Be adaptable / agile

7.5 STRATEGIC PRIORITIES

PARKS AND RECREATION

1. Develop a signature sports complex
2. Develop a new community center/aquatic/library complex in West Roseville
3. Update older parks and facilities in the system
4. Develop a connected trail system throughout the city
5. Open up nature areas for nature trails access
6. Build sustainable funding options to support the system

LIBRARIES & CULTURE

1. Develop sustainable funding strategies
2. Build staff capacity to fulfill operational needs and community service expectations
3. Enhance and expand programs and services to meet changing community trends
4. Maintain, upgrade and reimagine spaces and facilities to meet changing service and operational needs
5. Formulate a technology plan that provides an up-to-date environment
6. Increase community engagement

7.6 STRATEGIC RECOMMENDATIONS

7.6.1 PARKS, TRAILS AND OPEN SPACE

GOAL

Provide parks, trails and open spaces that are designed to address the diversity of needs within Roseville, to be the leader in creating memorable public spaces and to maintain these spaces in a safe, clean, and attractive manner.

OBJECTIVES

- Continue to maintain safe, clean, and attractive parks
- Design and develop new parks and update older parks to elevate their value and encourage positive use
- Work with City partners to create a more connected trail system and promote trail use to support community health and wellness
- Develop natural trails in open space areas to better facilitate exploration of these areas
- Update master plans and work to identify funding sources for future development of large sites, including Pistachio Regional Park and Al Johnson Wildlife Area

- Conduct regular park assessments to ensure high quality and elevate all parks on a five-year basis for prioritizing capital investment needs
- Develop a strategy with local and regional partners to mitigate homeless impacts to parks and open spaces

7.6.2 RECREATION FACILITIES

GOAL

Provide public facilities that are designed to address the diverse needs of the community and maintain these in a safe, clean, and attractive manner.

OBJECTIVES

- Create a feasibility study for a large community & aquatic center in West Roseville to serve the growing community
- Invest in multifunctional sports complexes that can be shared by the community and the various user groups
- Develop additional special use recreational amenities to include pickleball courts, a mountain bike course, and skate parks
- Develop a sports tourism strategy, feasibility study and operational plan for the new Regional Sports Complex and for future recreational complexes
- Identify cost recovery expectations for all recreation facilities and develop individual business plans to meet expectations
- Reinvest in existing facilities, including Adventure Clubs
- Utilize new GIS participant mapping tools to identify the community usage patterns of each facility
- Enhance aging golf course facilities and develop an improvement plan for each golf course

7.6.3 RECREATION PROGRAMS

GOAL

Develop and expand programs considering new pricing strategies, expanding partnership opportunities, and reinventing certain programs for long term viability that reflect market trends and needs.

OBJECTIVES

- Develop/expand programming in the following areas: Fitness and wellness classes; Cooking classes; Free/low-cost community events; Art, dance performing arts; Education classes.
- Outdoor trips (single day); Older adult resources/support; Volunteer programs
- Consider establishing dynamic pricing strategies (primetime/non-prime time and weekday/weekend) for reservations, rental of spaces, programs, and events
- Establish written partnership agreements with performance measures to ensure accountability
- Seek annual feedback from the community regarding quality of programs and unmet needs every 2-3 years
- Evaluate the business structure of Youth Development Programs and consider changes to the operational model, evaluating cost recovery expectations, future expansion viability and facilities repair and replacement

7.6.4 OPERATIONS AND STAFFING

GOAL

Develop systems and strategies that improve efficiencies and effectiveness, culture, and branding, both internally and externally.

OBJECTIVES

- Develop performance indicators to demonstrate desired outcomes applying to all areas of the Department
- Update or create partnership, pricing, and earned income policies to build upon the business mindset in the organization
- Increase brand awareness to better promote the Department's key focuses and build greater appreciation of parks, recreation, and library resources
- Provide ongoing and increased opportunities to enhance staff's personal and professional growth, provide a better understanding of department management practices, and facilitate a positive work culture
- Develop and implement a comprehensive succession plan and strategies to recruit and retain staff
- Continue to evaluate the department's organizational structure, including:
    - identifying new positions needed
    - striking an effective balance of full-time, part-time, and seasonal staff
    - growing the use of volunteers
- Seek and implement efficiencies in the department's HR, IT, and Finance roles

7.6.5 FINANCE

GOAL

Remain fiscally responsible in a changing world through effective use of financial data, partnerships, equity, and positive stewardship of taxpayer dollars.

OBJECTIVES

- Find additional funding sources to support the entire park system
- Ensure that partnerships are equitable, provide value to the department, and benefit taxpayers
- Quantify and communicate the economic value of PRL
- Ensure that operational dollars follow new capital improvements so as not to impact the rest of the system in a negative manner
- Appropriately invest in the existing system to ensure older parks/facilities are valued the same as new

7.6.6 MAIDU MUSEUM & HISTORIC SITE

GOAL

Preserve and share the cultural heritage of the Maidu through exhibits, education, and cultural experiences.

OBJECTIVES

- Develop new revenue and funding sources
- Cultivate relationships with outside organizations, with an emphasis on Native American tribal organizations
- Create an Interpretive Plan for the Maidu Museum & Historic Site to include a more accurate and inclusive educational experience for visitors

- Increase public awareness and attendance at the Maidu Museum & Historic Site, both through marketing and the development of new programs/exhibits
- Continue to develop and grow the volunteer program to support school tours and museum programming

7.6.7 LIBRARIES & CULTURE

GOAL

Provide equitable access to resources and programs that support lifelong learning and literacy for Roseville and ensure that services are strengthened through increased and alternative funding, new partnerships and services, and establishing new cultural arts opportunities throughout the City.

OBJECTIVES

- Develop and grow funding sources and seek community partnerships
- Develop a staffing model that meets the needs and service expectations of the growing community
- Increase overall services and programming to meet community demand, including services outside of library facilities
- Renovate and modernize all three library facilities to provide increased access, improve security, and make better use of existing space
- Maintain and upgrade technology infrastructure to improve access to services, both in library facilities and remotely
- Improve community awareness of library services through targeted marketing campaigns
- Create feasibility studies and develop business plans for new facilities, including the Historic Fiddyment House in Pistachio Regional Park, a cultural arts center to serve the community, and a new library facility in west Roseville

APPENDIX A – CORE VS CASUAL PARTICIPATION TRENDS

ACTIVITY GROUPS

GENERAL SPORTS

National Core vs Casual Participatory Trends - General Sports								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Basketball	**22,343**	**100%**	**27,753**	**100%**	**27,135**	**100%**	**21.4%**	**-2.2%**
Casual (1-12 times)	7,486	34%	11,962	43%	11,019	41%	47.2%	-7.9%
Core(13+ times)	14,857	66%	15,791	57%	16,019	59%	7.8%	1.4%
Golf (9 or 18-Hole Course)	**23,815**	**100%**	**24,804**	**100%**	**25,111**	**100%**	**5.4%**	**1.2%**
Tennis	**18,079**	**100%**	**21,642**	**100%**	**22,617**	**100%**	**25.1%**	**4.5%**
Baseball	**14,760**	**100%**	**15,731**	**100%**	**15,587**	**100%**	**5.6%**	**-0.9%**
Casual (1-12 times)	5,673	38%	8,089	51%	7,392	47%	30.3%	-8.6%
Core (13+ times)	9,087	62%	7,643	49%	8,195	53%	-9.8%	7.2%
Soccer (Outdoor)	**11,932**	**100%**	**12,444**	**100%**	**12,556**	**100%**	**5.2%**	**0.9%**
Casual (1-25 times)	6,342	53%	8,360	67%	7,586	60%	19.6%	-9.3%
Core (26+ times)	5,590	47%	4,084	33%	4,970	40%	-11.1%	21.7%
Softball (Slow Pitch)	**7,690**	**100%**	**6,349**	**100%**	**6,008**	**100%**	**-21.9%**	**-5.4%**
Casual (1-12 times)	3,377	44%	2,753	43%	2,729	45%	-19.2%	-0.9%
Core(13+ times)	4,314	56%	3,596	57%	3,279	55%	-24.0%	-8.8%
Football (Flag)	**6,173**	**123%**	**7,001**	**121%**	**6,889**	**123%**	**11.6%**	**-1.6%**
Casual (1-12 times)	3,249	53%	4,287	61%	4,137	60%	27.3%	-3.5%
Core(13+ times)	2,924	47%	2,714	39%	2,752	40%	-5.9%	1.4%
Core Age 6 to 17 (13+ times)	1,401	23%	1,446	21%	1,574	23%	12.3%	8.9%
Volleyball (Court)	**6,216**	**100%**	**5,410**	**100%**	**5,849**	**100%**	**-5.9%**	**8.1%**
Casual (1-12 times)	2,852	46%	2,204	41%	2,465	42%	-13.6%	11.8%
Core(13+ times)	3,364	54%	3,206	59%	3,384	58%	0.6%	5.6%
Badminton	**7,354**	**100%**	**5,862**	**100%**	**6,061**	**100%**	**-17.6%**	**3.4%**
Casual (1-12 times)	5,285	72%	4,129	70%	4,251	70%	-19.6%	3.0%
Core(13+ times)	2,069	28%	1,733	30%	1,810	30%	-12.5%	4.4%
Football (Touch)	**5,686**	**100%**	**4,846**	**100%**	**4,884**	**100%**	**-14.1%**	**0.8%**
Casual (1-12 times)	3,304	58%	2,990	62%	3,171	65%	-4.0%	6.1%
Core(13+ times)	2,383	42%	1,856	38%	1,713	35%	-28.1%	-7.7%
Soccer (Indoor)	**5,117**	**100%**	**5,440**	**100%**	**5,408**	**100%**	**5.7%**	**-0.6%**
Casual (1-12 times)	2,347	46%	3,377	62%	3,054	56%	30.1%	-9.6%
Core(13+ times)	2,770	54%	2,063	38%	2,354	44%	-15.0%	14.1%
Football (Tackle)	**5,481**	**146%**	**5,054**	**144%**	**5,228**	**140%**	**-4.6%**	**3.4%**
Casual (1-25 times)	2,242	41%	2,390	47%	2,642	51%	17.8%	10.5%
Core(26+ times)	3,240	59%	2,665	53%	2,586	49%	-20.2%	-3.0%
Core Age 6 to 17 (26+ times)	2,543	46%	2,226	44%	2,110	40%	-17.0%	-5.2%
Gymnastics	**5,381**	**100%**	**3,848**	**100%**	**4,268**	**100%**	**-20.7%**	**10.9%**
Casual (1-49 times)	3,580	67%	2,438	63%	2,787	65%	-22.2%	14.3%
Core(50+ times)	1,800	33%	1,410	37%	1,482	35%	-17.7%	5.1%
Volleyball (Sand/Beach)	**5,489**	**100%**	**4,320**	**100%**	**4,184**	**100%**	**-23.8%**	**-3.1%**
Casual (1-12 times)	3,989	73%	3,105	72%	2,918	70%	-26.8%	-6.0%
Core(13+ times)	1,500	27%	1,215	28%	1,265	30%	-15.7%	4.1%
Track and Field	**4,116**	**100%**	**3,636**	**100%**	**3,587**	**100%**	**-12.9%**	**-1.3%**
Casual (1-25 times)	1,961	48%	1,589	44%	1,712	48%	-12.7%	7.7%
Core(26+ times)	2,155	52%	2,046	56%	1,875	52%	-13.0%	-8.4%
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

GENERAL SPORTS (CONTINUED)

National Core vs Casual Participatory Trends - General Sports								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Cheerleading	**4,029**	**100%**	**3,308**	**100%**	**3,465**	**100%**	**-14.0%**	**4.7%**
Casual (1-25 times)	2,365	59%	1,931	58%	2,030	59%	-14.2%	5.1%
Core(26+ times)	1,664	41%	1,377	42%	1,435	41%	-13.8%	4.2%
Pickleball	**2,815**	**100%**	**4,199**	**100%**	**4,819**	**100%**	71.2%	**14.8%**
Casual (1-12 times)	1,710	61%	2,835	68%	3,454	72%	102.0%	21.8%
Core(13+ times)	1,106	39%	1,364	32%	1,365	28%	23.4%	0.1%
Racquetball	**3,579**	**100%**	**3,426**	**100%**	**3,260**	**100%**	**-8.9%**	**-4.8%**
Casual (1-12 times)	2,488	70%	2,476	72%	2,270	70%	-8.8%	-8.3%
Core(13+ times)	1,092	31%	950	28%	990	30%	-9.3%	4.2%
Ice Hockey	**2,697**	**100%**	**2,270**	**100%**	**2,306**	**100%**	**-14.5%**	**1.6%**
Casual (1-12 times)	1,353	50%	1,165	51%	1,206	52%	-10.9%	3.5%
Core(13+ times)	1,344	50%	1,105	49%	1,101	48%	-18.1%	-0.4%
Ultimate Frisbee	**3,673**	**100%**	**2,325**	**100%**	**2,190**	**100%**	**-40.4%**	**-5.8%**
Casual (1-12 times)	2,746	75%	1,476	63%	1,441	66%	-47.5%	-2.4%
Core(13+ times)	927	25%	849	37%	749	34%	-19.2%	-11.8%
Softball (Fast Pitch)	**2,467**	**100%**	**1,811**	**100%**	**2,088**	**100%**	**-15.4%**	**15.3%**
Casual (1-25 times)	1,198	49%	650	36%	934	45%	-22.0%	43.7%
Core(26+ times)	1,269	51%	1,162	64%	1,154	55%	-9.1%	-0.7%
Lacrosse	**2,090**	**100%**	**1,884**	**100%**	**1,892**	**100%**	**-9.5%**	**0.4%**
Casual (1-12 times)	1,153	55%	902	48%	1,009	53%	-12.5%	11.9%
Core(13+ times)	938	45%	982	52%	883	47%	-5.9%	-10.1%
Wrestling	**1,922**	**100%**	**1,931**	**100%**	**1,937**	**100%**	**0.8%**	**0.3%**
Casual (1-25 times)	1,139	59%	1,239	64%	1,290	67%	13.3%	4.1%
Core(26+ times)	782	41%	692	36%	647	33%	-17.3%	-6.5%
Roller Hockey	**1,929**	**100%**	**1,500**	**100%**	**1,425**	**100%**	**-26.1%**	**-5.0%**
Casual (1-12 times)	1,438	75%	1,129	75%	1,088	76%	-24.3%	-3.6%
Core(13+ times)	491	25%	371	25%	337	24%	-31.4%	-9.2%
Boxing for Competition	**1,210**	**100%**	**1,361**	**100%**	**1,460**	**100%**	**20.7%**	**7.3%**
Casual (1-12 times)	1,035	86%	1,214	89%	1,262	86%	21.9%	4.0%
Core(13+ times)	176	15%	147	11%	199	14%	13.1%	35.4%
Rugby	**1,550**	**100%**	**1,242**	**100%**	**1,238**	**100%**	**-20.1%**	**-0.3%**
Casual (1-7 times)	1,090	70%	807	65%	778	63%	-28.6%	-3.6%
Core(8+ times)	460	30%	435	35%	460	37%	0.0%	5.7%
Squash	**1,549**	**100%**	**1,163**	**100%**	**1,185**	**100%**	**-23.5%**	**1.9%**
Casual (1-7 times)	1,111	72%	669	58%	720	61%	-35.2%	7.6%
Core(8+ times)	437	28%	495	43%	466	39%	6.6%	-5.9%
Golf (Entertainment Venue)	**8,173**	**100%**	**12,057**	**100%**	**12,362**	**100%**	**51.3%**	**2.5%**
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

GENERAL FITNESS

National Core vs Casual Participatory Trends - General Fitness								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Fitness Walking	**107,895**	**100%**	**114,044**	**100%**	**115,814**	**100%**	**7.3%**	**1.6%**
Casual (1-49 times)	34,535	32%	34,742	30%	39,036	34%	13.0%	12.4%
Core(50+ times)	73,359	68%	79,302	70%	76,778	66%	4.7%	-3.2%
Treadmill	**51,872**	**100%**	**49,832**	**100%**	**53,627**	**100%**	**3.4%**	**7.6%**
Casual (1-49 times)	23,490	45%	19,549	39%	25,353	47%	7.9%	29.7%
Core(50+ times)	28,381	55%	30,283	61%	28,276	53%	-0.4%	-6.6%
Free Weights (Dumbbells/Hand Weights)	**51,513**	**100%**	**53,256**	**100%**	**52,636**	**100%**	**2.2%**	**-1.2%**
Casual (1-49 times)	18,245	35%	20,070	38%	21,560	41%	18.2%	7.4%
Core(50+ times)	33,268	65%	33,186	62%	31,076	59%	-6.6%	-6.4%
Running/Jogging	**47,384**	**100%**	**50,652**	**100%**	**48,977**	**100%**	**3.4%**	**-3.3%**
Casual (1-49 times)	21,764	46%	24,438	48%	23,441	48%	7.7%	-4.1%
Core(50+ times)	25,621	54%	26,214	52%	25,537	52%	-0.3%	-2.6%
Stationary Cycling (Recumbent/Upright)	**36,118**	**100%**	**31,287**	**100%**	**32,453**	**100%**	**-10.1%**	**3.7%**
Casual (1-49 times)	18,240	51%	13,249	42%	15,124	47%	-17.1%	14.2%
Core(50+ times)	17,878	49%	18,038	58%	17,330	53%	-3.1%	-3.9%
Weight/Resistant Machines	**35,768**	**100%**	**30,651**	**100%**	**30,577**	**100%**	**-14.5%**	**-0.2%**
Casual (1-49 times)	14,346	40%	10,940	36%	11,954	39%	-16.7%	9.3%
Core(50+ times)	21,422	60%	19,711	64%	18,624	61%	-13.1%	-5.5%
Elliptical Motion/Cross Trainer	**32,218**	**100%**	**27,920**	**100%**	**27,618**	**100%**	**-14.3%**	**-1.1%**
Casual (1-49 times)	15,687	49%	14,403	52%	14,156	51%	-9.8%	-1.7%
Core(50+ times)	16,532	51%	13,517	48%	13,461	49%	-18.6%	-0.4%
Yoga	**26,268**	**100%**	**32,808**	**102%**	**34,347**	**100%**	**30.8%**	**4.7%**
Casual (1-49 times)	15,486	59%	19,953	61%	20,110	59%	29.9%	0.8%
Core(50+ times)	10,782	41%	13,471	41%	14,237	41%	32.0%	5.7%
Free Weights (Barbells)	**26,473**	**100%**	**28,790**	**100%**	**28,243**	**100%**	**6.7%**	**-1.9%**
Casual (1-49 times)	10,344	39%	13,428	47%	12,649	45%	22.3%	-5.8%
Core(50+ times)	16,129	61%	15,363	53%	15,595	55%	-3.3%	1.5%
Dance, Step, Choreographed Exercise	**21,839**	**100%**	**25,160**	**100%**	**24,752**	**100%**	13.3%	**-1.6%**
Casual (1-49 times)	14,158	65%	16,652	66%	16,622	67%	17.4%	-0.2%
Core(50+ times)	7,681	35%	8,507	34%	8,130	33%	5.8%	-4.4%
Bodyweight Exercise	**25,110**	**100%**	**22,845**	**100%**	**22,629**	**100%**	-9.9%	**-0.9%**
Casual (1-49 times)	9,763	39%	9,581	42%	9,915	44%	1.6%	3.5%
Core(50+ times)	15,347	61%	13,264	58%	12,714	56%	-17.2%	-4.1%
Aerobics (High Impact/ Intensity Training)	**10,575**	**100%**	**10,954**	**100%**	**10,400**	**100%**	**-1.7%**	**-5.1%**
Casual (1-49 times)	7,135	67%	8,331	76%	8,347	80%	17.0%	0.2%
Core(50+ times)	3,440	33%	2,623	24%	2,053	20%	-40.3%	-21.7%
Stair Climbing Machine	**15,079**	**100%**	**11,261**	**100%**	**11,786**	**100%**	**-21.8%**	**4.7%**
Casual (1-49 times)	9,332	62%	6,339	56%	7,332	62%	-21.4%	15.7%
Core(50+ times)	5,747	38%	4,922	44%	4,453	38%	-22.5%	-9.5%
Cross-Training Style Workout	**12,914**	**100%**	**9,179**	**100%**	**9,764**	**100%**	-24.4%	**6.4%**
Casual (1-49 times)	6,430	50%	3,476	38%	4,179	43%	-35.0%	20.2%
Core(50+ times)	6,483	50%	5,704	62%	5,585	57%	-13.9%	-2.1%
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

GENERAL FITNESS (CONTINUED)

National Core vs Casual Participatory Trends - General Fitness								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Trail Running	**8,582**	**100%**	**11,854**	**100%**	**12,520**	**100%**	**45.9%**	**5.6%**
Stationary Cycling (Group)	**8,937**	**100%**	**6,054**	**100%**	**5,939**	**100%**	**-33.5%**	**-1.9%**
Casual (1-49 times)	5,751	64%	3,134	52%	3,134	53%	**-45.5%**	0.0%
Core (50+ times)	3,186	36%	2,920	48%	2,805	47%	**-12.0%**	-3.9%
Pilates Training	**8,893**	**100%**	**9,905**	**100%**	**9,745**	**100%**	**9.6%**	**-1.6%**
Casual (1-49 times)	5,525	62%	6,668	67%	6,611	68%	**19.7%**	-0.9%
Core (50+ times)	3,367	38%	3,237	33%	3,133	32%	**-6.9%**	-3.2%
Cardio Kickboxing	**6,899**	**100%**	**5,295**	**100%**	**5,099**	**100%**	**-26.1%**	**-3.7%**
Casual (1-49 times)	4,760	69%	3,438	65%	3,328	65%	**-30.1%**	-3.2%
Core (50+ times)	2,139	31%	1,857	35%	1,771	35%	**-17.2%**	-4.6%
Boot Camp Style Training	**6,583**	**100%**	**4,969**	**100%**	**5,169**	**100%**	**-21.5%**	**4.0%**
Casual (1-49 times)	4,484	68%	3,204	64%	3,461	67%	**-22.8%**	8.0%
Core (50+ times)	2,099	32%	1,765	36%	1,709	33%	**-18.6%**	-3.2%
Martial Arts	**5,745**	**100%**	**6,064**	**100%**	**6,186**	**100%**	**7.7%**	**2.0%**
Casual (1-12 times)	1,964	34%	2,679	44%	2,728	44%	**38.9%**	1.8%
Core (13+ times)	3,780	66%	3,385	56%	3,458	56%	**-8.5%**	2.2%
Boxing for Fitness	**5,175**	**100%**	**5,230**	**100%**	**5,237**	**100%**	**1.2%**	**0.1%**
Casual (1-12 times)	2,678	52%	2,962	57%	2,985	57%	**11.5%**	0.8%
Core (13+ times)	2,496	48%	2,268	43%	2,252	43%	**-9.8%**	-0.7%
Tai Chi	**3,706**	**100%**	**3,300**	**100%**	**3,393**	**100%**	**-8.4%**	**2.8%**
Casual (1-49 times)	2,245	61%	1,858	56%	2,001	59%	**-10.9%**	7.7%
Core (50+ times)	1,461	39%	1,442	44%	1,393	41%	**-4.7%**	-3.4%
Barre	**3,329**	**100%**	**3,579**	**100%**	**3,659**	**100%**	**9.9%**	**2.2%**
Casual (1-49 times)	2,636	79%	2,721	76%	2,822	77%	**7.1%**	3.7%
Core (50+ times)	693	21%	858	24%	837	23%	**20.8%**	-2.4%
Triathlon (Traditional/Road)	**2,374**	**100%**	**1,846**	**100%**	**1,748**	**100%**	**-26.4%**	**-5.3%**
Triathlon (Non-Traditional/Off Road)	**1,705**	**100%**	**1,363**	**100%**	**1,304**	**100%**	**-23.5%**	**-4.3%**
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

OUTDOOR/ADVENTURE RECREATION

National Core vs Casual Participatory Trends - Outdoor / Adventure Recreation								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Hiking (Day)	**42,128**	**100%**	**57,808**	**100%**	**58,697**	**100%**	**39.3%**	**1.5%**
Bicycling (Road)	**38,365**	**100%**	**44,471**	**100%**	**42,775**	**100%**	**11.5%**	**-3.8%**
Casual (1-25 times)	19,244	50%	23,720	53%	22,280	52%	15.8%	-6.1%
Core(26+ times)	19,121	50%	20,751	47%	20,495	48%	7.2%	-1.2%
Fishing (Freshwater)	**38,121**	**100%**	**42,556**	**100%**	**40,853**	**100%**	**7.2%**	**-4.0%**
Casual (1-7 times)	20,308	53%	24,309	57%	22,451	55%	10.6%	-7.6%
Core(8+ times)	17,813	47%	18,247	43%	18,403	45%	3.3%	0.9%
Camping (< 1/4 Mile of Vehicle/Home)	**26,467**	**100%**	**36,082**	**100%**	**35,985**	**100%**	**36.0%**	**-0.3%**
Camping (Recreational Vehicle)	**15,855**	**100%**	**17,825**	**100%**	**16,371**	**100%**	**3.3%**	**-8.2%**
Casual (1-7 times)	8,719	55%	11,281	63%	9,688	59%	11.1%	-14.1%
Core(8+ times)	7,136	45%	6,544	37%	6,683	41%	-6.3%	2.1%
Fishing (Saltwater)	**12,266**	**100%**	**14,527**	**100%**	**13,790**	**100%**	**12.4%**	**-5.1%**
Casual (1-7 times)	7,198	59%	9,109	63%	8,543	62%	18.7%	-6.2%
Core(8+ times)	5,068	41%	5,418	37%	5,246	38%	3.5%	-3.2%
Birdwatching (>1/4 mile of Vehicle/Home	**11,589**	**100%**	**15,228**	**100%**	**14,815**	**100%**	**27.8%**	**-2.7%**
Backpacking Overnight	**10,151**	**100%**	**10,746**	**100%**	**10,306**	**100%**	**1.5%**	**-4.1%**
Bicycling (Mountain)	**8,615**	**100%**	**8,998**	**100%**	**8,693**	**100%**	**0.9%**	**-3.4%**
Casual (1-12 times)	4,273	50%	4,803	53%	4,517	52%	5.7%	-6.0%
Core(13+ times)	4,342	50%	4,194	47%	4,176	48%	-3.8%	-0.4%
Archery	**7,903**	**100%**	**7,249**	**100%**	**7,342**	**100%**	**-7.1%**	**1.3%**
Casual (1-25 times)	6,650	84%	6,102	84%	6,054	82%	-9.0%	-0.8%
Core(26+ times)	1,253	16%	1,147	16%	1,288	18%	2.8%	12.3%
Fishing (Fly)	**6,456**	**100%**	**7,753**	**100%**	**7,458**	**100%**	**15.5%**	**-3.8%**
Casual (1-7 times)	4,183	65%	5,020	65%	4,762	64%	13.8%	-5.1%
Core(8+ times)	2,273	35%	2,733	35%	2,696	36%	18.6%	-1.4%
Skateboarding	**6,442**	**100%**	**8,872**	**100%**	**8,747**	**100%**	**35.8%**	**-1.4%**
Casual (1-25 times)	3,955	61%	6,315	71%	6,181	71%	56.3%	-2.1%
Core(26+ times)	2,487	39%	2,557	29%	2,566	29%	3.2%	0.4%
Climbing (Indoor)	**-**	**n/a**	**5,535**	**100%**	**5,684**	**100%**	**n/a**	2.7%
Roller Skating (In-Line)	**5,381**	**100%**	**4,892**	**100%**	**4,940**	**100%**	**-8.2%**	**1.0%**
Casual (1-12 times)	3,861	72%	3,466	71%	3,525	71%	-8.7%	1.7%
Core(13+ times)	1,520	28%	1,425	29%	1,415	29%	-6.9%	-0.7%
Bicycling (BMX)	**3,104**	**100%**	**3,880**	**100%**	**3,861**	**100%**	**24.4%**	**-0.5%**
Casual (1-12 times)	1,760	57%	2,532	65%	2,466	64%	40.1%	-2.6%
Core(13+ times)	1,344	43%	1,348	35%	1,396	36%	3.9%	3.6%
Climbing (Traditional/Ice/Mountaineering	**2,790**	**100%**	**2,456**	**100%**	**2,374**	**100%**	**-14.9%**	**-3.3%**
Climbing (Sport/Boulder)	**-**	**n/a**	**2,290**	**100%**	**2,301**	**100%**	**n/a**	**0.5%**
Adventure Racing	**2,999**	**100%**	**1,966**	**100%**	**1,826**	**100%**	**-39.1%**	**-7.1%**
Casual (1 times)	1,081	36%	328	17%	312	17%	-71.1%	-4.9%
Core(2+ times)	1,918	64%	1,638	83%	1,514	83%	-21.1%	-7.6%
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

AQUATICS

National Core vs Casual Participatory Trends - Aquatics								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Swimming (Fitness)	**26,601**	**100%**	**25,666**	**100%**	**25,620**	**100%**	**-3.7%**	**-0.2%**
Casual (1-49 times)	17,781	67%	17,987	70%	17,598	69%	-1.0%	-2.2%
Core(50+ times)	8,820	33%	7,680	30%	8,022	31%	-9.0%	4.5%
Aquatic Exercise	**10,575**	**100%**	**10,954**	**100%**	**10,400**	**100%**	**-1.7%**	**-5.1%**
Casual (1-49 times)	7,135	67%	8,331	76%	8,347	80%	17.0%	0.2%
Core(50+ times)	3,440	33%	2,623	24%	2,053	20%	-40.3%	-21.7%
Swimming (Competition)	**3,369**	**100%**	**2,615**	**100%**	**2,824**	**100%**	**-16.2%**	**8.0%**
Casual (1-49 times)	1,881	56%	1,524	58%	1,708	60%	-9.2%	12.1%
Core(50+ times)	1,488	44%	1,091	42%	1,116	40%	-25.0%	2.3%
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

WATER SPORTS/ACTIVITIES

National Core vs Casual Participatory Trends - Water Sports / Activities								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Kayaking (Recreational)	**10,017**	**100%**	**13,002**	**100%**	**13,351**	**100%**	**33.3%**	**2.7%**
Canoeing	**10,046**	**100%**	**9,595**	**100%**	**9,199**	**100%**	**-8.4%**	**-4.1%**
Snorkeling	**8,717**	**100%**	**7,729**	**100%**	**7,316**	**100%**	**-16.1%**	**-5.3%**
Casual (1-7 times)	6,945	80%	6,374	82%	5,989	82%	-13.8%	-6.0%
Core(8+ times)	1,773	20%	1,355	18%	1,326	18%	-25.2%	-2.1%
Jet Skiing	**5,783**	**100%**	**4,900**	**100%**	**5,062**	**100%**	**-12.5%**	**3.3%**
Casual (1-7 times)	4,143	72%	3,783	77%	3,780	75%	-8.8%	-0.1%
Core(8+ times)	1,640	28%	1,116	23%	1,281	25%	-21.9%	14.8%
Sailing	**4,095**	**100%**	**3,486**	**100%**	**3,463**	**100%**	**-15.4%**	**-0.7%**
Casual (1-7 times)	2,833	69%	2,395	69%	2,418	70%	-14.6%	1.0%
Core(8+ times)	1,262	31%	1,091	31%	1,045	30%	-17.2%	-4.2%
Stand-Up Paddling	**3,220**	**100%**	**3,675**	**100%**	**3,739**	**100%**	**16.1%**	**1.7%**
Rafting	**3,428**	**100%**	**3,474**	**100%**	**3,383**	**100%**	**-1.3%**	**-2.6%**
Water Skiing	**3,700**	**100%**	**3,050**	**100%**	**3,058**	**100%**	**-17.4%**	**0.3%**
Casual (1-7 times)	2,667	72%	2,189	72%	2,209	72%	-17.2%	0.9%
Core(8+ times)	1,033	28%	861	28%	849	28%	-17.8%	-1.4%
Surfing	**2,793**	**100%**	**3,800**	**100%**	**3,463**	**100%**	**24.0%**	**-8.9%**
Casual (1-7 times)	1,768	63%	2,507	66%	2,158	62%	22.1%	-13.9%
Core(8+ times)	1,024	37%	1,293	34%	1,305	38%	27.4%	0.9%
Wakeboarding	**2,912**	**100%**	**2,754**	**100%**	**2,674**	**100%**	**-8.2%**	**-2.9%**
Casual (1-7 times)	2,017	69%	2,007	73%	1,902	71%	-5.7%	-5.2%
Core(8+ times)	895	31%	747	27%	772	29%	-13.7%	3.3%
Scuba Diving	**3,111**	**100%**	**2,588**	**100%**	**2,476**	**100%**	**-20.4%**	**-4.3%**
Casual (1-7 times)	2,292	74%	1,880	73%	1,795	72%	-21.7%	-4.5%
Core(8+ times)	819	26%	708	27%	680	27%	-17.0%	-4.0%
Kayaking (Sea/Touring)	**3,124**	**100%**	**2,508**	**100%**	**2,587**	**100%**	**-17.2%**	**3.1%**
Kayaking (White Water)	**2,552**	**100%**	**2,605**	**100%**	**2,587**	**100%**	**1.4%**	**-0.7%**
Boardsailing/Windsurfing	**1,737**	**100%**	**1,268**	**100%**	**1,297**	**100%**	**-25.3%**	**2.3%**
Casual (1-7 times)	1,449	83%	1,015	80%	1,002	77%	-30.8%	-1.3%
Core(8+ times)	288	17%	253	20%	295	23%	2.4%	16.6%
NOTE: Participation figures are in 000's for the US population ages 6 and over								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	Mostly Casual Participants (greater than 75%)

APPENDIX B- DETAILED STAKEHOLDER AND FOCUS GROUP INTERVIEW QUESTIONS

PARKS AND RECREATION STAKEHOLDER QUESTIONS

1. **What types of parks and recreation opportunities are needed most in Roseville? This could be something new that Roseville does not have today, or something we need more of.**

   The opening question in the series prompted many answers from the participants. Adding more sports facilities for baseball, soccer, pickleball, and golf, as well as for individual participation activities like bike trails for running, biking, and walking, swimming facilities, a walking track, and dog parks were popular answers provided to the interview team.

   Revenue generated through sports tourism would be good for the local economy and would also create operational revenue for the park system from user fees with the addition of more competitive sports and tournaments held in the city.

   The parks are doing a good job currently in providing park related amenities, yet more restrooms in the parks throughout the system are needed. Activities for families are important enough to warrant more programs for them and could include more amenities such as spray grounds for parents and their kids. Art programs and performing arts would be a welcome addition in the parks. Adding more time slots for a wider variety of recreation programs would be important for busy residents. Adding more park and open spaces to host more events and connecting walking and biking trails at existing parks would be enjoyed by everyone. Events could include 5K runs, family games, and gatherings that would create connectivity with residents.

   a. **Actual comments:**
      i. I want to feel connected. The Department does lots of good stuff for kids and seniors, but we need more fun things for the adults to do as well.
      ii. Need more pickleball courts.
      iii. They need to add more restrooms at all park sites.
      iv. Make sure amenities are kept up, are safe, and clean.
      v. More arts programs in our parks to serve the Roseville Community, and also connect parks and trails, and include performing arts.

2. **Are there barriers preventing some residents of Roseville from using the parks and recreation facilities more frequently?**

   Most interviewees felt there were not really any major barriers since the city provides parks that are accessible and well used by the community. Homelessness is a problem in some areas of the park system while Royer Park has been cleaned up and the problem with homelessness is getting better. Some people may not use the trails since there are dogs off leashes occasionally. City buses have helped provide transportation to those that otherwise may not visit parks, reducing the travel accessibility problem. Weber Park is the only park mentioned that is not as accessible as it could be. Community awareness and outreach from the parks is not reaching everyone and that can be a barrier for people that do not know what the park system offers. Those people may go elsewhere to use recreational amenities and activities that they know about.

   a. **Actual Comments:**
      i. Cannot think of any.
      ii. Bike trails have dogs off leashes and that can keep people out of parks.

iii. No. City busses help bring people to the parks if transportation is an issue for them.
iv. Not that I notice. Royer Park has cleaned up the homeless issue there and it is better now.
v. No, Roseville is on the cutting edge of parks and recreation facilities and services. They provide opportunities for the community through the parks, recreation centers, health related services, softball and baseball are good also.

3. **Do you think most residents feel welcome when they visit a Roseville park or recreation facility? What can we do in planning to make them feel more welcome?**

Overwhelmingly, participants interviewed said they feel welcome in Roseville's parks and recreation facilities, and many attribute it directly to the staff. The Maidu Community Center often has no one greeting visitors at the front desk area and that is not a good representation of being helpful and friendly. The Park and Recreation system has created a welcome tone that draws people to use the parks and has a reputation for being friendly which adds to the reasons people move to and live in Roseville.

a. Actual Comments:

i. Guest Services has been at the top of their priorities.
ii. Yes, they are inviting.
iii. Maidu Community Center has no one at the entry desk- just not very welcoming.
iv. I do not have a lot of exposure to this system, but knowing the staff, all is good.
v. Yes, I was there on a weekend recently and that really showed me they are welcoming.

4. **Do you feel safe when you are using Roseville's parks and trails?**

The general theme coming out about safety was that people feel safe, yet those answers were sometimes followed by comments about the problem of the homeless population present in some areas along trails. Those answers where contradictory to a comment made that Roseville has the lowest homeless population in the state. Royer Park and Weber parks were the only parks singled out where homelessness is a problem. One interviewee thought dogs on trails can be an issue for kids, but overall, those interviewed thought the parks and trails were safe.

a. Actual comments:

i. There are a few trails that run through areas where there are homeless encampments.
ii. Trails – yes, I feel safe on them.
iii. Absolutely.
iv. Yes, very much.
v. Weber Park constantly has homeless people issues.

5. **Do you feel the efforts by the Parks, Recreation & Libraries system to get out the information that citizens need about the services provided is effective through (social media, City Website, Program Guide, Roseville Parks Advertisements, or other means)? How do you <u>want</u> to get information about the park system to you personally?**

Most participants said the system does well to inform the community using social media and their website, while others felt that printed materials work well too. However, getting communication about parks and recreation services to the newly developed areas of Roseville where the population growth is occurring is not as effective as it should be. The park system does provide good

information about how to access parks, facilities, and programs to areas in the community. More efforts could be made with community-based organizations and printed literature may be the best outreach to them since people can be overwhelmed with social media. Possibly using a contract marketer like the golf course has in place may reach more residents in all areas of the city.

a. **Actual comments:**
    i. Yes, extremely well.
    ii. Need a continued dedicated effort to communicate what the city offers.
    iii. They have a communication contractor like the golf course has in place to assist them in getting more information out to the community about services provided.
    iv. They do a good job with emails and social media.
    v. The city goes above and beyond to get information out into the community.

6. **What are the major challenges you see coming to Roseville Parks, Recreation & Libraries in the next 5 years? How should Roseville Parks, Recreation & Libraries respond to those challenges?**

Growth of the City is welcome to the community, and that growth creates several issues the interviewees felt could be problems for the system in the future. More people in the community equates to more people using parks, golf courses, park related amenities, and park property will need to be maintained thoroughly to keep the parks in great shape as they are now. In addition to increased use of the parks, the growing population will put pressure on the infrastructure of the City with additional traffic, city services, utilities, and increasing use of park facilities by more residents will put a strain on the park system overall. State and federal regulations will need to be evaluated as they pertain to parks, and plans made to sustain the City and parks financially in the event of a downturn in the economy.

a. **Actual Comments:**
    i. Keeping a sound financial base in the city.
    ii. Growth is huge. The number of homes can be outgrowing services, amenities, retail operations and gas stations.
    iii. The need for everything in parks like bike trails, sports fields, playgrounds, and recreation facilities to keep up with population growth will be needed.
    iv. Welcome new folks so they feel a part of the City, and the park system is the best department in the City to provide that open invitation.
    v. Traffic and more traffic will be a big issue.

7. **Did your perception and/or use of Roseville's Parks, Recreation & Libraries system change during Covid? How do you think the impacts from Covid will impact the City's approach to Parks, Recreation and Libraries in Roseville moving forward?**

Mandates implemented because of the pandemic restricted park use by closing some parks, while the trail system and golf courses were amenities that were still open, encouraging residents to be outside while they felt obligated to stay inside and adhere to social distancing. Interviewees were pleased with how well the park system dealt with difficult issues where indoor activities were closed due to Covid, and as the pandemic evolved, the staff worked hard to create safe activities while meeting the ever-changing mandates. Because parks are especially important to the City, staff efforts were noticed and appreciated by the community, although some tough measures had to be implemented for public safety. Many interviewees responded that park use, walking and biking on

trails, and using open spaces became so prevalent during the pandemic that people will continue to enjoy them as much or more after the pandemic.

a. **Actual comments:**
    i. Golf boomed. It had been in a long, slow decline. Golf courses were open, and people golfed a lot.
    ii. Some facilities shut down. People could go outside, but as part of the City government they erred on the side of safety.
    iii. No, I ran on the trails the whole time.
    iv. No, not really, but roping off some park areas was frustrating.
    v. Park facilities were closed for too long, but they followed the mandates.

8. **What new partnership opportunities should Roseville Parks, Recreation & Libraries explore in the future? These could be partnerships with local businesses, school district, non-profit organizations, etc.**

The topic of partnerships, whether developing new partners or strengthening existing relationships was mentioned by most everyone interviewed. Some felt the parks could do more and the Department has not used partnerships as effectively as they could. Many types of new partnerships were mentioned such as partnerships with hospitals, colleges, hotels / tourism related facilities, schools, corporations, local businesses, the arts, and Veterans organizations. More ways to provide an outreach to these agencies with the parks system could provide economic benefits to the community, as well as increasing services to a growing community. These partners could help activate spaces in the parks and help create new events. Sports teams and tournaments are growing in numbers and could use more sponsorships through naming rights and other partnership methods. A Parks Commission or Friends of Roseville Parks Foundation could increase efforts of connecting with new partners and maintain relationships that can last years into the future.

a. **Actual Comments:**
    i. People want to activate the parks (small concerts / sports) for parks that do not have them.
    ii. Maybe have a Parks and Recreation Commission.
    iii. Reach out to veterans.
    iv. They had school districts as partnerships some in the past, but not sure about now. Would be good to keep them if they do have them.
    v. Need to pursue partnerships because how the economy will be over the next 5 – 10 years may affect the parks.

9. **Is access to and preservation of natural areas and open space important for Roseville? Do you feel that every resident in Roseville should have close-to-home access to nature and open space?**

New people coming into town and existing residents should have access to natural areas and the city should work to maintain and preserve them. Comments by participants about the importance of natural areas and open spaces were a unanimous – yes, and the city and park system were praised for doing a good job of including them as part of parks system. The interviewed participants were fans of many outdoor activities in parks that provide leisure use and enjoyment of nature areas yet providing access to everyone may not be realistic.

a. **Actual Comments:**
    i. Oh yes.

ii. Walking and biking along the creek system is important to protect and provide access to.
iii. Yes, wherever possible, the more access to natural areas the better for Roseville citizens.
iv. Absolutely for people coming to live in town.

10. **If you could change one thing about Roseville Parks, Recreation & Libraries what might that be?**

The community enjoys activities and events where people can gather. Creating a designated person to develop and manage special events would activate the parks and encourage new residents to participate. Parks need to be maintained well with no graffiti and scattered trash so visitors using parks will have a good experience. Encouraging new people to be involved in community service can create the sense of ownership, elevate the positive reputation of the City, and support the reason they moved to Roseville. All changes and additions to the system will require more funding, but caution should be exercised when investing in the future for what residents in the community want and need.

a. Actual Comments:

i. Find a way to improve marketing to let residents know the park system is here for them and they should take advantage of the parks, trails, recreation facilities, programs, and libraries.
ii. Time to reach out to recruit more people to volunteer in a community service type job with the parks system, and more outreach to new people in town could be a real positive for the park system.
iii. More special events for people of all ages in the community is desired.
iv. Add more activities for people and the community that bring people together. Have a “cruise director” type person to book things for families to enjoy in the parks.
v. In all parks, have a monthly event that rotates around to various parks – something that motivates and activates people to visit park more often.

FOCUS GROUP QUESTIONS

1. **What is your favorite park in Roseville and why?**

Many parks were named as the favorite among the groups and most predominant was Maidu Regional Park because of the many amenities and activities as well as the natural elements. Access, location, and size were reasons given for others to be favorite parks. Royer Park was a favorite park for the downtown area, while another participant said it needed more amenities. Crabb Park, Mahany Park, and downtown parks were brought up as favorite parks through the groups involved.

a. Representative Sample of direct responses.

i. Maidu Park and all the activities and amenities provided.
ii. Crabb Park – it has good access and is larger than most parks.
iii. Royer Park and its location in the city.

2. **What type of parks and recreation opportunities are needed most in Roseville? This could be something new that Roseville does not have today, or something we need more of.**

   Adding more sports activities and sports facilities were answers that came from many of the interview participants. Specific facilities such as: a living history museum, spray grounds, pickleball courts, space making, another pool in West Roseville, and tennis courts were mentioned as great additions to the existing system. The desire for more amenities was also mentioned including more bike trails, walking art trails, and the development of pocket parks that would be appreciated as well as new activities the community could enjoy. With Roseville's population growth and the City being known for its active parks, partnering with other groups to program activities would help colleges and their limited space for competitive sports. The consideration of a joint use facility that would offer opportunities that could be shared were ideas of how parks can become more connected with the city. Baseball and soccer provide opportunities for national tournaments as well as a positive exposure while generating revenue that has not been capitalized on in the past. Cherry Island and Woodland Park have extensive programming and they should be used as model parks to the others in the Roseville park system.

   a. **Representative sample of direct comments**:
      i. We have a long history of active parks, and we need some areas just for open space.
      ii. A soccer complex is needed the most.
      iii. We need to find a joint use facility that we can use for more development of parks and recreation sporting events with other providers in the city.

3. **Are there barriers preventing some residents of Roseville from using the parks and recreation facilities more frequently?**

   Homelessness in the parks make people uneasy and prevents people from visiting certain parks where encampments are more prevalent. Royer Park was mentioned specifically. Communication with residents about park activities and events needs to be in languages other than English. If people cannot speak English, they are unaware of programs, which prohibits them from visiting the parks or joining in on programs or events. Libraries could offer programs to help residents where language barriers prohibit them from understanding information provided by the parks. Sports are extremely popular in the parks, but over programming of games brings additional spectators and may discourage some people from coming to games because of overcrowding and inadequate parking.

   a. Representative sample of direct responses
      i. Weber Park has a lot of homelessness in the park, and it makes people uncomfortable.
      ii. There needs to be better access with language barriers with certain residents.
      iii. Royer Park feels unsafe at times because of homeless encampments.

4. **Do you think most residents feel welcome when you visit a Roseville Park or Recreation Facility? What can we do in planning to make them feel more welcome?**

   Interviewees themselves feel welcome in the parks and when visiting facilities. They also thought other residents do also. Roseville parks, recreation facilities and libraries have friendly staff members that make people want to continue uses the amenities provided. A welcome atmosphere is present throughout the parks by staff members that are readily available and enjoy greeting park guests to enjoy all that is available for visitors and families.

a. **Representative of sample direct responses:**
    i. Yes, I feel very welcome.
    ii. I only hear good news and it is a welcoming environment.
    iii. A lot of people use the parks, and they feel welcome.

5. **Do you feel safe when you are using Roseville's parks and trails?**

Safety in the parks was recognized as sufficient in all focus groups, although the homeless problem is growing and is causing park users to feel uncomfortable in some areas throughout the system.

a. **Representative of sample direct responses:**
    i. Some people do not feel safe because of the homeless issues in some parks.
    ii. I never feel unsafe in the parks.
    iii. The homeless are an issue in parks where encampments are present.

6. **Do you feel the efforts by the Parks, Recreation & Libraries system to get the information you need about Roseville's Parks, Recreation & Libraries' services effectively through (social media, City Website, Program Guide, Roseville Parks Advertisement, etc.) is working for you? How do you <u>want</u> to get information about the park system?**

Organizations feel the communication they have with the city has improved, creating a positive relationship for both entities to work together. Small groups, low-income individuals, and residents that do not speak or read English are not being reached with park information and they should be an area of focus for the parks system to improve upon. The parks system uses various modes of communication very well to get information out about events and activities throughout the City and especially to new residents. Social media, the mailer, Facebook, their calendar, email, and the website are all great ways to reach residents in all age groups. The City's website is a good point of reference, but they do not have an app that residents can use to discover news and events about the parks. New residents are getting information as a courtesy from home builders that provides community information, city amenities, as well as park information – but there is not a "one size fits all" type of communication that will fully apply to the growing population and diversity of cultures locating in Roseville.

a. **Representative of sample direct responses:**
    i. Some builders do an excellent job to inform people of the opportunities in the community by providing them information.
    ii. There needs to be more focus on the low-income population and those who do not speak English.
    iii. We do not have any communication issues with the city, but the smaller groups have a tough time because they are not established.

7. **What are the major challenges you see coming to Roseville in the next 5 years? How should Roseville Parks, Recreation & Libraries respond to those challenges?**

Population growth in Roseville is welcome, although more residents create pressure on City amenities and programs the parks provide. Street festivals and events are well received by the community, and how traffic will be routed appropriately is a concern now and will be in the future with more residents attending and participating in the events. Larger parks are expensive to operate, and increased maintenance and funding is also needed to keep older parks in good shape for visitors. Youth and adult sports are becoming more popular and experiencing growth that will require more facilities to provide fields and diamonds or people will travel elsewhere to find facilities and programs that can meet their facility size needs. Sports organizations feel they have plans for

their use of the parks that will need to be addressed by the parks staff to keep relationships intact. Pickleball and soccer specifically need more facilities and possibly a new sports complex to accommodate them and other new sports that are becoming popular. New technology will need to be implemented to communicate with all residents in the City, especially those of diverse cultures where many different languages may not receive information by the existing outreach methods used by the park system now. Climate and environmental issues will need attention in upcoming years because of the increasing population and the additional infrastructure to accommodate it.

a. **Representative sample of direct response.**
    i. Sports are becoming year-round activities and people want their kids off phones and in more activities.
    ii. There is a need for a soccer complex in the community.
    iii. There are some new residents in the city that we need to inform them about the process to access parks and recreation facilities and programs and how parks are developed.

8. **Did your perception and/or use of Roseville's parks, recreation and library system change during Covid? How do you think the impacts from Covid will impact the staff's approach to Parks, Recreation and Libraries in Roseville moving forward?**

Restrictions resulting from the pandemic closed many parks facilities, yet outdoor activities were used by residents that wanted to come outdoors for exercise and walk on trails. Programs that were held inside previously were moved outside for safe participation by those attending. Parks remained current with restrictions and mandates to open areas of the parks that were safe to use, but small events were required to stay closed due because social distancing was not possible with people in close contact.

a. **Representative sample of direct responses:**
    i. It was very restrictive for folks.
    ii. Covid has brought more people out to the parks to be outside.
    iii. We could do no events in 2020, so it was shut down.

9. **What new partnership opportunities should Roseville Parks, Recreation & Libraries explore in the future? These could be partnerships with local businesses, school district, non-profit organizations, and other groups.**

The increasing population and growing sports use of parks has created partnership opportunities that can provide revenue and build relations for using and sharing facilities in the future. Some sports have outgrown facilities they currently use and partnering with other facility providers will create more sponsorships to help support the sports. The City is proactive and stays current on the future with sponsorships and partnerships as a significant piece of their work within the park system. Opportunities for mutually beneficial partnerships exist and those relationships must be cultivated, while also seeking and establishing new partnerships that offer a broader range of programs and events. Schools, non-for-profit groups, sports organizations, and health and wellness agencies are some partnerships that will increase the number of visitors to the parks and provide revenue to the community via sports tourism.

a. **Representative sample of direct responses:**
    i. The City is proactive, and we are looking at two to five years out for more sports field development.

ii. We need to partner with the health industry and highlight the amenities available for health-related events.
iii. I think we have a great partnership with the schools and if that can be enhanced, that would be great.

10. **Is access to and the preservation of natural areas and open space important for Roseville? Do you feel that every resident in Roseville should have close-to-home access to nature and open space?**

    Natural areas and open spaces have good accessibility to residents at present, although a Trail Access Standard would provide guidelines that would identify where additional accesses points should be located. The staff need to determine that adequate parking is available for those that drive to use the trails by the development of good trailheads. Working with an IPM (Integrated Pest Management) program would reduce insect pests while keeping environmental requirements intact and make areas and open spaces useable that will encourage visitors to use the parks more. One interviewee stated that 83% of residents have trail access within a 10-minute walk of their home. Trails make connection areas that are not normally used in the parks, and they could also connect to additional natural areas. Open space required in the parks is driven by the Corp of Engineers, and nine acres per 1,000 residents is an appropriate level of open space for the city.

    a. **Representative sample of direct responses.**
        i. Make the natural areas more accessible by putting more trails through them.
        ii. There is a fair number of trails now, and most people have good access.
        iii. It is an effective use of areas in the parks that we can't use.

11. **If you had one question that you would like to ask on a citizen survey to Roseville residents what might that be?**
    a. Would you be willing to come out and do a clean-up day?
    b. What indoor and outdoor activities / events would you like to see added to the parks in the next five years?
    c. Would residents want to enhance areas of the city with more CFD's (Community Facilities District?)
    d. Are you willing to pay the maintenance cost for additional amenities and facilities to keep them maintained?
    e. Would you be willing to support a budget increase for public art?
    f. What are your priorities for programming and events?

12. **If you could change one thing about Roseville Parks, Recreation & Libraries what might that be?**

    Answers directed toward change were primarily about adding facilities, amenities, and programs to the system. The park system has high standards that make the parks appreciated by residents and they are the crown jewel of the City by serving the community well and they should continue to look to find ways they can improve in all parks.

    Sports fields are used heavily since the Youth Sports Coalition and other leagues are growing, using fields more, and the fields will require more maintenance to keep pace with heavier use, more practices, games, and tournaments. Parks have struggled with a lack of resources and an evaluation should be done to understand where resources will best be used and then make them available to the staff so they can continue the level of maintenance required to provide a higher level of use in parks.

An addition, the biggest changes parks could make would be to address the desire for a large sports complex that would be used for local tournaments and include multi-purpose areas. Sports tourism would benefit the community and could include partnerships with hotels, restaurants, and businesses to generate revenue for the system. With an increased focus on sports and more spectators coming to watch games, food trucks would be appropriate and generate revenue for the parks.

The park system could change their use of areas in the park that are in a flood plain and use them in more effective ways such as providing more educational programming and outdoor experiences for the youth. Roseville has creeks that should also be used in more diverse ways, and to do so they must be maintained better and using new methods for environmental stewardship.

Other positive changes that were mentioned would be a routine financial evaluation for cost of service that could be shared with the City. This would tell the staff story more effectively and assist in adjusting their budget to include new amenities and programs. This would show where the department produces revenue and what expenses are used to operate the parks effectively and justify amenities that are wanted by residents.

A BMX park, skate park, disc golf, and extending bike trails would be welcomed by residents as additions to the current sports and activities present in the parks. More public art could be added through the neighborhood parks and special events would be an attraction for residents and people in nearby communities.

New art opportunities would be an addition to existing art programs for park visitors to enjoy, participate in, and create their own works of art. Changes in the park system will help existing residents and those new to Roseville to become more connected as they use parks and enjoy new experiences that an expanded park system would provide.

Some residents feel that parks have been under resourced for a long time. A multipurpose field house space is needed as well. Adding more maintenance staff needs to be evaluated to ensure the quality of the park experience is not lessened.

LIBRARY DETAILED RESPONSES

STAKEHOLDER INTERVIEWS

1. **What kinds of library services or information resources are needed in Roseville right now? This could be something that the library does not currently offer, or something we need more of.**
    a. I've been inside the downtown library, but I'm a working 48-year-old with 2 jobs and I've got all the information I need available on the internet. In fact, I donate to Wikipedia because that is a huge resource for me. I think libraries are obsolete. We used the library a lot when my kids were young, story times. Seniors need to learn about technology. There is a huge gap in caregivers' education and services. Seniors were abandoned during COVID.
    b. People over 65 who are caregivers are in desperate need for support networks. Did you know 60% of caregivers caring for a loved one with dementia will die before the person with dementia due to stress related conditions, such as illness that attack the heart. They need respite, health nutrition, education, and more. There are 42 million unpaid caregivers in the US.

c. Now that kids are older, don't have as much time to go to the library anymore so I am not sure what the library has to offer. Pandemic pick up services were helpful. Good hold system. When kids were younger, we went to Mother Goose on the Loose, the kids loved it.
d. Library is doing all they can, but they need to provide more information on what activities are happening. Need to work on how to reach citizens. Library does a lot of things, but people are unaware. Is there an email list? Could send in the mail too. People are missing out.
e. Need more library services out west where the people are. Storytime, children's programming, all programming, hitting all the bases. Helping seniors learn technology. Vision for services out west, new library, strip mall? Gives library a chance to grow and change without facilities ownership liability. Space that benefits that side of town. Community center will be needed too.

2. What programs, services, amenities or features should the library consider offering that would expand or enhance the customer's experience?

a. Library needs a communications plan to drive people to the library. Intergenerational programming is important, have people over 50 read to 3rd graders to build literacy. I don't know if Roseville has literacy programs. We also need ESL programs. People don't read books anymore; we need more digital materials. The Library is already obsolete.
b. Supper clubs, brown bag inspirational talks (think Ted Talks), meditation, book clubs. Libraries traditionally were for brain health to expand the mind, step it to the 21 century and offer brain health. The more you do now to engage people away from blue light devices, the healthier your citizens will be. Our society will save billions in healthcare costs if we are proactive and do things to improve our brains and fight mental health issues as well as other physical illnesses.
c. Digital books are a big draw. My husband would rather pay to get access on a Kindle than buy a print book. eBooks are important. Self-checkout is very helpful, works well. Rooms you can rent, computers you can use.
d. Roseville has good facilities, nice and tidy. How can they bring services to all levels – young people, teens, Current customers are either very young or very old, none in the middle. We need to attract them.
e. More outreach, telling people about the library. Lots of people who like to read but don't go to the library, it's a growing population.
f. Book clubs based on genre are very popular on social media.
g. Charging stations for devices, inside and outside the library.
h. More children's programming on the west side. Mother Goose on the Loose – got too popular, did not want to promote it. Need another library. Books clubs are good but hard to run.

3. What do you feel are the greatest challenges and/or needs facing Roseville communities in the next five years?

a. Huge influx of people, Roseville is growing rapidly. Communication is needed for new families coming in, to tell them about library services, other City services. Important that people know what is available to them. It can be difficult to create those email lists, difficult to communicate.
b. Mental health issues and dementia are making our residents suffer.

c. People are still going outside, half of them are not vaccinated. Hope we never face this again, it's a very unique situation. Now that so much is digital, we don't need to drive there, we have no time. Library needs to understand how people prioritize, manage their time. The population is growing on the west side, we may need another library.
d. Adaptation, keeping up with technology, eBooks. Kids need different types of help; their technologies are very complex, and libraries need to watch for this. E.g. – online book with video and other media elements together.
e. Issues with water, drought. City already building new tanks. How to balance city services and climate change.

4. How should the library respond to those challenges?

a. Teach brain health, brain fitness to all ages.
b. Be smart. Be innovative. Be a national leader.
c. Making sure that communication is happening, also through the schools. Target ads to young families with children, maybe a welcome wagon type of thing. Make sure new folks know their options. Maybe a City-wide program. Billboard on the border of small towns - advertising Rotary club, Boys and Girls clubs, etc. Is a 4th branch out west feasible? As population shifts to the west, it gets more difficult to make the trek. When my kids were little, Riley was more accessible, closer, DT was harder to access with a stroller, harder to park. Not going to make the 15 minute drive to a story time with little ones in the car.
d. City has a plan for development, housing sites, but at the same time, part of the tax dollars for improving/investing in schools should go to the library funds. Library should be like a school; it is important too. Kids and elderly learn in different ways. Libraries can support this with study groups for example.
e. Libraries should be observing new technologies, using them, figuring out the problems and help fill in the gaps in knowledge that people have on technology. Some technologies are good for some things—e.g., small chunks of videos, sound bites are not good for understanding sequences of events. Things are very fast paced today, I never thought of the library as moving very fast but every time we get a new technology like a smart board, it takes a while to get incorporated. Libraries can help with this.

5. What are the barriers to meeting these challenges?

a. Making the community aware of what the library offers. People get a lot of direct mail, evaluate it quickly and throw it away. Need to use email, Facebook more. How does the library stand out against all the noise? Even if we do develop programs how do we get people to use them? The city is in competition with the health community, offering our own programs but Kaiser is better at customizing the marketing, people sign up for programs and they send reminders.
b. Communication. You need a really good, comprehensive marketing program to reach the entire city. Collaboration is essential for citizen buy in. They have to know about it in order to be excited by any changes.
c. Communication is difficult. Need ways to connect with the community. We have librarians and assistants, but we don't have sufficient funding support. E.g. math tutors, could charge something, not provide it for free. Parks charge for things. School kids have depression, anxiety, they need mental stability, those are needs that should be met. There are things libraries can do, not at the medical level, but things like meditation, etc.

6. **What new partnership opportunities should the library explore in the future? These could be partnerships with local business, school district, non-profit organizations, etc.**
    a. Reach out to where young people are – Girl and Boy Scouts, sports teams. If the library were as popular as sports wouldn't that be great. Work more with school libraries when kids can't find what they need.
    b. Senior Commission, health centers, schools, employers, cable companies and internet providers.
    c. Revisit successful partnerships, Galleria, Fountains story times.
    d. Boys & Girls Clubs, Title I schools, State grants. Expand after school offerings. Serving seniors who are truly shut in. Mail program. Hospitals, NICU, laundromat story times. Go to where people are hanging out.
7. **What do you think about customers paying for library services? What about paying for extra services like special programming?**
    a. I don't know. On one level it makes sense, you have basic cable but pay extra for Netflix. A tiered approach. People would pay for convenience, maybe access to a broader collection. Reserving spots at events, story time so that if you're late getting there you don't lose your spot and have unhappy toddlers. People would be more likely to pay a small amount for convenience a bunch of times rather than a larger lump sum all at once.
    b. Not a good idea, too many other options, we would see a decrease in users. People who need services can't afford them. Also, can't charge enough to make it worthwhile.
    c. Core things should be free – check out a book, resources available in the library. Need to provide resources for people who can't afford.
8. **If you could change one thing about the library, what might that be?**
    a. Frustrating when popular books are not available, e.g., over the summer for kids. Not enough copies to go around. Need better way to suggest other books to read if they one you want is not available.
    b. Old, obsolete mindset.
    c. Library should have flexible times, at least one should be open 7 days. Different locations have different hours, people need access every day.
    d. Create a different atmosphere in the library, a cozier mood, peace and quiet. Winter is coming and we can't be outside, would like to go to cozy place like Starbucks.
9. **Aside from funding, what could the City do to best help the library thrive?**
    a. Increase advertising presence for library. Ad campaigns should include the library. They do a pretty good job of making sure that Parks & Rec programs are advertised, do they do that for the library? People need to know that library is there. City needs to facilitate communication piece if library needs help.
    b. Rethink it and give it a much larger advertising budget. Run it like a business.
    c. City should expedite the process to get a new library built in the west area.
    d. Get people in the door. Think of it in terms of a business, the product is free, we should be able to sell this.
10. **Anything else you want to share about the library strategic plan?**
    a. Riley library is a beautiful building, they did a good job with that design – open, lovely, the Tree in the children's section. It is a great example of pulling everything together in one place – playgrounds, sports fields, walking trails, community center, exploration center. Downtown is more like the library I grew up with, on its own. Maidu has a different feel – with the community center and playing fields. You would be more likely to take the kids

over to the library as long as you're there for sports practice etc. If there's a concept for the 4th library, it should have lots of options, community feel like Riley and Maidu.

b. I gave a business plan that I built that I think would be perfect for the library to consider engaging residents.
c. Need to do something to reach out to people who need literacy services. Our facilities are unbalanced – Riley is overwhelmed.

FOCUS GROUP DETAILED RESPONSES

A combined library-museum focus group was conducted on September 16 with nine attendees.

- Library used most
  - Downtown - class for adult school
  - Maidu - close to home, Downtown - Friends
  - Riley - close to home, family uses
  - Maidu - ebook, audio books, read magazines
  - MM&HS - tribal community towards Auburn, Colfax, Cameron Park, Sacramento (families are close and enjoy the use of the grounds)
  - MM&HS - family pictures are there
  - Maidu - closest. Spends most time at Carnegie
  - Libraries - interpretation and connection to tribal communities (can't interpret without talking with these communities)
- Like most about libraries
  - Libraries
  - A lot of community outreach, accessible for homeless and reaches multiple age groups, book readings at Fountains, spread the love of reading - does good job in reaching variety of people, new technology to be available to people
  - Summer reading program, motivating, story time - powerful, variety of materials, amount of people is phenomenal, infrastructure behind the scenes is seamless, handle volume well
  - Space where community comes to connect with resources, print, social workers connection, tutoring/literacy coordinators has been huge, a great resource for adult learners, putting together resumes/job app/help with entry point of life
  - Museum
  - Hold a lot of ground/preserves sacred land closer to what it was in history, showcase uses and continued uses, demonstrations on how plants can filter water, educate people of local tribal, can help to further educate
  - History fascinates kids (old items - Victrola, old phones, toasters, etc.), kids learn about antiques for everyday use, railroad room, archives from late 1800's
- Greatest challenges next 5 years
  - Growth and expansion
  - Hard to remain a community (East vs West vs downtown)
  - Roseville is mini–Orange County (new age, progressive, restaurants) without a beach but small town. Losing connections and small-town feel
  - PRL is huge factor in retaining this feeling
  - Progress (growth) will not bring small town back, it is inevitable

    - Prior to pandemic - doing ok/holding. Pandemic has permanently closed museums (volunteers' shortage, costs increase, can't compete with other sectors). How to reach out more to the community.
    - Women's Improvement Club raised funds to purchase Carnegie (used to be a library)
- Responding to challenges
    - Ensure we are reaching everyone - becoming more diverse (including overcoming language barriers)
    - Serve all segments of the community and needs
    - People want to connect
    - Video to 3rd graders (RHS) about Carnegie, partner with Rotary to pay for school buses
    - More partnerships
    - Great education/interactive programs
    - Scout badges (girls/boys) encourage attendance
    - Scavenger hunt or walking tours
    - Better educate new residents to make them aware of what's available
    - More financial resource allocations/wants to see more investment from the City
- Kinds of library/museum services needed most
    - Friends - everything can to support libraries ($40-50K/year) fundraiser/grants
    - Book stores are more profitable but at Riley/Maidu has the least amount of space to store and sell (turn away donations), want more space
    - Tequila Mockingbird event (raises $7-8K) - activity guide but needs help with promoting not charge for advertisement (although donated space - courtyard)
- Where do you typically get information about library/museum services
    - Social media
    - Print
        - Newsletters
        - Flyers
    - Booths at community events (hard to do financially and timewise)
- What would encourage you to use the library/museum more
    - Offer special incentives for kids (e.g., reading program won baseball tickets)
    - Ask those who don't care and see what they think
    - Highlight services beyond just reading
    - New outdoor activities/organized walks
    - Being consistent on opening hours
- Partnership opportunities
    - Library and museums should partner more
- Customers paying for library services
    - No!!!
    - Tragic
    - What about extra things/other services? Still no, unless it's not books or magazines
- One question for survey
    - What do you think Roseville looked like 100 years ago?
    - What would it take to come to the library?
    - What can your libraries do for you do address your needs? Have to give choices
    - What do you believe libraries offer? (many people have an old perception of library services
    - Would you support an increased fee/tax to support libraries and museums?

- One change
    - Income
    - More hours, more money, more books, more resources, more volunteers
    - More space
- Anything Else?
    - City needs an outdoor botanical garden, koi pond
    - Community garden with outdoor classroom
    - Adventure playground - kids build their own play spaces with lumber, tools
    - Staycation - scavenger hunt at Ikea - do one a couple times a year, take pictures, have a really good prize, explore more than parks and include libraries and museums

APPENDIX C – SCORING SHEET

METHODOLOGY

This scoring memo was used as a guide in determining a score for key metrics.

GENERAL INFORMATION

Park Name (and ID)

AMENITIES LIST

- Grill
- Bocce Ball
- Dog Park
- Horseshoe
- Playground Tot Lot
- Playground (School Age)
- Shade Structure
- Picnic Table
- Restroom
- Skateboard Park
- Stage
- Trails
- Arena Soccer Court
- Baseball (Adult)
- Baseball (Pony)
- Baseball (youth)
- Basketball (outdoor full court)
- Basketball (outdoor half court)
- Football overlay
- Lacrosse Overlay
- Multi-use field (practice)
- Fitness pods
- Soccer Regulation size
- Soccer Youth
- Softball (Adult, 90' baseline)
- Tennis Volleyball (grass)
- Volleyball (sand)
- Water Feature
- Pickleball
- Walking Trail/ Loop
- Picnic Areas
- Field Lighting
- Dog Friendly
- Natural Area with Trail

SCORE CATEGORIES

1. Access and Connectivity
2. Condition and Functionality
3. Experience + Sense of Safety

SCORING INSTRUCTIONS

All items should be scored on a 1 to 5 scale

ACCESS AND CONNECTIVITY

EDGE PERMEABILITY

1- Entrances/Access obscured

3- Entrances/Access defined - not noticeable beyond 100 yards

5- Entrances/Access clearly defined - able to be distinguished from a significant distance or multiple entrances not inhibiting access

SIGNAGE, MAPS, AND CITY BRANDING

Quality of signage relative to 'control park' for each park type. Locations of sign, wayfinding will be evaluated.

1- No park signage

3- Entrance sign and minimal secondary signs, limited information

5- Well designed signage system - unobtrusive, understandable

ADA ACCESSIBLE ENTRANCES / PATHWAYS

Only visual analysis will be conducted.

1- No apparent ADA circulation or in extremely poor condition

3- Limited ADA circulation or in moderate condition

5- Extensive ADA circulation to all major park areas

PRESENCE OF SAFE PEDESTRIAN CROSSINGS

(n/a when park entrance is located along a very small, low-traffic, quiet street)

1- Unsafe crossing relative to street width/traffic volume

3- Standard crossing treatment present

5- Crossing treatment prioritizes pedestrian and/or is directly integrated into park circulation

SIDEWALKS AND SURROUNDING CIRCULATION

1- No sidewalks/ Park entrances do not connect to external circulation/activity areas

3- Sidewalks present/ Park entrances in vicinity of external circulation/activity areas

5- Sidewalks integrated into and enhance park circulation/ Park entrances relate to/act as extensions of external circulation/activity areas

PATH CONNECTIVITY WITHIN PARK

1- Pathways circuitous/confusing, missing connections

3- Pathways adequate

5- Destinations clearly connected and intuitive - circulation extremely easy to understand

PARKING

Parking to be evaluated per park type. Citywide parks to include on-site parking, school parks to have shared parking, neighborhood parks to have adjacent street parking. Parking to be evaluated based on connectivity between parking and park elements.

1- Insufficient parking, extremely poor connectivity

3- Adequate parking, adequate connectivity

5- Sufficient parking and connectivity

ACCESSIBLE BY BIKE ROUTE

Evaluated using bike map data and verified with Google Maps.

1- No marked bike route connecting near park (within 100 yards)

3- Adequate bike route connects directly to park (Class II, III, or IV)

5- Safe, low-stress bike route connects directly to park (Class I, IV/ Fully Separated)

ADEQUATE BIKE PARKING

Bike parking quantity per size of park and appropriately located.

1- No bike parking observed

3- Bike parking observed / but not conveniently located or adequate

5- Ample bike parking for park and neighboring areas

CONNECTIVITY TO OPEN SPACE / TRAIL

Parks not adjacent to open space or trail will not be rated. Evaluated using GIS data and verify with Google Earth.

1- Park adjacent to open space but lacking connection/trail

3- Park adjacent to open space with minimal connection to trail

5- Park well integrated to adjacent open space with trail connections

PUBLIC TRANSPORTATION NEARBY

Evaluated using Google Maps.

1- No public transportation within ¼ mile

3- Public transportation within ¼ mile (walkable)

5- Public transportation within 5-minute walk

CONDITION + FUNCTIONALITY

**(Only score for features present within the park)*

HARDSCAPE

Potholes/ cracks, loose pavers, deterioration, overall attractiveness, and relevance.

1- Poor condition, tripping concerns, not in appropriate locations

3- Fair condition, in appropriate locations

5- Excellent condition and in appropriate locations

PLANTING

No overgrown grass or dirt patches, overall maintenance of planted areas, appropriate pruning, presence of weeds.

1- Poor condition

3- Fair condition

5- Excellent condition

PLAY AREA

Equipment condition (broken/protruding parts, rust), mulch, rubber, etc. Relevance of play equipment, variety of play equipment.

1- Poor condition

3- Fair condition

5- Excellent condition

RECREATION AMENITY AREA

To apply to parks with sports fields / recreation amenities etc. Cracks, weeds, low spots, equipment condition (visual inspection).

1- Poor condition

3- Fair condition

5- Excellent condition

RESTROOMS FACILITIES

Only parks with a restroom will be evaluated. Usable (not locked), sufficient provision for scale of the park, reasonably maintained (no severe maintenance issues)

1- No effective restrooms (not provided for larger parks, inaccessible or strongly undesirable due to cleanliness concerns)

3- Adequate restrooms

5- Well provisioned for the site - bathrooms as amenities

SEATING / GATHERING AREA

1- Little variety in seating / Poor condition

3- Some seating / Fair condition

5- Sufficient variety in seating / Excellent condition

EXPERIENCE AND SENSE OF SAFETY

EVIDENCE OF ILLICIT USES

Illicit uses such as evidence of camping, littering, graffiti

1- Active evidence of illicit uses, camping, or vagrancy

3- Trace evidence of illicit uses

5- No evidence of illicit uses

ROAD / TRAFFIC CALMING MEASURES AROUND PARK

For parks adjacent to higher speed roads, parks on calm neighborhood streets will not be evaluated.

1- No traffic calming measures - excessive traffic speed common

3- Limited traffic calming measures on higher trafficked streets

5- Well integrated and designed traffic calming measures that successfully slow traffic

CLEAR SIGHTLINES

Evaluation will only apply to use zones of park, i.e., parks next to open space or creeks will not be negatively scored by the presence of taller/un-maintained vegetation.

1- Overgrown vegetation within 3'-8', or hidden areas present near use zones

3- Some overgrown vegetation but generally open near use zones within 3'-8'

5- No overgrown vegetation inhibiting clear sightlines through park within 3'-8'

EYES ON THE PARK / NATURAL SURVEILLANCE

Evaluation of park edges for natural surveillance and amount of activation through sidewalks, neighboring use, stoop conditions, walls.

1- Poor edge condition activation

3- Moderate edge condition activation

5- Excellent edge condition activation

MITIGATION OF VIEWS / NOISE FROM SURROUNDING LAND USES

Effective mitigation of unappealing surrounding land uses, such as industrial facilities, derelict structures, etc. (n/a if no such adjacent uses)

1- Park does not mitigate unappealing surrounding land uses or noise

3- Park has some screening of unappealing surrounding land uses or noise

5- Park completely screens unappealing surrounding land uses, unappealing surroundings, or noise imperceptible

ACCESS TO WATER FOR DRINKING

1- No drinking fountain observed on site

2- Drinking fountain exists on site but limited in location/quantity given size of site

5- Ample drinking fountains exist on site and are functional

CLEAR ORIENTATION

Easily and quickly understandable path system and/or park layout

1- Confusing, circuitous, and non-intuitive circulation system

3- Path system present and connects park elements

5- Quickly understandable and intuitive path system

SHADE

Ample amount of distribution of shade on site through evergreen tree canopy or shade structures. Evaluation will prioritize use zones.

1- No consistent shade present on site

2- Moderate but limited amount of shade on site

5- Ample shade with variety of uses available on site

LIGHTING AT MAJOR AMENITY AREA

Visual inspection to occur during the day, light levels will not be evaluated

1- No light fixtures at major amenity area(s)

3- Light fixtures present but not at all major amenity area(s)

5- All major amenity areas appear to have appropriate quantity of light fixtures

VARIETY OF SPACES FOR ACTIVE AND PASSIVE USE

Ensuring parks have a balanced amount of space for both active and passive uses

1- Park does not provide adequate space for active or passive uses

3- Presence of space for either active or passive use but not balanced

5- Ample space for both active and passive uses

CHARACTER / UNIQUENESS

Does the park have artistic/thematic qualities that make it unique and give the neighborhood identity? This could apply to both the design/customization of physical equipment/structures as well as the planting and quality of natural features such as topography, adjacent open space.

1- Park lacks character / uniqueness

3- Park has moderate amount of character / uniqueness

5- Park has strong character / identity

VARIETY OF VEGETATION (DEGREE OF VARIETY IS APPROPRIATE TO THE SPACE)

Different species, different forms/heights/shapes (trees vs. shrubs vs. herbaceous vegetation), different colors (flowers)

1- Park is devoid of vegetation variety

3- Park has distinct ground cover, understory, and canopy plants

5- Park has large variety of plant types, colors, and seasonal interest

ADDITIONAL NOTES

not factored into score

- Environmental Notes -Vulnerability to flooding, issues with stormwater retention, natural drainage, erosion, fire resiliency, habitat value, steep slopes, extreme heat, potential to accommodate for disaster center (i.e.: cooling center, etc.), community, school, flexible use parking lots.
- Additional Notes - i.e., wildlife, special views, aesthetics

APPENDIX D – ECONOMIC IMPACT ANALYSIS

PROS Consulting performed an economic impact analysis to measure the economic benefit of construction and estimated tourism related to the Roseville Sports Complex improvements IF the community chose to utilize the Roseville Sports Field Complex to increase sports tourism in the City. Economic multipliers used in the analysis are from the Regional Input-Output Modeling System produced by the U.S. Department of Commerce - Bureau of Economic Analysis. A model developed in Microsoft Excel uses survey data and the regional multipliers to present the approximate economic impact on the local economy. The economic impact is expressed in terms of dollars generated in the economy and in terms of the change in the number of jobs. The multipliers in this analysis are for illustrative purposes and not specific the Roseville area.

HOTEL ROOM INVENTORY IN ROSEVILLE

- 2,566 Hotel Rooms in Placer Valley
- 1,932 of these Hotel Rooms are in Roseville (75%)
- Future Hotel Rooms in Roseville – 241 Future Rooms
- One is a six-story boutique hotel with 127 rooms. Development is anticipated to begin in Spring of 2023.
- One is a six-story extended stay hotel with 114 rooms. Development is anticipated to begin in 2023-24.

HOTEL ROOM OCCUPANCY RATES – CURRENT

	Overall Average	Shoulder Season Nov 1 – March 15	Peak Season March 16-Oct 31
Midweek	69%	**58%**	74%
Weekend	83%	**69%**	89%

- On average, most hotels are profitable with an overall occupancy rate of 61%
- Peak profitability is achieved at an occupancy rate of 71.4%.
- Most “sports tournaments” occur on the weekend (Friday-Sunday).
- Given the current hotel room inventory and occupancy rates in Roseville, the greatest opportunity to achieve economic impact via sports tourism generated by the soccer complex is between November 1 and March 15.

HOTEL ROOM OCCUPANCY RATES - FUTURE

	Overall Average	Shoulder Season Nov 1 – March 15	Peak Season March 16-Oct 31
Midweek	61%	**52%**	66%
Weekend	74%	**61%**	79%

- The addition of 241 hotel rooms within the next two years, increases the opportunities to achieve a higher level of economic impact via sports tourism generated by the soccer complex.
- This opportunity is likely to be limited to the shoulder season (November 1 and March 15).

SOCCER TOURNAMENT ASSUMPTIONS

The projected revenues from the estimated economic impact modeling are based on assumptions of events, attendance, and spending patterns. These assumptions were prepared by PROS Consulting in conjunction with the City of Roseville staff and based on operational experience nationwide.

SOCCER TOURNAMENT EVENT AND ATTENDANCE ASSUMPTIONS

Soccer Tournaments are projected to have 17,280 annual participants. The analysis assumed that 15 tournaments will be held each year with 64 teams consisting of 18 players per team and an average of 1,152 participants per tournament.

Tournaments-Soccer Participants	
15	Tournaments
18	Players Per team
64	Teams
17,280	Estimated Participants

PROJECTED REVENUES RELATED TO PROPOSED SOCCER TOURNAMENTS

The estimated annual revenues from Soccer Tournaments are shown below. The revenues are projected based on the estimated attendees/visitors shown previously.

Tournaments-Soccer Revenues	
$513,600	Tournament Revenues
Concessions	
$37,500	Tournament Revenues
Sponsorships	
$15,000	Tournament Revenues
Total Tournament Revenues	
$ 566,100	Tournament Revenues

PROJECTED OUT-OF-CITY VISITOR SPENDING RELATED TO PROPOSED SOCCER TOURNAMENTS

The estimated out-of-City visitor revenues from Soccer Tournaments are shown in the table below. Out-of-City visitors are estimated to be 20% of the total attendees/visitors. The out-of-City visitors are estimated to stay one night with average room rate of $150 per triple occupancy. The meals and retail spending are estimated to be $30 and $10, respectively.

The estimated economic impact revenues estimated to be $735,300 from Soccer Tournaments are shown below.

Local spending was not considered in this analysis as money spent at the Roseville Sports Complex is likely a transfer of resources from one sector (e.g., going to the movies) within the local economy to another sector (e.g., going to the Multi-Purpose Field Complex). The transfer of local spending from one sector to another sector within the local economy is typically accounted for as economic growth neutral.

Total Tournament Revenues		
$	566,100	Tournament Revenues
	20%	Estimated Percent Out-of-Town Attendees/Visitors
$	113,220	Estimated Out-of-Town Tournament Revenues

Estimated Out-of -Town Attendee/Visitor Revenues		
	17,280	Estimated Attendees/Visitors
	20%	Estimated Percent Out-of-Town Attendees/Visitors
	3,456	Estimated Out-of-Town Attendees/Visitors
$	150.00	Average Cost Per Room Night
	3	Occupants Per Room
$	50.00	Per Person Room Costs
$	30.00	Daily Spending: Meals
$	10.00	Daily Spending: Retail, Other
$	90.00	Daily Attendee/Visitor Spending
	2	Average Attendee/Visitor Days
$	180.00	Average Attendee/Visitor Spending Per Event
$	622,080	Estimated Annual Average Attendee/Visitor Spending

Estimated Total Out-of -Town Soccer Tournament Revenues		
$	113,220	Estimated Out-of-Town Tournament Revenues
$	622,080	Estimated Annual Average Attendee/Visitor Spending
$	**735,300**	Estimated Total Out-of -Town Revenues

The Soccer Tournament revenues are shown in the table below**,** grouped by the economic impact categories used by the U.S. Department of Commerce.

Out-of -Town Soccer Tournament Revenues by Category		
$	113,220	Tournament Revenues
$	345,600	Lodging
$	69,120	Retail
$	207,360	Meals
$	**735,300**	Estimated Total Out-of -Town Revenues

7.6.8 ECONOMIC IMPACT ANALYSIS OF PROPOSED CITY OF ROSEVILLE SOCCER FROM TOURISM

The economic impact multipliers used in this analysis are from U.S. Department of Commerce - Bureau of Economic Analysis, Regional Economic Analysis Division, Analysis and Special Studies Branch, Regional Input-Output Modeling System (RIMS II). The multipliers in this analysis are for illustrative purposes and not specific the Roseville area. The table below shows the factors used in the analysis.

	(Impact of Estimated Tourism)				Direct Effiect	
Industry Segment	Output (Dollars) <1>	Earnings (Dollars) <2>	Employment / $M Sales (Jobs) <3>	Final-demand Value-added (Dollars) <4>	Direct-effect Earnings (dollars) <5>	Direct-effect Employment (number of jobs) <6>
Performing arts, spectator sports, museums, and related activities	1.5516	0.4508	24.8090	0.9346	1.5513	1.4887
Accommodation	1.5612	0.3952	15.6434	0.8815	0.1566	1.4207
Retail Trade	1.5236	0.4087	16.1219	0.9804	1.4547	1.3434
Food services and drinking places	1.5401	0.4179	23.6217	0.8604	1.4420	1.2095

7.6.9 ECONOMIC IMPACT FROM OUT-OF-TOWN VISITOR SPENDING RELATED TO PROPOSED ROSEVILLE MULTI-PURPOSE FIELD COMPLEX

The total direct economic impact of the proposed Roseville Sports Complex tourism is shown in the table below. Column 1 shows the output in terms of dollars and represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry. Columns 2 and 3 are estimates of the final effect earnings and employment (jobs), on the Roseville area. Column 2 represents the total dollar change in earnings of households employed by all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry. Column 3 represents the total change in number of jobs that occurs in all industries for each additional million dollars of output. Columns 5 and 6 show the Direct-effect Earnings and Total Jobs, respectively. Column 6 represents the total change in number of jobs in all industries for each additional job in the industry corresponding to the entry. The Final-demand Value-added factors include direct, indirect, and induced economic impacts. The economic impact of the proposed Roseville Sports Complex is total output of $1,139,889 and $1,017,817 of final demand effect value-added with a local job impact of 19 full-time jobs.

Industry Segment	Total Rev/Sales Captured by Local Region	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)
Sports Complex Revenue	113,220	175,672	51,040	3	164,183	79,178	4
Accommodation	345,600	539,551	136,581	5	475,614	21,394	8
Other Retail	69,120	105,311	28,249	1	103,247	41,094	1
Food services and drinking places	207,360	319,355	86,656	5	274,773	124,958	6
Total Annual Spending	$ 735,300	$ 1,139,889	$ 302,526	14	$ 1,017,817	$ 266,624	19

APPENDIX E - FUNCTIONAL ORGANIZATION RECOMMENDATIONS

The following recommendations are for each functional group to address in the upcoming year to balance out the system as a whole and address issues that need to be addressed in each area of responsibility.

ADMINISTRATION DIVISION

- Create a separate Administration Division to include functions and duties specific to the Director of Parks, Recreation & Libraries, and the Administrative Assistant.
- Create a separate Marketing and Communications Section that directly reports to the Director through the Public Information Officer.
- The Administration Division and the Director should expand and enhance teams within the Department to plan and deliver trainings and provide organizational development in a consistent manner. Technical & job skill specific training should continue to be provided at the operational level.
- Update Pricing Policy to reflect cost recovery goals.
- Establish a partnership policy as it applies to public/public partnerships, public/not-for-profit partnerships, and public/private partnerships.
- Establish a cost-of-service assessment for facilities, programs, and partnerships.
- Establish a business development office to help staff to manage revenue producing facilities and programs, partnerships and earned income opportunities.
- Establish a parks foundation to support capital and operational needs of the department.
- Establish a parks conservancy to develop and manage the Al Johnson Recreation Area.
- Develop new dedicated funding sources for the PRL Department to support capital and operational needs.
- Seek CAPRA Accreditation for PRL in the next five years.

MARKETING AND COMMUNICATIONS

- Marketing & Communications should expand specialized intradepartmental teams to develop marketing strategies and plans by “cohort or interest groups.” Cohort groups could be youth, teens, or adults & seniors. Interest groups could be cultural arts, fitness & wellness, self-directed use of the park system, etc.
- Marketing & Communications should work with a consultant to develop a Marketing and Communications Plan. This plan should identify goals, strategies, and tactics to market and promote the PRL Department.
- Marketing & Communications should participate in soliciting, analyzing, and understanding the needs, wants, desires and satisfaction level of Roseville residents in relation to parks, facilities, program, and services. This information should be communicated to the various Divisions within PRL.
- Establish a parks, recreation and libraries app to inform users of upcoming PRL opportunities as well as giving users instant access to staff on elements in the system that need to be addressed/updated.

RECREATION DIVISION

- Combine Sports and Facilities under one new Section. The Sports and Facilities Section would be responsible for overseeing the maintenance and operation of major recreation facilities like the Maidu Community Center, the Roseville Sports Center and City pools. The Sports and Facilities

group should also oversee maintenance and operation of the City's golf courses, as well as future facilities such as the Sports Complex.

- The Sports and Facilities Section would be responsible for Sports Leagues, Fitness Memberships & Drop in Fitness Use of the RSC & MSIP, and fitness classes included as a part of memberships.
- The Sports and Facilities Section would coordinate use of City athletic fields and recreation facilities (such as the Roseville Aquatics Complex) by youth organizations and other user groups.
- The Sports and Facilities Section would program and coordinate the City's adult and youth sports leagues and schedule facilities used by those leagues.
- The Sports and Facilities Section would be responsible for monitoring the Department's Joint Use Agreements with the various school districts to ensure compliance by both parties and coordinate use of school facilities for the Department.
- It is recommended that the current Strategic Support Superintendent be shared to oversee areas within the Recreation Division, such as golf. The Superintendent should continue overseeing designated functions within Strategic Support, like technology, until a new Management Analyst can be hired for Strategic Support.
- Combine Youth Instructional Sports with Youth & Teen Classes & Camps. New: Youth & Teen Activities
- Combine Adult Special Interest Classes & Activities with Senior Activities & Programs. New: Adult & Older Adult Activities
- Research and evaluate changes to the operating model for Adventure Club, considering the elimination of State licensing requirements, offering after school care only and exploring the option of providing the Adventure Club via contract at new schools and at existing sites as feasible.
- Enhance core program offerings to consider adding outdoor recreation and education to the services PRL provides and activate natural areas.
- Consider adding a Cultural and Arts Division to promote the arts in the city via art related events and services.
- Develop the new sports complex to promote sports tourism while meeting the needs of the residents.
- Consider development of a new girls' softball complex in the city.
- Develop a new community center/library facility in the west area of Roseville to support the City's growth and to serve new residents and future residents in the City.
- Update existing recreation facilities including golf facilities.
- Consider development of a Mountain Bike, Pump Track, or BMX Park in the City.

PARKS AND OPEN SPACE DIVISION

- Recruit and hire a full time Manager to oversee the Parks and Open Space Division. The size and complexity of the Roseville park system will grow from 80 developed parks to a projected buildout of 120 developed parks. The current operational model that has the Director of Parks, Recreation & Libraries overseeing this Division will only become more problematic with this growth.
- Create a fourth geographical district in the City for the parks and open space areas in the West Plan/Sierra Vista specific plan areas with a new Supervisor. Assign park sites in the Creekview and Amoruso Ranch specific plan areas to the other geographic teams as they are developed to divide the work and maintain effective span of control.
- Consider having the park crews assigned to maintaining and/or overseeing contracts for developed parks with large open space areas to inspect those areas for open space maintenance

management needs, not to perform this work, but to notify the Open Space Supervisors of needs or problems in these areas.

- PRL should continually evaluate the mowing of school turf to ensure that equal value is provided to the Department through the JUA.
- Create a “Trails Crew” as an operational group within the Open Space Section of the Division to coordinate the inspection and maintenance of paved trails within City parks and open space areas, and natural trails in open spaces.
- Install additional interpretive and wayfinding signage in parks, open space areas, and along trails.
- Research and evaluate adding the classification of Park Ranger Naturalist to the Parks and Open Space Division to increase park safety and supervision, and to provide outdoor education programs.

LIBRARIES AND CULTURE DIVISION

- Continue to designate Supervisors and Librarians to take the lead roles in system wide functions of the three libraries. These city-wide roles currently include Technology, Free Programs, Fee-Based Programs, History, Literacy, Collection Development, Mobile Library, Friends & Bookstore, Marketing & Outreach.
- Increase full time staffing to assist the Interpretive Specialist in the management and operation of the Maidu Museum.
- Hire a full time Program Coordinator or Supervisor to work with the Libraries & Culture Manager to expand cultural arts programming in fiscal year 23/24. Expanding cultural arts programming will address the needs of the community as expressed in the City survey.
- The Libraries & Culture Division should develop or expand partnerships with arts organizations like the Blue Line Gallery, Placer Arts and Performing Arts of Roseville to increase cultural arts program and activities.

PLANNING AND DEVELOPMENT DIVISION

- Create a stand-alone Planning and Development Division within the Parks, Recreation & Libraries Department versus the current model of it being a Section within Parks.
- Reclassify the Park Planning and Development Superintendent to Park Planning and Development Manager. The size, scope and responsibilities of this position requires and justifies the “Manager” classification.
- Conduct a comprehensive and professional audit of park development expenditures to date in relation to the park development fees collected by specific plan. The purpose of the audit would be to determine the actual expenditures per acre per park in relation to the fees collected at building permit for both neighborhood and citywide parks, and to identify potential funding gaps.
- Forecast both expenditures and park impact fees for neighborhood and citywide park fees for the parks remaining to be developed in all specific plans, comparing the residential units to be developed as assumed in the adoption of the specific plans to any land use changes that may have resulted in an increase or decrease in residential units and corresponding park fees.
- Reconcile shortfalls by adjusting neighborhood park fees, identifying new park development funds, reducing park amenities, or reducing park acres to be developed.
- Establish construction budgets for each neighborhood park based on the neighborhood park fees being collected.
- Consider separating work functions of the Planning and Development Division into four sections: Planning, Design & Architecture, Construction Management, and Administration/Finance &

Funding, assigning lead and work functions to the Park Development Project Managers so as to best utilize their special skills and expertise.

- It is recommended that the Planning and Development Division have additional administrative support to assist the staff in managing the numerous planning activities and construction activities.

STRATEGIC SUPPORT DIVISION

- Responsibility for managing the collection and expenditures of development impact fees should be a responsibility of Strategic Support, working closely with City's Development Services Department to monitor land use changes that result in an increase or decrease in residential units.
- The Strategic Support Division needs an additional Management Analyst.
- Growth in demands related to technology hardware and software systems within the Department will require additional technical staff with the knowledge and skills to manage these various systems and functions.
- It is recommended that Strategic Support assign "lead and support" functions based on the special knowledge and skill sets of the Management Analysts and Technicians.
- Strategic Support should develop a Business Plan to help improve the systems and staffing to manage the various functions within the Division.

RECOMMENDED STAFFING CHANGES

- Reclassify current Park Planning and Development Superintendent to Planning and Development Manager.
    - Timeline: Immediate
- Add a permanent Management Analyst to the Strategic Support Division.
    - Timeline: Immediate
- Share allocation of Strategic Support Superintendent with the Recreation Division.
    - Timeline Immediate
- Add a Parks and Open Space Manager to oversee the Parks and Open Space Division and relieve the Director's responsibility of direct oversight of the largest operational unit of the Department.
    - Timeline: FY23-24
- Add a Program Coordinator or Supervisor to the Libraries and Cultural Arts Division to program cultural arts programs and activities.
    - Timeline: FY 23-24
- Add a full time Marketing Technician to the Marketing & Communications group by converting 1,500-hour position to a permanent position.
    - Timeline: FY 23-24
- Convert a limited term Park Development Project Manager to permanent.
    - Timeline: FY23-24
- Add a Sports Supervisor to the Sports and Facilities Section six to twelve months prior to the opening of the new Sports/Soccer Complex.
    - Timeline: TBD
- Evaluate the practicality, costs & benefits, and risk vs. rewards of establishing a Park Ranger Naturalist position to provide ongoing supervision and security to the City's parks and facilities, as well as a resource for public education on the City's natural resources in parks and open space areas.
    - Timeline: TBD

ADMINISTRATION DIVISION	RECREATION DIVISION	PARKS & OPEN SPACE DIVISION	LIBRARIES & CULTURE DIVISION	PLANNING & DEVELOPMENT DIVISION	STRATEGIC SUPPORT DIVISION
DIVISION FUNCTIONAL SECTIONS	**DIVISION FUNCTIONAL SECTIONS**	**DIVISION FUNCTIONAL SECTIONS**	**DIVISION FUNCTIONAL SECTIONS**	**DIVISION FUNCTIONAL SECTIONS**	**DIVISION FUNCTIONAL SECTIONS**
Overall Department Administration Governance Planning & Policies Leadership & Workforce Business Development **MARKETING & COMMUNICATIONS** Division Administration Communications & Community Engagement Creative Services & Marketing	Aquatics Youth & Teen Activities Special Events Facilities & Sports Adult & Senior Activities Youth Development Golf Course Operations Division Administration	Parks Maintenance Infrastructure Aquatics Facilities Irrigation & Agronomics Contract Administration Open Space Urban Forestry Streetscapes/CFD/LLD Contracts City Buildings & Schools Landscape Division Administration	Maidu Library Operations Downtown Library Operations Riley Library Operations Library Centralized Functions Maidu Museum & Historical Site Cultural Arts Division Administration	Planning Design & Architecture Construction Management Finance & Funding Division Administration	Budget Administration Procurement/Purchasing Funding & Financial Accounting Human Resources Management Technology & Systems Management Division Administration
BUDGET FY23	**BUDGET FY23**	**BUDGET FY23**	**BUDGET FY23**	**BUDGET FY23**	**BUDGET FY23**
$1.08M Budget **Funding** $1.05M General Fund $30K User Fees & Charges	**$18.7M Budget** **Funding** $4.4M General Fund $3.6M User Fees & Charges $8.2M Youth Development (Enterprise Fund) $2.5M Golf (Special Revenue Fund)	**$24.5M Budget** **Funding** $12.9M General Fund $8.5M Community Facility Districts Funds $1.8M Lighting & Landscape District Funds $855K Open Space Fund $350K Tree Fund	**$5.5 M Budget** **Funding** $5.4 General Fund $250K User Fees & Charges	**$38.45M Budget** **Funding** $550K General Fund $37.9M CIP Funds	**$4.4M Budget** **Funding** $4.4 General Fund
STAFFING	**STAFFING**	**STAFFING**	**STAFFING**	**STAFFING**	**STAFFING**
Parks, Recreation & Libraries Director (1) Administrative Assistant (1) Department Public Information Officer (1) Marketing & Communications Analyst (1) 4 regular full-time employees 1.44 FTE part-time employees	Parks, Recreation & Libraries Manager (1) **Programs, Facilities & Events** PRL Superintendent (1.5) Recreation & Library Supervisor (3) PRL Coordinator (10) Recreation Leader (5) Office Assistant (1) **Youth Development** PRL Superintendent (1) Recreation & Library Supervisor (3) Administrative Technician (2) Office Assistant (1) Youth Development Program Coordinator (4) Child Care Site Coordinator (10) Asst Child Care Site Coordinator (1) PRL Coordinator (1) 44.5 regular full-time employees 130.08 Total FTE part-time employees 44.65 Recreation FTE part-time employees 85.43 Youth Development FTE part-time employees	**Park Maintenance** PRL Superintendent (1) Parks Supervisor (3) Office Assistant (1) Irrigation Technician (2) Aquatics Maintenance Technician (2) Park Project Technician (1) Agronomics Technician (1) Senior Parks Maintenance Worker (5) Parks Maintenance Worker (22) **Open Space/Urban Forestry/CFD&LLD** PRL Superintendent (1) Urban Forester (1) Arborist Technician (1) Senior Tree Trimmer (1) Tree Trimmer (2) Natural Resource Specialist (1) Senior Natural Resource Worker (1) Natural Resource Worker (3) Parks Supervisor (1) Park Project Technician (3) 53 regular full-time employees 34.06 Total FTE part-time employees 23.25 Park Operations FTE part-time employees 10.80 OS/Trees FTE part-time employees	Parks, Recreation & Libraries Manager (1) **Libraries & Culture** Recreation & Library Supervisor (3) Librarian (5.5) Library Technician (3) Library Assistant (4) **Maidu Museum & Historic Site** Senior Interpretive Services Specialist (1) Recreation Leader (1) 18.5 regular full-time employees 18 Total FTE part-time employees 15.53 Library FTE part-time employees 2.47 MMHS FTE part-time employees	Park Planning & Dev Superintendent (1) Park Development Project Manager (3) Park Project Technician (2) 6 regular full-time employees 0 FTE part-time employees	Parks, Recreation & Libraries Manager (1) PRL Superintendent (.5) Management Analyst (2) Administrative Technician (5) Office Assistant (1) 9.5 regular full-time employees 2.14 FTE part-time employees
Recommended Staffing Changes					
Add Marketing & Communications Analyst	Move .5 PRL Superintendent from Strategic Support to Recreation Add Supervisor and/or Coordinator for Sports Complex	Add PRL Manager Evaluate adding Park Ranger Naturalist	Add Coordinator or Supervisor for Cultural Arts programming	Reclassify Superintendent to Manager Convert Limited Term Park Development Project Manager to Regular Full-Time	Add Management Analyst Move .5 PRL Superintendent from Strategic Support to Recreation

CITY OF ROSEVILLE
CALIFORNIA

CITY OF ROSEVILLE
Parks, Recreation & Libraries

316 Vernon, Suite 400
Roseville, CA 95678

FOLLOW US

COUNCIL COMMUNICATION

CC #: 2239
File #: 0400-04-02-1

Title:	Northeast Roseville Specific Plan Parcel 25 - Sutter Parking Garage Expansion Design Review Permit Appeal
Contact:	Escarlet Mar 916-774-5247 emar@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 10.1.

RECOMMENDATION TO COUNCIL

Based on the May 12, 2022 Planning Commission hearing, staff recommends the City Council deny the appeal of the Planning Commission's approval of entitlements related to the Sutter Parking Garage Expansion project and take the following actions:

1. Adopt the Sutter Parking Garage Expansion Initial Study/Negative Declaration; and
2. Adopt a resolution denying the appeal of the May 12, 2022 approval by the Planning Commission; adopting the four (4) findings of fact and approving the Design Review Permit subject to sixty-two (62) conditions of approval.

BACKGROUND

The project site is approximately 0.94 acres in size and is located at 12 Medical Plaza Drive, within the Sutter Roseville Medical Center (SRMC). The SRMC campus is approximately 49 acres in size and is located in the Northeast Roseville Specific Plan (NERSP). The SRMC site has a General Plan designation of Business Professional (BP). The NERSP land use designation for the SRMC is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457). On October 26, 2006, the Planning Commission - as the approving authority specified by the Roseville Municipal Code for such entitlements - approved a Conditional Use Permit (CUP) to allow an increase in square footage of the SRMC from 804,000 square feet to 1,100,000 square feet.

Project Description

The applicant requests approval of a Design Review Permit (DRP) to allow the construction of an approximately 192,000-square foot parking structure, which would create an additional 551 parking stalls for the SRMC. The applicant proposes expanding the existing parking garage to support the existing campus as well as a newly proposed Medical Office Building (MOB) 7. On June 23, 2022, the Planning Commission considered and approved the entitlements related to the MOB 7 project (File#PL22-0061). The MOB 7 project will ultimately result in the construction of a 100,000 square foot medical office building and a new graduate medical education program to

occupy the first floor of the building. Based on the results of a parking study conducted by Fehr and Peers, MOB 7 will require 332 spaces. The new parking garage expansion will provide the necessary parking spaces for the new medical office building as well as an additional 219 spaces for the SRMC.

An Initial Study which led to a Negative Declaration was prepared to evaluate the potential environmental effects of the Sutter Parking Garage Expansion project. The same Initial Study/Negative Declaration (IS/ND) evaluated the effects of the MOB 7 project (File#PL22-0061), which the Planning Commission approved on June 23, 2022. While the two projects were considered independently, it was determined that, in order to evaluate the combined environmental impacts of both projects, one comprehensive environmental document would be prepared. The IS/ND was released for a 20-day public review, from April 12, 2022 to May 2, 2022. During the public review period, no comments were received.

Prior to the May 12, 2022 Planning Commission hearing for the Sutter Parking Garage Expansion project, a comment letter was submitted by the Lozeau Drury law firm (dated May 11, 2022), on behalf of the Laborer's International Union of North America. Lozeau Drury's letter (see Attachment 2) alleged that the project may have unmitigated adverse environmental impacts related to indoor air quality, noise, air quality impacts from the emissions of reactive organic compounds (ROGs), and greenhouse gas, and the project did not consider renewable energy alternatives. The letter also alleged that a proposed Condition of Approval contained an environmental mitigation measure that was not discussed or incorporated in the IS/ND and that any reference to an environmental mitigation should have led to a Mitigated Negative Declaration. The letter concluded with a request that the City prepare and circulate an Environmental Impact Report in lieu of the Negative Declaration. On May 12, 2022, staff prepared, and provided the Planning Commission, a response memorandum (see Attachment 3) that addressed the Lozeau Drury law firm comments and provided one minor correction to the Negative Declaration. The response memorandum concluded that the Negative Declaration adequately evaluated the environmental impacts for both the Sutter Parking Garage Expansion project and the MOB 7 project and the document could be relied upon for compliance with California Environmental Quality Act (CEQA).

Prior to the June 23rd Planning Commission hearing for the Sutter MOB 7 project, the City received a letter from Thomas Law Group (see Attachment 4), representing Sutter Valley Hospitals, concurring with the City's response to the Lozeau Drury letter and requesting the Planning Commission adopt the Negative Declaration for the MOB 7 project. The Planning Commission ultimately approved the MOB 7 project and no appeal was received related to that action.

Summary of May 12, 2022 Sutter Parking Garage Expansion Planning Commission Meeting

The Sutter Parking Garage Expansion project was heard by the Planning Commission on May 12, 2022. At the conclusion of staff's presentation, a Commissioner asked if the applicant had reviewed staff's response to the Lozeau Drury letter. Staff informed the Commission that the applicant had reviewed and concurred with the response.

The only public comment received that evening was from the applicant who stated they were in agreement with staff's recommendations. After closing public comment, the Planning Commission deliberated on the item and voted to adopt the IS/ND and the four (4) findings of fact and approved the Design Review Permit subject to sixty-two (62) conditions of approval. The motion passed with a vote of 5 ayes, 0 nays, and 2 absent.

Appeal

On May 20, 2022, the City Clerk's office received a notice of appeal of the Planning Commission's action on the Sutter Parking Garage Expansion project (see Attachment 5). The appeal was submitted by the Lozeau Drury law firm, representing the Laborers' International Union of North America, Local Union No. 185. The appeal, dated May 20, 2022, did not raise any new issues not already analyzed and responded to by staff in the response memorandum considered by the Planning Commission. The Lozeau Drury law firm appeal included the May 11, 2022 letter which alleged the project analyzed in the Negative Declaration may have unmitigated adverse environmental impacts related to indoor air quality, noise, air quality impacts from the emissions of ROGs, and greenhouse gas, and the project did not consider renewable energy alternatives. It is important to note that the majority of issues identified in the May 11, 2022 letter relate to the development of MOB 7 and not to the Parking Garage expansion.

This Council Communication provides a summary of the issues raised in the appeal.

Condition of Approval

The appeal asserts Condition of Approval No. 3 contained an environmental mitigation measure from a previous project that was not discussed or incorporated in the Negative Declaration of the Sutter Parking Garage Expansion project (Project).

The Condition of Approval No. 3 was inadvertently and erroneously included in the staff report. The conditions of approval for MOB 6 were used as a template to begin developing appropriate conditions for the proposed Project. Staff requested the Planning Commission adopt the Project with the removal of Condition of Approval No. 3.

Indoor air quality

The appeal asserts the Project may have potentially significant indoor air quality impacts from emissions of formaldehyde. The commenter alleges that the analysis of air quality is flawed because there is no discussion of formaldehyde impacts related to indoor air quality.

The appeal provided support to their assertion by including a letter from a Certified Industrial Hygienist, who asserts that people in the building will be exposed to high levels of off-gassed formaldehyde from the decomposition of composite wood products used to construct buildings, and that this will result in a cancer risk for employees of 17.7 per million. The two studies referenced in the appeal to determine that the Project's indoor emissions of formaldehyde constitute a significant CEQA impact, even if the Project uses typical materials and construction methods which meet the California Air Resources Board (CARB) formaldehyde airborne toxics control measure, are not applicable to the Project for several reasons. In short, the examples used in the cited studies were constructed prior to the current mandatory regulations which reduce formaldehyde in construction materials. Examples of current mandatory regulations to reduce formaldehyde in construction materials include Federal Environmental Protection Agency final rule to reduce exposure to formaldehyde emissions from certain wood products produced domestically or imported into the United States (effective February 10, 2017), and the Composite Wood Products Regulation (CARB) which reduces public exposure to formaldehyde through the establishment of strict emission performance standards on composite wood products (e.g. particleboard, medium density fiberboard and hardwood plywood). With the current mandatory regulations and proposed construction start date of summer 2022, the project will not have significant impacts from formaldehyde emissions.

Noise

The appeal asserts the Project did not analyze and mitigate noise impacts from construction noise

and the Project's mechanical equipment.

The recently approved MOB 7 is located approximately 120 feet from the nearest apartment building and the Project is located approximately 390 feet away from the nearest apartment building. The appeal claims that mechanical equipment could result in substantial noise affecting sensitive receptors located approximately 120 feet away. However, the existing Sutter Medical Office Building 4 is located 45 feet away from the apartment complex and the existing mechanical equipment (same mechanical equipment proposed at MOB 7) and the existing conditions do not violate the City's noise thresholds or standards. As a result, it can be seen with certainty that the Project does not have the potential to result in significant noise impacts related to mechanical equipment. Further, the Parking Garage Expansion, which is now before the Council, does not include any unenclosed mechanical equipment. The electrical equipment for the parking garage elevator is located within the concrete elevator shaft.

Pursuant to the City of Roseville Noise Ordinance, all construction noise is limited to daytime hours and shall be minimized to the extent which is practical, in order to prevent noise during sleeping or night time hours. All projects in the City are required to comply with the City's Noise Ordinance and the City's adopted California Environmental Quality Act Implementing Procedures findings, which indicate that compliance with the City Noise Ordinance is sufficient to protect nearby sensitive receptors from the negative health effects from construction noise. The Project does not pose any unique characteristics that would result in construction noise which is greater than typical construction, and as such it can be seen with certainty that the Project does not have the potential to result in construction noise impacts.

Air quality impact from ROGs

The appeal asserts the Project did not appropriately analyze the air quality impacts from emissions of ROGs.

The appeal provided an analysis completed by SWAPE Technical Consultation, Data Analysis and Litigation Support of the Environment, to review the air quality modeling of the Project. SWAPE evaluated the City's analysis and prepared its own California Emissions Estimator Model (CalEEMod). The analysis by SWAPE did find an error in the City's model, but their amended model also contained incorrect data. City staff corrected the model and found the Project to be below the screening thresholds.

Greenhouse gas

The appeal asserts the City improperly relied on the General Plan Update Environmental Impact Report to conclude that impacts would be less than significant.

The Project's vehicle trips and vehicle miles traveled (VMT) resulting from the full buildout of the SRMC were evaluated as part of the citywide analysis prepared for the General Plan Update EIR and as part of the citywide buildout analysis of non-mobile greenhouse gas emissions. As a result, the emissions from the Project are not a new project-specific impact requiring further analysis, and per the tiering provisions of CEQA Section 15152, additional environmental analysis is not required.

Renewable Energy

The appeal asserts the Project had an obligation to evaluate whether any renewable energy features could be incorporated into the Project.

There is no obligation for a project to evaluate whether any renewable energy features could be

incorporated, instead, CEQA requires an analysis of whether a project would result in "inefficient, wasteful, and unnecessary consumption of energy" as part of an EIR. However, this Project did not result in an EIR and the evaluation of any renewable energy features is not required for the Project's IS/ND. Furthermore, the Project will comply with the California Green Building Standards Code.

In conclusion, staff finds that the Initial Study/Negative Declaration remains the appropriate document to comply with CEQA. No new or substantially more severe impacts have been identified which would necessitate the preparation of a subsequent or supplemental EIR.

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. Notice of both the Planning Commission hearing and the City Council hearing was published in the Roseville Press Tribune and on the Roseville Coalition of Neighborhood Associations (RCONA) website, and mailed to all property owners and residents within a 300 foot radius of the project site. As of the writing of this report, staff has not received any public comment regarding the project.

FISCAL IMPACT

The development of the site with the six-story parking addition will not result in negative impacts to the City's General Fund as it will expand an existing parking garage and will be a beneficial use to the SRMC campus.

ENVIRONMENTAL REVIEW

The City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) to evaluate the environmental effects of the Sutter Parking Garage Expansion. The IS/ND was released for a 20-day public review, from April 12, 2022 to May 2, 2022. This IS/ND is included as Exhibit A. In the May 11, 2022 letter and the appeal, Lozeau Drury challenges the determination that an Initial Study which led to a Negative Declaration was the appropriate environmental document for the Sutter Parking Garage Expansion project and that the City should prepare and circulate an Environmental Impact Report (EIR) in lieu of the Negative Declaration. However, the appeal letter does not offer any substantial evidence to support the claim for an EIR. As mentioned above, in the analysis of the appeal, staff is confident that the Initial Study adequately evaluated the Project's environmental impacts and the Negative Declaration is the appropriate environmental determination for this project.

Subsequent to the appeal, City staff and Sutter's legal counsel concluded that the Sutter Parking Garage Expansion meets the criteria as an Infill Project exempt from CEQA pursuant to CEQA Guidelines section 15332. To augment this conclusion, Raney Planning prepared an expert analysis that further supports this conclusion (Attachment 6). As described in the Raney analysis, the Parking Garage Expansion meets the following conditions required for a Class 32 in-fill development project: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any

significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. In addition, the proposed Parking Garage Expansion would not be disqualified from utilizing Section 15332 (In-fill projects) of the CEQA Guidelines under CEQA Guidelines Section 15300.2 because none of the exceptions to the exemption apply.

The conclusion that the project meets the criteria as an Infill Project exempt from CEQA pursuant to CEQA Guidelines section 15332 is to provide the City Council additional evidence that the project will not result in any significant impacts on the environment. The preparation of the Initial Study/Negative Declaration is to provide a more robust environmental review in support of the conclusion that the project will not result in any significant impacts on the environment. Staff and the applicant are confident that the Initial Study adequately evaluated the Project's environmental impacts and the Negative Declaration is the appropriate environmental determination for this project. Therefore, staff recommends the City Council consider and adopt the proposed Negative Declaration.

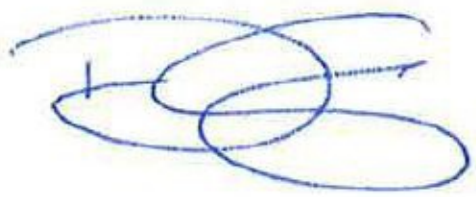
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal D - Enhance economic vitality
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Escarlet Mar, Associate Planner

Mike Isom, Development Services Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 Planning Commission Staff Report

Attachment 2 Lozeau Drury LLP Letter, dated May 11, 2022

Attachment 3 Memorandum to the Planning Commission, dated May 12, 2022

Attachment 4 Thomas Law Group Letter on behalf of Sutter Valley Hospitals, dated June 16, 2022

Attachment 5 Appeal

Attachment 6 Raney Planning Memorandum

Exhibit A Initial Study Negative Declaration

Exhibit B.1 Plans

Exhibit B.2 Plans

Exhibit C Visual impact analysis

Exhibit D Materials & Color Board

Resolution 22-307

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING ***May 12, 2022***

Prepared by: Escarlet Mar, Associate Planner

ITEM 6.2: Design Review Permit – 12 Medical Plaza – NERSP PCL 25 – Sutter Parking Garage Expansion – File #PL22-0024

REQUEST

The applicant requests approval of a Design Review Permit (DRP) to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located on the Sutter Roseville Medical Center campus. The new 192,000 square foot, six-story parking garage would provide an additional 551 parking stalls to the campus.

Applicant – Tony Amato, Dreyfuss + Blackford Architecture
Property Owner – Sutter Valley Hospitals

SUMMARY RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-three (63) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

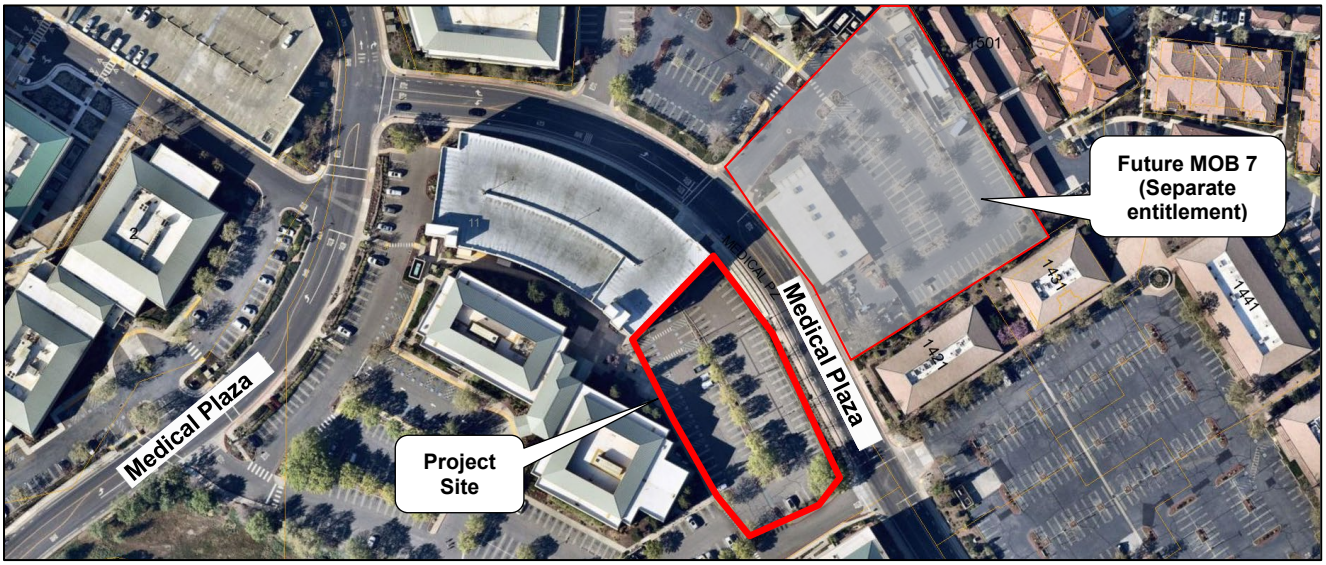
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The Sutter Roseville Medical Center (SRMC) campus is approximately 49-acres in size and is located in the Northeast Roseville Specific Plan (NERSP). The project site is approximately 0.94 acres in size and is located at 12 Medical Plaza Drive (see Figure 1). The project would result in the construction of an approximately 192,000-square foot parking structure, which would create an additional 551 parking stalls for the SRMC. The applicant proposes expanding the existing parking garage to support the existing campus as well as a newly proposed Medical Office Building (MOB) 7 (see Figure 1). MOB 7 is located just north of the proposed parking garage expansion and the application (File#PL22-0061) is currently under review by City staff. MOB 7 will ultimately result in 100,000square feet of medical office use. Based on the results of a parking study conducted by Fehr and Peers (Attachment 3), MOB 7 will require 332 spaces. The new parking garage will provide a majority of the necessary parking spaces.

The SRMC site has a General Plan designation of Business Professional (BP). The NERSP land use designation for the SRMC is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457). On October 26, 2006, the Planning Commission approved a Conditional Use Permit (CUP) to allow an increase in square footage of the SRMC from 804,000 square feet to 1,100,000 square feet. The updated overall campus plan which illustrated the additional acute care facilities and medical office buildings, as well as the associated parking area which is included in this staff report for reference (see Attachment 1). On June 26, 2014, the Planning Commission approved a Design Review Permit (DRP) to allow the construction of the SRMC Medical Office Building 6 (MOB 6) and a new parking garage. That project included a new 60,000 square MOB and a 476 space five-story parking garage to be located adjacent to MOB 3 (see Attachment 2).

Figure 1: Project Location



Historically the Planning Commission has been the approving authority for the Sutter Campus Master Plan. The proposed project seeks a DRP to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located near the entrance to the campus from Secret Ravine Parkway. This application will continue to follow the same process already established by the previous Sutter entitlements for the SRMC.

SITE INFORMATION

Location: 12 Medical Plaza (046-060-034-000)

Total Size: 0.94 acres

Topography and Setting: The overall SRMC center has been developed throughout the years with an acute hospital, a bed tower, an acute rehabilitation center, medical office buildings, surface parking, a parking garage with a helipad, and a five-story parking garage. The proposed project is located adjacent to the existing five-story parking garage at the northeast corner of the SRMC. The site is surrounded by an existing temporary modular building and sterilization trailer to the north, medical office buildings to the east and south, and the existing five-story parking garage to the west. Currently, the project site is developed with a surface parking lot, landscaping and lighting. The site is currently being used for surface parking and also contains formal landscaping.

EVALUATION

The NERSP and subsequent Use Permit approved in 1994 established development standards for the medical campus. The architectural style, colors and materials were established through the initial buildings constructed on the site. Through the Design Review Permit process the City reviews proposed projects on the medical campus for consistency with applicable development standards, architectural design, and consistency with the NERSP standards and Zoning Ordinance requirements.

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NERSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

1. ***The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

2. ***The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan (NERSP).***

3. ***The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.***

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

As previously mentioned, the site is developed with an existing surface parking lot, landscaping, and lighting. The project as approved would not alter the natural features of the site, such as open space, topography, trees, wetlands, or water courses since the site has been previously disturbed and no natural features exist on the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed parking garage expansion is consistent with the site's Business Professional land use designation, and support the existing use of the site.

Site Planning and Building Siting: The six-story parking garage expansion is situated approximately 385-feet from Secret Ravine Parkway to the east and approximately 1,200-feet from East Roseville Parkway to the south. Further, the parking garage is also approximately 406-feet from the closest apartment building to the north of the project site. Pursuant to the Design Guidelines of the NERSP, the parking garage expansion meets the setback requirements of the NERSP. An early concern with the size and height of the proposed garage was the potential for visual impacts to the surrounding area. The proposed garage will be visible from Secret Ravine Parkway, Roseville Parkway and the nearby Phoenician Apartments. The applicant provided a visual impact analysis (Exhibit C) that illustrates the proposed garage from several different view sheds. The proposed garage is located behind an existing three-story MOB on the Sutter Campus as well as other office buildings along Secret Ravine Parkway. These buildings as well as existing landscaping will provide visual relief for surrounding uses. As depicted in the visual impact study, while the proposed garage will be visible from off-site locations, it will not cause any negative visual impacts or significantly increase the amount of light or glare on the Phoenician Apartments to the north.

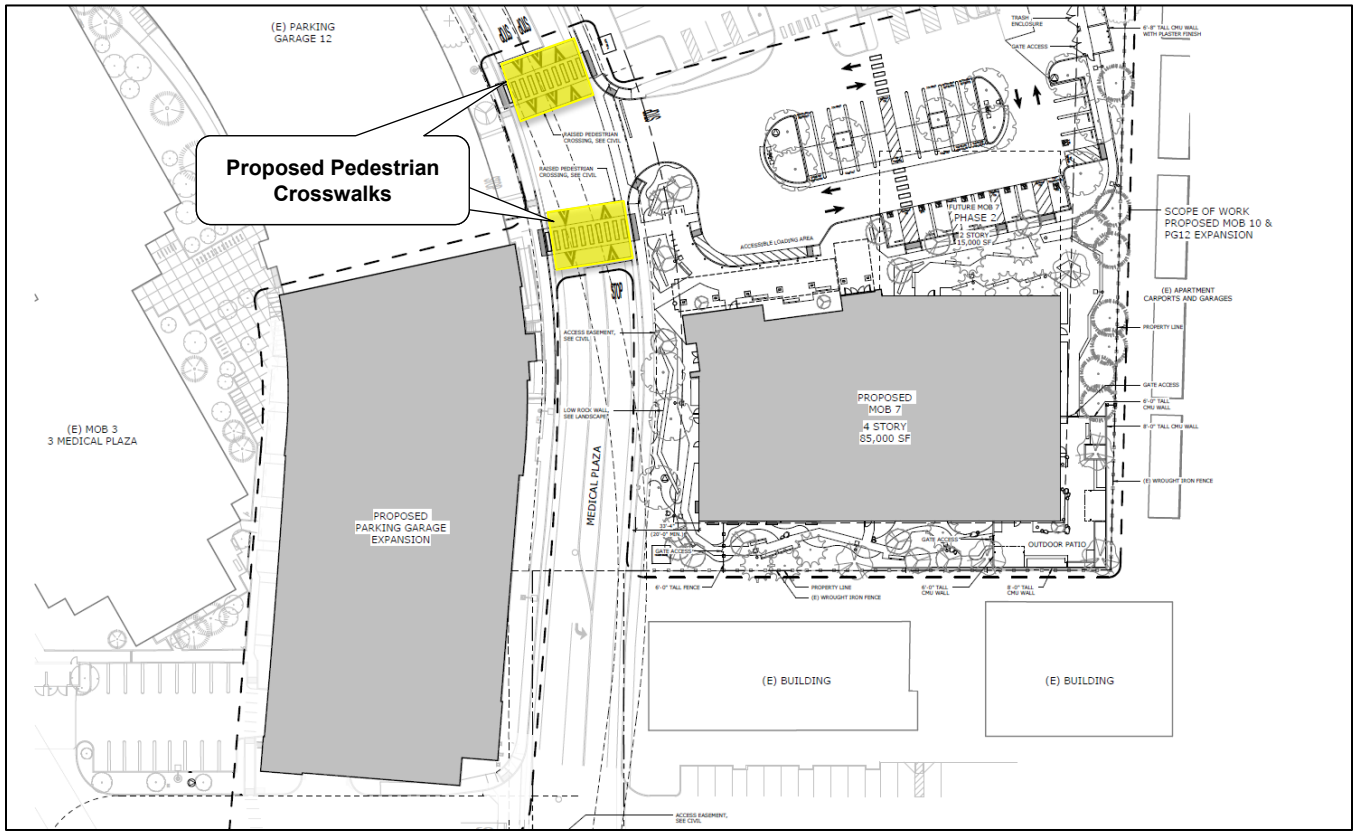
Vehicle Access and Circulation: The main vehicle access point into the new parking garage would occur from the east side of the building along Medical Plaza Drive. Two secondary access points are provided as shown in Figure 2 below. The existing driveways along Medical Plaza Drive would provide entrances to the surface parking lot behind the parking garage, and the existing Medical Office Building 3 (Figure 2).

Figure 2: Vehicle Entrances

Pedestrian Access and Circulation: As part of the site improvements, the applicant proposes to remove the existing asphalt paving around the perimeter of the project site, as well as the existing surface parking lot. Sidewalks around the perimeter of the parking garage expansion would match the existing pedestrian walkway found adjacent to the existing parking garage, which include a five-foot sidewalk along Medical Plaza Drive and landscaping. The new parking garage will construct a sidewalk around the perimeter of the building that will connect to the adjacent sidewalks and provide pedestrian access to the parking garage.

Pedestrian connection between the future MOB 7 and the new parking garage will occur on the northern side of the parking garage across Medical Plaza Drive. In anticipation of the increase of foot traffic between the future MOB 7 and the new parking garage, the applicant proposes two (2) raised pedestrian crosswalks (Figure 3). The raised crosswalk would act as traffic calming measure and provide enhanced safety and visibility for pedestrians crossing between the medical office buildings and the parking garage. As proposed, the project is consistent with the CDG related to pedestrian access and circulation.

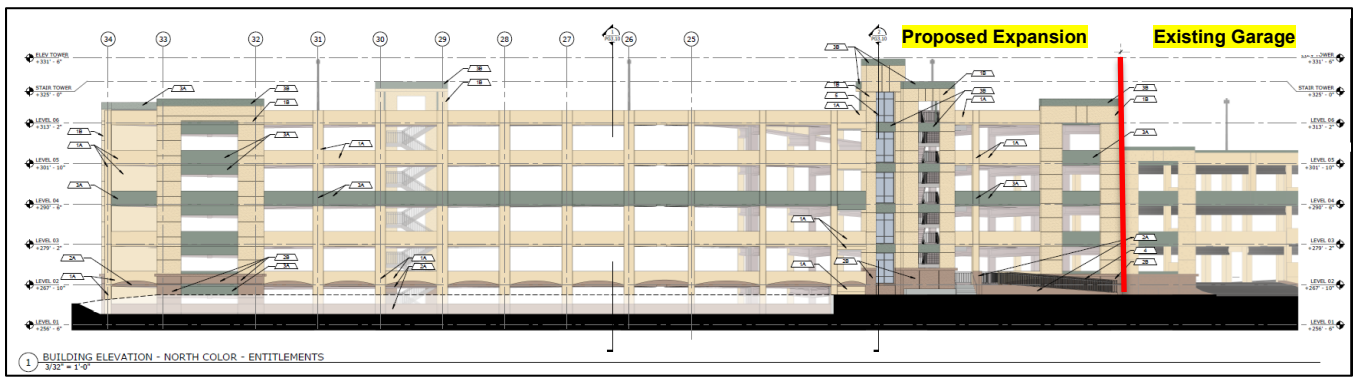
Figure 3: Proposed Raised Pedestrian Crosswalks



Elevations and Visual Impact Analysis: The NERSP and Environmental Impact Report requires that a visual impact analysis be performed prior to approval of building elevations for the Sutter Medical Campus. This visual analysis is required through the Design Review Permit process. The applicant has prepared the required visual analysis as shown in Exhibit C.

As shown below (Figure 4), the applicant proposes the six-story parking garage expansion to emulate the existing five-story parking garage. This includes using the same finish materials as found on the existing parking garage, including exposed concrete and cement plaster colored to match the existing garage finish. A new elevator and stair tower is proposed along the north side of the parking garage and will serve as a focal point for the garage. An additional egress stair is located at the southeast corner of the building. The architectural features and finishes of the elevator and stair towers will match the architectural language of the existing structure, including a glazed curtain wall at the elevator tower.

Figure 4: North Building Elevation



The proposed parking garage expansion would have an overall height of approximately 75-feet to the top of the stairs and elevator tower. The light standards on the six-floor of the garage would also be at approximately the same height as the elevator tower. Due to the change in grade where the parking garage expansion is proposed, the first floor of the garage will be partially below the elevation of Medical Plaza Drive and the existing garage. However, the expansion will connect both garages at each level.

The floor height of the garage will be approximately 11-feet from finished floor to finished floor. The visual analysis submitted by the applicant provides photo simulation of the proposed parking garage expansion from Secret Ravine Parkway and Medical Plaza, and the Phoenician Apartments located north of the project site (Exhibit C). While the proposed building may be visible from Secret Ravine Parkway and the existing apartment complex, its visual impacts will be minor due to its location within the SRMC, its proximity to other buildings, and being designed consistent with the other buildings in the campus. The height and scale of the parking garage expansion is also consistent with the existing parking garage on-site. Therefore, staff supports the proposed parking garage expansion design and height.

Parking: The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission if justified through a parking study. The drive aisles and parking space dimensions will meet the City's Zoning Ordinance standards. The City's Zoning Ordinance allows up to 30% of the total parking spaces to be designed as compact parking stalls. The applicant is proposing to construct the parking garage with a total of 33% compact parking stalls. This request is consistent with the previously approved parking garage. Given the smaller turning dimensions inside a parking garage it is quite common to have a greater number of compact spaces than surface parking lots. Staff finds the proposed parking garage expansion to be similar to the previous entitlements and is in compliance with the City's Zoning Ordinance.

The applicant has submitted a parking study that was completed by Fehr and Peers and dated January 31, 2022 (Attachment 3). The study identifies a medical office parking ratio of 3.31 spaces per 1,000 square feet of gross building area. This rate was derived by conducting parking surveys of the campus and utilizing the Institute of Transportation Engineers (ITE) Parking generation, 5th Edition, to separate the amount of parking required for medical office uses versus hospital uses. As previously mentioned, the applicant proposes the construction of MOB 7 (File#PL22-0061) which necessitated the parking garage expansion. As a result, the Fehr and Peers parking study analyzed both projects (i.e. the parking garage and MOB 7) and found that the new MOB 7 would require 332 new parking spaces to meet the parking ratio of 3.31 spaces per 1,000 square feet of gross building area. The parking garage expansion would create 551 new parking spaces and when added to the 477 parking spaces in the existing parking garage would provide for a total of 1,028 parking spaces. These spaces will continue to support the existing uses within the campus as well as the proposed 100,000 square foot MOB 7. Overall, the parking garage design complies with the City's Zoning Ordinance and the Community Design Guidelines.

Landscaping: Landscaping for the project site consists of a similar landscape palette as that of the existing parking garage. Landscaping is proposed around the perimeter of the parking garage expansion, including large shade trees (Sweet Bay, Callery Pear, Red Oak, and Black Locust) and smaller shade trees (Chinese Pistache, Lacebark Elm, Norway Maple, Armstrong Red Maple, Italian Alder, Columnar Atlas Cedar, and Maidenhair Tree). Shrubs ranging from six (6) inches to four (4) feet in height will be planted along the driveway entrance and the back of the parking garage. Overall, the landscape design is consistent with the existing plant palette used for the parking garage and is consistent with the CDG, the NERSP, and the City's Water Efficient Landscape Ordinance.

Lighting: The parking garage will include LED pole-mounted lights, on the top parking deck, with an overall height of approximately eighteen (18) feet. This height complies with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25 feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. In addition, the photometric plan demonstrates compliance with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). Further, the visual impact analysis submitted by the applicant illustrates a night time view from the apartments which

shows how the proposed garage, in comparison to the existing parking garage, would appear in the evening. Overall, the proposed lighting of the parking garage expansion is consistent with the City's Zoning Ordinance, the NERSP, and CDG standards.

CONCLUSION

The proposed project is consistent with the City's General Plan, Zoning Ordinance, CDG, and the NERSP. Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit.

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.

The applicant held a virtual neighborhood meeting on April 5, 2022. The applicant answered questions from the audience regarding the view sheds of the proposed parking garage expansion and the new MOB 7. Additionally, a business owner asked if Sutter would provide a shuttle service for employees and patients to use during construction. The applicant is planning on providing a shuttle service while the project is under construction.

Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 29, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The City of Roseville, acting as Lead Agency, prepared an Initial Study/ Negative Declaration (IS/ND) to evaluate the environmental effects of the project. Staff recommends the Planning Commission consider and adopt the proposed Negative Declaration (Exhibit A). The public review period for the proposed Negative Declaration began on April 12, 2022 and ended on May 2, 2022. The IS/ND was made available for public review online at: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505. To date, no comments have been received.

RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration.
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 12 Medical Plaza – NERSP PCL 25 – Sutter Parking Garage Expansion –PL22-0024 subject to sixty-three (63) conditions of approval**.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0024

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 12, 2022** and if not effectuated shall expire on **May 12, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 12, 2025**. (Planning)

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

3. The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 12 Medical Plaza. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

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

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

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

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

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

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

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

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

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

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

12. 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, Engineering)

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

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

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

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

    f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

    g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

    h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

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

16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of

the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

17. 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)

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

19. 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)

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

21. 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)

22. 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)

23. 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)

24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Clean Air spaces shall be marked "CLEAN AIR/CARPOOL/EV". (Alternative Transportation, Building).

25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The

storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

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

27. 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)

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

29. 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)

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

31. 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)

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

33. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Sutter Roseville to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

34. 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)

35. 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)

36. 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)

37. 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

38. 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)

39. 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)

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

    a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

    b. Other easements (please specify). (Electric, Engineering, Environmental Utilities)

42. 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)

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

44. 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)

45. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for Sutter Roseville to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

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

47. 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)

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

49. 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)

50. 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)

51. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

52. 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)

53. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

54. 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)

55. 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)

56. 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)

57. 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)

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

59. 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)

60. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

61. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

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

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

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

    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Approved 2006 Sutter Master Plan
2. Approved 2014 Overall Campus Site Plan
3. Fehr and Peers Parking Study for Sutter Roseville Medical Center

EXHIBITS

A. Initial Study/Negative Declaration
B. Plans
C. Visual impact analysis

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.

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VIA EMAIL ONLY

May 11, 2022

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Re: Sutter Parking Garage Expansion and Medical Office Building 7
Negative Declaration (File Nos. PL22-0024, PL22-0061)
Planning Commission Agenda Item 6.2 (May 12, 2022)

Dear Chair Jense, Vice Chair Martin, Honorable Planning Commissioners, and Ms. Mar,

I am writing on behalf of the Laborers International Union of North America, Local Union 185 and its members ("LIUNA") living in and around the City of Roseville ("City") regarding the Negative Declaration ("ND") prepared for the Sutter Parking Garage Expansion and Medical Office Building 7 Project ("Project") (File Nos. PL22-0024, PL22-0061) to be heard as Agenda Item 6.2 at the Planning Commission's May 12, 2022 meeting.

LIUNA's review of the ND was assisted by indoor air quality expert Francis Offermann, PE, CIH, noise expert Deborah Jue of Wildon Ihrig, and air quality experts Matt Hagemann, P.G., C.Hg., and Paul E. Rosenfeld, Ph.D., of the Soil/Water/Air Protection Enterprise ("SWAPE"). The written comments of Mr. Offermann, Ms. Jue, and SWAPE are attached hereto as Exhibit A, Exhibit B and Exhibit C, respectively. Based on their review, it appears that several of the MND's conclusions are not supported by substantial evidence and, moreover, there is a "fair argument" that the Project may have unmitigated adverse environmental impacts. As required by CEQA, LIUNA requests that the City prepare an environmental impact report ("EIR") rather than a ND prior to approving the Project.

PROJECT DESCRIPTION

The Project consists of two components: (1) the expansion of an existing five-story parking garage with a six-story parking addition ("Garage Expansion") and (2) a new medical office building ("MOB"). Both components are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The Garage Expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level. The MOB would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB4.

The Garage Expansion site is approximately 0.94 acres in size and contains an existing surface parking lot with lighting and landscaping. The MOB site is approximately 1.64 acres in size and is developed with surface parking, lighting, and landscaping. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB is proposed to be constructed in two-phases: Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building.

LEGAL STANDARD FOR NEGATIVE DECLARATIONS

As the California Supreme Court held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." (*Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist*. (2010) 48 Cal.4th 310, 319-20.) "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." (Pub. Res. Code ["PRC"] § 21068; see also 14 CCR § 15382.) An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial." *(No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83.) "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.) The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." (*Bakersfield Citizens*, *supra*, 124 Cal.App.4th at 1220.) The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.) The EIR process "protects not only the environment but also informed self-government." (*Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.)

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." (PRC § 21080(d); see also *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.) In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration unless there is a "fair argument" that the project will have a significant environmental effect. (PRC, §§ 21100, 21064.) Since "[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process," by allowing the agency "to dispense with the duty [to prepare an EIR]," negative declarations are allowed only in cases where "the proposed project will not affect the environment at all." (*Citizens of Lake Murray v. San Diego* (1989) 129 Cal.App.3d 436, 440.) A mitigated negative declaration is proper only if the project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on the environment would occur, and . . . there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." (*Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331 [quoting PRC §§ 21064.5, 21080(c)(2)].) In that context, "may" means a reasonable possibility of a significant effect on the environment. (PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927*; League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904-05.)

Under the "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. (14 CCR § 15064(f)(1); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.) The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. (*Pocket Protector*s, *supra*, 124 Cal.App.4th at 928.)

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

(Kostka & Zishcke, Practice Under CEQA, §6.29, pp. 273-74.) The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference

to the lead agency's determination. Review is de novo, with a preference for resolving doubts in favor of environmental review." *(Pocket Protectors*, *supra*, 124 Cal.App.4th at 928.)

DISCUSSION

I. The proposed Conditions of Approval contain environmental mitigation measures that are not discussed or incorporated in the ND's analysis of the Project.

According to Staff's proposed Conditions of Approval, "The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration." (Staff Report, p. 8.) However, there is no mention of the Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration ("MOB 6 MND") or its mitigation measures in the ND. The ND lists three "environmental documents relied upon" for its analysis of the Project: (1) 2035 General Plan Update Final Environmental Impact Report; (2) Northeast Roseville Specific Plan Environmental Impact Report; and (3) Sutter Roseville Medical Center Master Plan Environmental Impact Report. The ND makes no mention of mitigation measures from those environmental documents or any other environmental document, including the MOB 6 MND.

Rather than discuss mitigation measures that may be applied to the Project from other EIRs and MNDs, the ND simply concluded that every single environmental impact of the Project would be less than significant without mitigation. (See, e.g., Initial Study, pp. 13 [Air Quality], 20 [Energy], 24 [Greenhouse gases], 26 [Hazards], 33 [Noise].) If the Project requires mitigation measures from the MOB 6 MND to ensure less-than-significant impacts, then those mitigation measures must be discussed and incorporated into the ND. Because the ND does not mention the MOB 6 MND at all, the ND's conclusions are not supported by substantial evidence and it should be revised prior to further consideration of the Project.

II. An EIR is required to disclose and the Project's significant indoor air quality impacts from emissions of formaldehyde.

The ND fails to address the significant health risks posed by the Project from formaldehyde, a toxic air contaminant ("TAC"). Certified Industrial Hygienist, Francis Offermann, PE, CIH, has conducted a review of the Project, the ND, and relevant documents regarding the Project's indoor air emissions. Mr. Offermann is one of the world's leading experts on indoor air quality, in particular emissions of formaldehyde, and has published extensively on the topic. As discussed below and set forth in Mr. Offermann's comments, the Project's emissions of formaldehyde to air in the MOB will result in very significant cancer risks to future employees. Mr. Offermann's expert opinion and calculation present a "fair argument" that the Project may have significant health risk impacts as a result of these indoor air pollution emissions, which were not discussed, disclosed, or analyzed in the ND. These impacts must be addressed in an EIR. Mr. Offermann's comment and CV are attached as Exhibit A.

Formaldehyde is a known human carcinogen and listed by the State as a TAC. The Placer County Air Pollution Control District ("PCAPCD") has established a significance threshold of health risks for carcinogenic TACs of 10 in a million. (Ex. A, p. 2.) The ND fails to acknowledge the significant indoor air emissions that will result from the Project. Specifically, there is no discussion of impacts or health risks, no analysis, and no identification of mitigations for significant emissions of formaldehyde to air from the Project.

Mr. Offermann explains that many composite wood products typically used building construction contain formaldehyde-based glues which off-gas formaldehyde over a very long time period. He states, "The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particle board. These materials are commonly used in residential, office, and retail building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims." (Ex. A, pp. 2-3.)

Mr. Offermann states that future employees of the MOB will be exposed to a cancer risk from formaldehyde of approximately 17.7 per million, even assuming that all materials are compliant with the California Air Resources Board's formaldehyde airborne toxics control measure. (Ex. A, p. 4.) This exceeds PCAPCD's CEQA significance thresholds for airborne cancer risk of 10 per million. (*Id*.) Mr. Offermann concludes that these significant environmental impacts must be analyzed in an EIR and mitigation measures should be imposed to reduce the risk of formaldehyde exposure. (*Id*. at pp. 4, 11-12.) He prescribes a methodology for estimating the Project's formaldehyde emissions in order to do a more project-specific health risk assessment. (*Id*. at pp. 5-9.). Mr. Offermann also suggests several feasible mitigation measures, such as requiring the use of no-added-formaldehyde composite wood products, which are readily available. (*Id*. at pp. 11-12.) Mr. Offermann also suggests requiring air ventilation systems which would reduce formaldehyde levels. (*Id*. at p. 12.) Since the ND does not analyze this impact at all, none of these or other mitigation measures have been considered.

When a Project exceeds a duly adopted CEQA significance threshold, as here, this alone establishes substantial evidence that the project will have a significant adverse environmental impact. Indeed, in many instances, such air quality thresholds are the only criteria reviewed and treated as dispositive in evaluating the significance of a project's air quality impacts. (See, e.g. *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960 [County applies Air District's "published CEQA quantitative criteria" and "threshold level of cumulative significance"]; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 ["A 'threshold of significance' for a given environmental effect is simply that level at which the lead agency finds the effects of the project to be significant"].) The California Supreme Court made clear the substantial importance that an air district significance threshold plays in providing substantial evidence of a significant adverse impact. (*Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 327 ["As the District's established significance threshold for NOx is 55 pounds per day, these estimates [of NOx emissions of 201 to 456 pounds per day] constitute substantial evidence supporting a fair argument for a significant adverse impact."].) Since expert evidence

demonstrates that the Project will exceed the PCAPCD's CEQA significance threshold, there is substantial evidence that an "unstudied, potentially significant environmental effect[]" exists. (See *Friends of Coll. of San Mateo Gardens v. San Mateo Cty. Cmty. Coll. Dist*. (2016) 1 Cal.5th 937, 958 [emphasis added].) As a result, the City must prepare an EIR for the Project to address this impact and identify enforceable mitigation measures.

The failure of the ND to address the Project's formaldehyde emissions is contrary to the California Supreme Court's decision in *California Building Industry Ass'n v. Bay Area Air Quality Mgmt. Dist*. (2015) 62 Cal.4th 369, 386 (*CBIA*). In that case, the Supreme Court expressly holds that potential adverse impacts to future users and residents from pollution generated by a proposed project must be addressed under CEQA. At issue in *CBIA* was whether the Air District could enact CEQA guidelines that advised lead agencies that they must analyze the impacts of adjacent environmental conditions on a project. The Supreme Court held that CEQA does not generally require lead agencies to consider the environment's effects on a project. (*CBIA*, *supra*, 62 Cal.4th at 800-01.) However, to the extent a project may exacerbate existing environmental conditions at or near a project site, those would still have to be considered pursuant to CEQA. (*Id*. at 801.) In so holding, the Court expressly held that CEQA's statutory language required lead agencies to disclose and analyze "impacts on a project's users or residents that arise from the project's effects on the environment." (*Id*. at 800.)

The carcinogenic formaldehyde emissions identified by Mr. Offermann are not an existing environmental condition. Those emissions to the air will be from the Project. People will be working inside the MOB once it is built and begins emitting formaldehyde. Once built, the MOB will begin to emit formaldehyde at levels that pose significant direct and cumulative health risks. The Supreme Court in *CBIA* expressly finds that this type of air emission and health impact by the project on the environment and a "project's users and residents" must be addressed in the CEQA process. The existing TAC sources near the Project site would have to be considered in evaluating the cumulative effect on future residents of both the Project's TAC emissions as well as those existing off-site emissions.

The Supreme Court's reasoning is well-grounded in CEQA's statutory language. CEQA expressly includes a project's effects on human beings as an effect on the environment that must be addressed in an environmental review. "Section 21083(b)(3)'s express language, for example, requires a finding of a 'significant effect on the environment' (§ 21083(b)) whenever the 'environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.'" (*CBIA*, *supra*, 62 Cal.4th at 800 [emphasis in original].) Likewise, "the Legislature has made clear—in declarations accompanying CEQA's enactment—that public health and safety are of great importance in the statutory scheme." (*Id*., citing e.g., §§ 21000, subds. (b), (c), (d), (g), 21001, subds. (b), (d).) It goes without saying that the thousands of future residents at the Project are human beings and the health and safety of those residents must be subjected to CEQA's safeguards.

The City has a duty to investigate issues relating to a project's potential environmental impacts. (See *County Sanitation Dist. No. 2 v. County of Kern*, (2005) 127 Cal.App.4th 1544,

1597–98. ["[U]nder CEQA, the lead agency bears a burden to investigate potential environmental impacts."].) The proposed office buildings will have significant impacts on air quality and health risks by emitting cancer-causing levels of formaldehyde into the air that will expose future residents to cancer risks potentially in excess of PCAPCD's threshold of significance for cancer health risks of 10 in a million. Currently, outside of Mr. Offermann's comments, the City does not have any idea what risks will be posed by formaldehyde emissions from the Project or the residences. As a result, the City must include an analysis and discussion in an EIR which discloses and analyzes the health risks that the Project's formaldehyde emissions may have on future residents and identifies appropriate mitigation measures.

III. The ND inadequately analyzes and mitigates the Project's noise impacts.

Noise expert Deborah Jue of the consulting firm Wilson Ihrig reviewed the MND's analysis of the Project's noise impacts. Ms. Jue's comment letter is attached as Exhibit B. As discussed below, Ms. Jue concluded that the MND failed to properly analyze and mitigate the Project's noise impacts and, as a result, the Project may cause significant impacts.

A. The ND fails to provide any context or analysis from the Sutter Roseville Medical Center Master Plan EIR.

Although the ND claims to incorporate prior environmental documents, including the Sutter Roseville Medical Center Master Plan EIR (Initial Study, pp. 7-8), there is no discussion of the information potentially used from the prior EIRs to evaluate the Project's impacts, such as significance thresholds, impacts, and mitigation measures. (Ex. B, p. 1.) Furthermore, the prior EIRs are not all available from CEQANet or the City's website. (Id.) Without making the prior documentation available or discussing how the information contained in those EIRs applies to this Project, the ND lacks the context and analysis necessary to determine that the Project's impacts would be less than significant.

B. The ND fails to properly establish thresholds of significance for the Project's noise impacts.

The ND failed to establish and apply proper significance thresholds for the Project's noise impacts. (Ex. B, pp. 1-2.) Although the ND claims that the City's CEQA Implementing Procedures determined that compliance with the City's Noise Ordinance would be sufficient to to find that the Project's noise impacts would be less than significant, Ms. Jue notes that the City's CEQA Implementing Procedures "include[] no discussion about CEQA thresholds to use in CEQA analysis." (Ex. B, p. 2.) As such, "there is no evidence to substantiate that the noise ordinance is sufficient to determine potential significance." (Id.)

Ms. Jue suggests a number of possible significance thresholds that the City could apply to this Project's noise impacts. (Ex. B, pp. 2-3.) These thresholds include sleep disturbance (Ex. B, pp. 2-3), speech disturbance (Ex. B, p. 3), noise and vibration thresholds for construction (Ex. B, p. 3), and actual compliance with the Noise Ordinance (Ex. B, p. 3). Because the ND did not

provide any quantitative analysis of the Project's noise impacts, there is no evidence that the Project's noise levels will not exceed these thresholds or any other thresholds the City may adopt.

C. The ND's analysis of the Project's noise impacts is incomplete.

Ms. Jue notes that the ND provided incomplete analyses of the noise impacts from mechanical equipment on the roof of the MOB and from construction noise. (Ex. B, p. 3-4.)

For the mechanical equipment, "[t]he ND provides no evidence that the rooftop equipment for the MOB would comply with the Municipal code, and provides no evidence that the addition of such equipment would be less than significant at the nearest residential structure, which is only 120 ft away.) (Ex. B, p. 3.) The ND's failure to provide any substantive information about the mechanical equipment obscures a potentially significant impact. If two commercial-use air handling cooling systems are in operation, "the resulting noise level at the nearest residence would be 49 to 65 dBA, exceeding the City's daytime and nighttime noise limits. (Id.) In addition to the potentially significant impact from cooling systems, the ND also fails to discuss emergency/backup generators, which would only add to the Project's significant noise levels. (Id.) By failing to fully analyze these impacts, the ND omits potentially significant impacts and fails to provide substantial evidence that the Project's noise impacts will be less than significant without mitigation.

D. An EIR is required due to a fair argument that the Project's construction noise may result in a significant impact.

Ms. Jue calculated sample noise levels for five pieces of construction equipment: hoe ram, excavator/dozer, crane, front end loader, and pneumatic tools. (Ex. B, Table 1, p. 4.) According to her calculations of noise levels during demolition and site preparation, "noise from a hoe ram, excavator, or dozer could generate noise as high as 72 to 86 dBA Lmax at the nearest residence, with on-going noise over several hours each day ranging from 68 to 79 dBA Leq." (Ex. B, p. 4.) For construction, "the noise from a crane, front end loader or pneumatic tools would range from 67 to 77 dBA Lmax, with on-going noise levels of 63 to 74 dBA Leq. (Id.) Her calculations assumed that the equipment was not being used at the same time. If equipment use of different types overlapped, the noise impact would be even greater. According to Ms. Jue, these exterior noise levels would all cause speech interference at interior locations based on guidance from the World Health Organization. Due to Ms. Jue's a fair argument that the Project may result in significant noise impacts, the ND is inappropriate and an EIR must be prepared.

E. The ND fails to adequately mitigate the Project's noise impacts.

As noted above, the Project's mechanical equipment and construction noise/vibrations could result in significant impacts to the nearby residences and offices. Ms. Jue suggests several mitigation measures to address these impacts, including (1) selection, siting and/or screening of the mechanical equipment, (2) sound barrier or blankets for construction noise, and (3) buffer

distances for noisy activities and stationary equipment. (Ex. B, p. 4.) The City should revise the ND to fully analyze the Project's noise impacts and apply the abov mitigation measures (or others) as appropriate.

IV. An EIR is Required to Disclose and Mitigate the Project's Significant Air Quality Impacts from Emissions of ROGs.

A. The MND's analysis of the Project's air quality impacts is not supported by substantial evidence.

SWAPE found that the ND underestimated the Project's emissions and therefore cannot be relied upon to determine the significant of the Project's air quality impacts. (Ex. C, pp. 2-3.) The MND relies on emissions calculated from the California Emissions Estimator Model Version CalEEMod.2016.3.2 ("CalEEMod"). (*Id*. at p. 2.) This model, which is used to generate a project's construction and operational emissions, relies on recommended default values based on site specific information related to a number of factors (*Id*.) CEQA requires that any changes to the default values must be justified by substantial evidence.

SWAPE reviewed the Project's CalEEMod output files and found that the values input into the model were inconsistent with information provided in the ND. (Ex. C, p. 2.) This results in an underestimation of the Project's emissions. (*Id*.) As a result, an EIR should be prepared that adequately evaluates the Project's air quality impacts. (*Id*. at pp. 2-3.)

Specifically, SWAPE found that the following values used in the MND's air quality analysis were either inconsistent with information provided in the MND or otherwise unjustified:

1. Underestimated Land Use Size (Ex. C, p. 3.)
2. Underestimated Land Use Size (Ex. C, pp. 3-4.)

As a result of these errors, the ND underestimates the Project's construction and operational emissions and cannot be relied upon to determine the significance of the Project's air quality impacts.

B. SWAPE's updated analysis of the Project's air quality impacts establishes a fair argument that the Project may result in significant emissions of ROGs.

In an effort to accurately determine the proposed Project's construction and operational emissions, SWAPE prepared an updated CalEEMod model that includes more site-specific information and correct input parameters. (Ex. C, p. 4.) SWAPE's updated analysis accounted for the entire 100,000 square feet of the MOB. (*Id*.) SWAPE's updated analysis found that the Project's construction-related ROG emissions exceed the of 82 pounds per day ("lbs/day") significance threshold set by PCAPCD, as shown below. (*Id*.)

SWAPE Criteria Air Pollutant Emissions	
Construction	**ROG** (lbs/day)
IS/ND	17
SWAPE	98
% Increase	476%
PCAPCD Threshold	**82**
Exceeds?	***Yes***

SWAPE's expert analysis of the Project's construction emissions establishes that the Project may result in significant ROG. Under CEQA, SWAPE's fair argument requires that the City prepare an EIR to disclose and mitigate this impact.

VI. An EIR is required for the Project's potentially significant greenhouse gas impacts.

The ND improperly concludes that the Project's greenhouse gas ("GHG") impacts would be less than significant. The ND relies on the City's General Plan Update ("GPU") EIR, which concluded that, even with mitigation, GHG impacts would be significant and unavoidable. The ND then jumps to the conclusion that the Project's GHG impacts would be less than significant because "[t]he project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR." (Initial Study, p. 26.) However, even if the project complies with the City's General Plan policies, it does not follow that the Project's impacts are necessarily less than significant. The GPU EIR concluded that GHG impacts would be significant and unavoidable, so compliance with the General Plan in no way indicates less-than-significant GHG impacts. Instead, the City needs to evaluate *this* Project's GHG impacts to see if they remain significant and unavoidable.

Although the City may tier the Project's GHG impacts from the GPU EIR, an ND is inappropriate where the Project will result in significant and unavoidable impacts. In the case *Communities for a Better Environment v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 122-25, the court of appeal held that when a "first tier" EIR admits a significant, unavoidable environmental impact, then the agency must prepare second tier EIRs for later projects to ensure that those unmitigated impacts are "mitigated or avoided." (*Id.*) The court reasoned that the unmitigated impacts were not "adequately addressed" in the first tier EIR since the impacts were not "mitigated or avoided." (*Id.*) Thus, significant effects disclosed in first tier EIRs will trigger second tier EIRs unless such effects have been "adequately addressed," in a way that ensures the effects will be "mitigated or avoided." (*Id.*) When a project tiers from a prior EIR but still results in significant and unavoidable impacts, a second tier is required as well as a new Statement of Overriding Considerations. The court explained, "The requirement of a statement of overriding considerations is central to CEQA's role as a public accountability statute; it requires public officials, in approving environmental detrimental projects, to justify their decisions based on

counterbalancing social, economic or other benefits, and to point to substantial evidence in support." (*Id*. at pp. 124-25.)

Here, the ND made no attempt to determine whether the Project's individual GHG impacts would actually be less than significant. In order to evaluate the Project's GHG impacts, SWAPE quantified the Project's GHG emissions and compared them to the PCAPCD's De Minimis Level operational threshold of 1,100 metric tons of carbon dioxide equivalents per year ("MT CO2e/year"). (Ex. C, p. 6.) As shown below, the Project's GHG emissions exceed the PCAPCD threshold:

SWAPE Annual Greenhouse Gas Emissions	
Project Phase	**Proposed Project** (MT CO_2e/year)
Area	*0.00*
Energy	*519.71*
Mobile	*1,837.00*
Waste	*543.13*
Water	*33.48*
Total Annual Emissions	2,933.32
PCAPCD De Minimis Level	**1,100**
Exceeds?	***Yes***

SWAPE's calculation establish a fair argument that the Project may result in significant GHG impacts. Unless the City can ensure that the GUP EIR reduces this impact to a less-than-significant level, an EIR and new Statement of Overriding Considerations is required under CEQA. SWAPE suggests numerous mitigation measures that could be applied to this Project to reduce the GHG impacts. (Ex. C, pp. 9-11.) The City should evaluate these feasible mitigation measures and incorporate them into a new EIR for the Project.

VII. The ND fails to consider renewable energy alternatives.

When analyzing a project's energy use to determine if it creates significant effects, CEQA requires a discussion of whether any renewable energy features could be incorporated into the project. (*League to Save Lake Tahoe Mountain Area Preservation Foundation v. County of Placer* (2022) 75 Cal.App.5th 63, 167 (*League to Save Lake Tahoe*).) Compliance with state and local regulatory programs is not sufficient to determine that a project will not result in a wasteful or inefficient use of energy. (*Id*. at p. 165.)

Although the ND discusses the Project's consistency with the Northeast Roseville Specific Plan EIR (ND, pp. 21-22), there is no discussion of "whether any renewable energy features could be incorporated into the project as part of determining whether the project's impacts on energy resources were significant." (See *League to Save Lake Tahoe*, *supra*, 75 Cal.App.5th at p. 168.) An updated energy analysis should be conducted and circulated in a revised ND or EIR in order to comply with CEQA.

CONCLUSION

LIUNA's experts have established a fair argument that the Project may have significant impacts on related to formaldehyde, ROGs, GHGs, and noise. Furthermore, the ND's analyses of these impacts as well as energy impacts, are not supported by substantial evidence. Therefore, LIUNA respectfully requests that the City prepare and circulate an EIR prior to further consideration of the Project.

Sincerely,

Brian B. Flynn
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EXHIBIT A

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Date: May 11, 2022

To: Brian Flynn
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From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: Sutter Parking Garage and Medical Office Building 7 Project, Roseville, CA. (IEE File Reference: P-4575)

Pages: 18

Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings relative to outdoor air because many of the materials and products used indoors contain and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson, 2011). With respect to indoor air contaminants for which inhalation is the primary route of

exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

Indoor Formaldehyde Concentrations Impact. In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m^3, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m^3, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m^3. The median indoor formaldehyde concentration was 36 µg/m^3, and ranged from 4.8 to 136 µg/m^3, which corresponds to a median exceedance of the 2 µg/m^3 NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m^3, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the Placer County Air Pollution Control District (PCAPCD, 2017).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m^3 to 28% for the Acute REL of 55 µg/m^3.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019), and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentration of 22.4 $\mu g/m^3$ (18.2 ppb) as compared to a median of 36 $\mu g/m^3$ found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of 24.1 $\mu g/m^3$, which is 33% lower than the 36 $\mu g/m^3$ found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

With respect to the Sutter Parking Garage and Medical Office Building 7 Project, Roseville, CA, the buildings consist of a parking garage and a medical office building.

The employees of the medical office building are expected to experience significant indoor

exposures (e.g., 40 hours per week, 50 weeks per year). These exposures for employees are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in offices, warehouses, residences and hotels.

Because the medical office building spaces will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code required amount of outdoor air, the indoor formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1 $\mu g/m^3$ (Singer et. al., 2020)

Assuming that the medical office building employees work 8 hours per day and inhale 20 m^3 of air per day, the formaldehyde dose per work-day is 161 µg/day.

Assuming that these employees work 5 days per week and 50 weeks per year for 45 years (start at age 20 and retire at age 65) the average 70-year lifetime formaldehyde daily dose is 70.9 µg/day.

This is 1.77 times the NSRL (OEHHA, 2017a) of 40 µg/day and represents a cancer risk of 17.7 per million, which exceeds the CEQA cancer risk of 10 per million. This impact should be analyzed in an environmental impact report ("EIR"), and the agency should impose all feasible mitigation measures to reduce this impact. Several feasible mitigation measures are discussed below and these and other measures should be analyzed in an EIR.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not ensure that the indoor air will have concentrations of formaldehyde that substantially exceed 10 per million. The permissible emission rates for

ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can ensure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analyses can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings and/or the design minimum outdoor air ventilations rates such that cancer and non-cancer guidelines are not exceeded.

1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate

zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m^2 of material/m^2 floor area, units of furnishings/m^2 floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m^2-h) and the area (m^2) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate testing methods.

CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines

(OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e., $\mu g/m^2$-h) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than 31 $\mu g/m^2$-h, but not the actual measured specific emission rate, which may be 3, 18, or 30 $\mu g/m^2$-h. These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (https://berkeleyanalytical.com), to measure the formaldehyde emission rate.

4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e. µg/h) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the

indoor formaldehyde concentration (µg/m^3) from Equation 1 by dividing the total formaldehyde emission rates (i.e. µg/h) as determined in Step 4, by the design minimum outdoor air ventilation rate (m^3/h) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad \text{(Equation 1)}$$

where:

C_{in} = indoor formaldehyde concentration (µg/m^3)

E_{total} = total formaldehyde emission rate (µg/h) into the IAQ Zone.

Q_{oa} = design minimum outdoor air ventilation rate to the IAQ Zone (m^3/h)

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 "Calculation of Estimated Building Concentrations" of the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

1.) reducing the amount materials and/or furnishings that emit formaldehyde
2.) substituting a different material with a lower area-specific emission rate of

formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to ensure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Impact. Another important finding of the CNHS, was that the outdoor air ventilation rates in new homes without mechanical outdoor air ventilation were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never

open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

The Sutter Parking Garage and Medical Office Building 7 Project is close to roads with moderate to high traffic (e.g., I-80, CA-65, Secret Ravine Parkway, East Roseville Parkway, Medical Plaza Drive, etc.).

The Project noise assessment in the Negative Declaration and Initial Study (City of Roseville, 2022), contains no current or future assessment of the ambient noise levels resulting from the nearby roadway traffic. In my professional opinion the ambient noise levels resulting from the nearby roadway traffic will be significant and require specific mitigation measures. An acoustic assessment of the current or future ambient noise levels resulting from the nearby roadway traffic should be conducted.

As a result of the anticipated high outdoor noise levels, the Project will likely require a mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

PM_{10} and $PM_{2.5}$ Outdoor Concentrations Impact. According to the Negative Declaration and Initial Study (City of Roseville, 2022), the Project is located in the Sacramento Valley Air Basin, which is a State non-attainment area for PM_{10} and a Federal non-attainment area for $PM_{2.5}$.

An air quality analyses should to be conducted to determine the concentrations of PM_{10} and $PM_{2.5}$ in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and

projected future emissions from local sources upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the State PM_{10} and Federal $PM_{2.5}$ concentrations, then the buildings will need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor PM_{10} and $PM_{2.5}$ are less than the State and Federal requirements.

Thus the Project will likely require installation of high efficiency air filters (i.e. MERV 13 or higher) in all mechanically supplied outdoor air ventilation systems.

Indoor Air Quality Impact Mitigation Measures

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not insure indoor formaldehyde concentrations that are below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct

using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft^2 of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

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APPENDIX A

INDOOR FORMALDEHYDE CONCENTRATIONS
AND THE
CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to "reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California"*. In other words, the CARB ATCM regulations do not "assure healthful indoor air quality", but rather "reduce formaldehyde emissions from composite wood products".

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not "*assure healthful indoor air quality"* when CARB Phase 2 products are utilized. As shown in the Chan 2019 study of new California homes, the median indoor formaldehyde concentration was of 22.4 $\mu g/m^3$ (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272 ft^2), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California Department of Public Health,

Richmond, CA. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m^3/h) calculated for this model residence. For the composite wood formaldehyde emission rates I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft^2 (0.7% of the floor area), or
Particle Board – 30 ft^2 (1.3% of the floor area), or
Hardwood Plywood – 54 ft^2 (2.4% of the floor area), or
Thin MDF – 46 ft^2 (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry, could be used without causing indoor formaldehyde concentrations that result in CEQA

cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

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Education

- M.S. Mechanical Engineering Stanford University, Stanford, CA.
- Graduate Studies in Air Pollution Monitoring and Control University of California, Berkeley, CA.
- B.S. in Mechanical Engineering Rensselaer Polytechnic Institute, Troy, N.Y.

Professional Affiliations

ACGIH, AIHA, ASHRAE, CSI, ASTM, ISIAQ, PARMA, and USGBC

Work Experience

Mr. Offermann PE, CIH, has 36 years experience as an IAQ researcher, technical author, and workshop instructor. He is president of Indoor Environmental Engineering, a San Francisco based IAQ R&D consulting firm. As president of Indoor Environmental Engineering, Mr. Offermann directs an interdisciplinary team of environmental scientists, chemists, and mechanical engineers in indoor air quality building investigations. Under Mr. Offermann's supervision, IEE has developed both pro-active and reactive IAQ measurement methods and diagnostic protocols. He has supervised over 2,000 IAQ investigations in commercial, residential, and institutional buildings and conducted numerous forensic investigations related to IAQ.

Litigation Experience

Mr. Offermann has been qualified numerous times in court as an expert in the field of indoor air quality and ventilation for both plaintiffs and defendants. He has been deposed over 150 times in cases involving indoor air quality/ventilation issues in commercial, residential, and institutional buildings involving construction defects, and/or operation and maintenance problems. Examples of indoor air quality cases he has worked on are alleged personal injury and/or property damages from mold and bacterial contamination/moisture intrusion, building renovation activities, insufficient outdoor air ventilation, off gassing of volatile organic compounds from building materials and coatings, malfunctioning gas heaters and carbon monoxide poisoning, and applications of pesticides. Mr. Offermann has testified with respect to the scientific admissability of expert testimony regarding indoor air quality issues via Daubert and Kelly-Frye motions.

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EXHIBIT B

WILSON IHRIG
ACOUSTICS, NOISE & VIBRATION

CALIFORNIA
WASHINGTON
NEW YORK

WI #22-004.12

May 10, 2022

Mr. Brian Flynn
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612

SUBJECT: Sutter Parking Garage Expansion and Medical Office Building Negative Declaration, Comments on the Noise Analysis

Dear Mr. Flynn,

Per your request, I have reviewed the subject matter document for the Sutter Parking Garage Expansion and Medical Office Building Negative Declaration (ND) in Roseville, California. The proposed Project would include expansion of an existing 5-story parking garage with a 6-story addition and a new medical office building (MOB) that would be constructed in two phases: initial 4-story structure, and a 2-story addition to be added later. The MOB would house a new Graduate Medical Education (GME) program.

Context and Analysis from the prior EIR are Omitted

The ND references the Sutter Roseville Medical Center Master Plan EIR[1] (EIR) as documents relied upon for the preparation of the ND. These documents were not available online via CEQANet nor under the City's Planning Department website. The ND omits any mention of key information it may have used in the noise analysis, such as significance thresholds, impacts, and mitigation measures. Thus, it is difficult to determine whether the components of the project fall within the prior environmental analysis.

Thresholds of Significance are Not Properly Developed

Lacking access to the prior EIR, the ND lacks any discussion of the thresholds used to determine significance. Per CEQA[2], the ND must clearly identify and mitigate eliminate **potentially** significant effects, as shown in Figure 1.

[1] SCH #90020142 and #93092081
[2] https://govt.westlaw.com/calregs/Document/IA1DEFD80D48811DEBC02831C6D6C108E?

§ 15070. Decision to Prepare a Negative or Mitigated Negative Declaration.

A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

(b) The initial study identifies potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

Figure 1 CEQA Section 15070 (a) and (b)

The Roseville *CEQA Implementing Procedures* (Procedures) are referenced throughout the ND, and the ND states that Findings from these Procedures was that the City's noise ordinance would be sufficient to determine significance of noise impacts. These Procedures[3] available online do not appear to be the right document, as there are no "Findings", and this Procedures document includes no discussion about CEQA thresholds to use in CEQA analysis. Thus, there is no evidence to substantiate that the noise ordinance is sufficient to determine potential significance.

The project includes a new private outdoor area. The ND does not appear to show where this outdoor area would be located, nor how it would be used. The hours of operation of this private outdoor area have not been provided, and if large gatherings (social or meetings) would be held, with amplified voice or music, this would be a new usage and potentially significant.

Thus, thresholds that could be considered to evaluate potentially significant noise impacts include:

Sleep disturbance and annoyance

The ND lacks any assessment of potentially significant noise impacts caused by activities in the private outdoor area. Although the health effects of noise are not taken as seriously in the United States as they are in other countries, they are real and, in many parts of the country, pervasive[4]. Noise can disturb sleep by making it more difficult to fall asleep, by waking someone after they are asleep, or by altering their sleep stage, e.g., reducing the amount of rapid eye movement (REM) sleep. Noise exposure for people who are sleeping has also been linked to increased blood pressure, increased heart rate, increase in body movements, and other physiological effects. Not surprisingly, people whose sleep is disturbed by noise often experience secondary effects such as increased fatigue, depressed mood, and decreased work performance.

Thus, excessive noise from amplified speech or music in the private outdoor area occurring between 10 PM and 7 AM could cause sleep disturbance and would be potentially significant. The World Health Organization[5] (WHO) identifies a guidance of 45 dBA Leq (outdoors) to avoid sleep disturbance from

[3] https://roseville.ca.us/government/departments/development_services/planning/citywide_planning_documents
[4] More information on these and other adverse effects of noise may be found in Guidelines for Community Noise, eds B Berglund, T Lindvall, and D Schwela, World Health Organization, Geneva, Switzerland, 1999. https://www.who.int/docstore/peh/noise/Comnoise-1.pdf
[5] Ibid.

a continuous source, and a limit of 60 dBA Lmax for intermittent sources[6]. However, it has been our experience that low frequency bass notes, commonly found in music played at social events, can be problematic even when the A-weighted level complies with applicable code. This is partly because the low frequencies pass through the exterior walls and closed windows with little reduction.

For annoyance, WHO identifies a guidance of 50 dBA Leq (outdoors) to avoid moderate annoyance during daytime and evening hours (7 AM to 10 PM).

Speech Interference

For intelligibility of speech, which could be substantially impacted for people in nearby offices or working from home, WHO identifies a guidance of 35 dBA Leq (indoors), which equates to 50 dBA Leq outdoors for building with open windows. If the windows can be shut (e.g., if sufficient ventilation is provided), then the outdoor noise limit would be 60 dBA Leq.

Construction Noise and Vibration

Similarly, the effect of construction noise and vibration has been minimized in the ND discussion. The ND characterizes construction as "temporary" and appears to rely on this fact to avoid evaluation of the construction noise and vibration. The ND provides no metrics to evaluate the significance of construction noise and vibration. Daytime construction could interfere with daytime activities, such as interfering with speech during conversations and phone calls.

Caltrans provides guidance to evaluate the effects of vibration from construction sources[7]. Construction activities which generate vibration on the order of 0.04 in/sec PPV for continuous or frequent intermittent sources such as vibratory compaction and 0.25 in/sec PPV for transient sources such as trucks are "distinctly perceptible" and could be potentially significant.

Noise Ordinance Compliance

Table 1 of the Roseville Noise Regulation (Chapter 9/24)[8] identifies a noise limits of 50 dBA during the daytime (7 AM to 10 PM) and 45 dBA during the nighttime (10 PM to 7 AM) from non-transportation or fixed sound sources. This information is lacking in the ND.

Impact Analyses are Incomplete

Mechanical equipment

The ND provides no evidence that the rooftop equipment for the MOB would comply with the Municipal code, and provides no evidence that the addition of such equipment would be less than significant at the nearest residential structure, which is only 120 ft away. Depending on the cooling needs, commercial-use air handling cooling systems can generate 78 to 94 dBA at 3 ft[9]. With two of these units in operation the resulting noise level at the nearest residence would be 49 to 65 dBA. This would be a potentially significant impact. If this equipment would operate into the nighttime hours,

[6] These outdoor levels assume that the residence reduces noise by 15 dBA with windows open, which is typical for conventional construction.
[7] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf
[8] https://library.qcode.us/lib/roseville_ca/pub/municipal_code/item/title_9-chapter_9_24
[9] Carrier N series generates 76 dBA at 25 ft distance, or about 94 dBA at 3 ft.

it would exceed the 45 dBA noise limit; during daytime hours, the largest of the potential equipment would also exceed the 50 dBA noise limit.

Emergency/standby generators are commonly used for essential buildings, and the ND appears to lack any discussion of such equipment in the noise analysis.

Construction Noise

Information from Caltrans[10] and other sources can be used to estimate noise from construction. Demolition of existing buildings, excavation, foundations, concrete and building erection will all require several months of activity. Even if this work would only be conducted during daytime hours, the interference on daytime activities such as talking on the phone, conducting meetings, etc. at nearby offices and residences could be potentially significant. The ND provides no evidence that the on-going construction noise and vibration would be less than significant. Table 1 provides sample calculations from five different types of construction equipment, some of which could combine. Thus, during demolition and site preparation, noise from a hoe ram, excavator, or dozer could generate noise as high as 72 to 86 dBA Lmax at the nearest residence, with on-going noise over several hours each day ranging from 68 to 79 dBA Leq. If several activities and/or equipment would be operating at the same time, the noise would be even higher. During building construction, the noise from a crane, front end loader or pneumatic tools would range from 67 to 77 dBA Lmax, with on-going noise levels of 63 to 74 dBA Leq. Based on the WHO guidance, these exterior noise levels would all cause speech interference at interior locations. This would be potentially significant at nearby noise sensitive receptors.

Table 1 Sample Calculations from Construction Noise

Equipment	Reference Level at 50 ft (dBA)	Usage Factor (%)	Distance to Nearest Residence			Intermittent Level (dBA Lmax)			On-going Level (dBA Leq)		
			Near distance	Building edge	Center distance	Near distance	Building edge	Center distance	Near distance	Building edge	Center distance
Mounted Impact Hammer Hoe Ram	90	20	75	120	230	86	82	77	79	75	70
Excavator or Dozer	85	40	75	120	230	81	77	72	77	73	68
Crane	85	16	75	120	230	N/A	77	72	N/A	69	64
Front end loader	80	40	75	120	230	76	72	67	72	68	63
Pneumatic Tools	85	50	75	120	230	N/A	77	72	N/A	74	69

Noise Mitigations are Lacking

As noted above, the rooftop equipment on the MOB would potentially exceed the noise limits. Mitigations include selection, siting and/or screening of the mechanical equipment to ensure that the combined mechanical equipment noise would be properly controlled to meet 50 dBA during the daytime and 45 dBA at nighttime.

[10] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf

To mitigate construction noise, mitigation measures should include the following, and the ND should include evidence that these measures would be sufficient to eliminate the (potentially) significant impacts below the thresholds of significance:

- Sound barrier or blankets that block line of sight from the noisiest construction equipment and activities to the noise sensitive neighbors.
- Buffer distances to keep noisy activities and stationary equipment away from noise sensitive neighbors.
- Notification is useful community outreach, but has no bearing on reducing noise.

Conclusions

The ND lacks evidence to support its conclusions regarding construction noise and vibration and operational noise. Thresholds of significance have been omitted from the document. The mechanical noise, generator noise and construction noise analyses in the ISMND also are not complete, and based on the analysis discussed above, mitigations are required.

Please feel free to contact me with any questions on this information.

Very truly yours,

WILSON IHRIG

Deborah A. Jue

Deborah A. Jue, INCE-USA
Principal

sutter garage mob nd_noise review_wilson ihrig_5-10-22.docx

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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May 11, 2022

Brian Flynn
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94618

Subject: Comments on the Sutter Parking Garage Expansion Project (SCH No. 2022040255)

Dear Mr. Flynn,

We have reviewed the April 2022 Initial Study / Negative Declaration ("IS/ND") for the Sutter Parking Garage Expansion & Sutter MOB Project ("Project") located in the City of Roseville ("City"). The Project proposes to expand the existing 5-story parking structure with the addition of a 6-story parking structure on a 0.94-acre site, as well as construct of a 100,000-square-foot ("SF") medical office building on a 1.64-acre site.

Our review concludes that the IS/ND fails to adequately evaluate the Project's air quality and greenhouse gas impacts. As a result, emissions associated with construction of the proposed Project are underestimated and inadequately addressed. An Environmental Impact Report ("EIR") should be prepared to adequately assess and mitigate the potential air quality and greenhouse gas impacts that the project may have on the surrounding environment.

Air Quality

Failure to Adequately Evaluate Operational Criteria Air Pollutant Emissions

The IS/ND fails to quantify the Project's operational criteria air pollutant emissions. Specifically, the IS/ND states:

> "The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts resulting from project operation. The screening thresholds indicates a General Office project must involve more than 648,000 square feet of building area before the PCAPCD significance thresholds for criteria pollutants are likely to be exceed. The proposed MOB includes 100,000 square feet of building area, and the parking garage expansion includes

approximately 200,000 square feet of building area, which is well below the screening thresholds; therefore, the project will not result in operational emissions which exceed established thresholds" (p. 14).

Review of the Placer County Air Pollution Control District ("PCAPCD") demonstrates that the air district includes screening thresholds (see excerpt below):[1]

Table 2-2: Corresponding Size of a Project for 55 lbs/day of NOx Emissions

Residential (# of units)			Commercial/Industrial (sf)		
Single Family	Condo	Apartment	General Commercial	General Office	General Industrial
617	868	911	249,099	648,661	894,262

As demonstrated above, the screening thresholds are associated with NO_X emissions. Furthermore, the PCAPCD states that the above-mentioned thresholds are a "preliminary screening methodology and it does not include ROG operational emissions."[2] Thus, while the IS/ND is correct in concluding that the size of the proposed Project is below the "General Office" threshold of 648,661-SF, the IS/ND fails to acknowledge that the threshold is only applicable to operational NO_X emissions. As such, the IS/ND fails to quantify the Project's operational ROG emissions, which is incorrect per PCAPCD guidance. The Project should not be approved until an EIR is prepared to evaluate the ROG emissions associated with Project operation.

Unsubstantiated Input Parameters Used to Estimate Project Emissions

The air quality analysis provided in the IS/ND relies on emissions calculated with the California Emissions Estimator Model ("CalEEMod") Version 2020.4.0 (p. 14).[3] CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence. Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are utilized in calculating the Project's air pollutant emissions and make known which default values are changed as well as provide justification for the values selected.

When reviewing the Project's CalEEMod output files, provided in Attachment 3 to the IS/ND, we found that several model inputs are not consistent with information disclosed in the IS/ND. As a result, the Project's construction-related emissions are underestimated. An EIR should be prepared to include an

[1] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21, Table 2-2.
[2] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21.
[3] "CalEEMod Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* http://www.aqmd.gov/caleemod/download-model.

updated air quality analysis that adequately evaluates the impacts that construction of the Project will have on local and regional air quality.

Underestimated Land Use Size

According to the IS/ND:

> "The second DRP is for the construction of a 100,000 square foot medical office building constructed in two phases; Phase 1 totaling 85,000 square feet would be constructed immediately after City approval and Phase 2 totaling 15,000 square feet in size would be constructed at a later date" (p. 1).

As such, the model should have included 100,000-SF of medical office space. However, review of the CalEEMod output files demonstrates that the "Sutter Parking Garage Expansion & MOB 10" model includes only 100-SF of medical office space (see excerpt below) (Attachment 3, pp. 68, 98, 124).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Medical Office Building	1.00	1000sqft	1.64	100.00
Enclosed Parking with Elevator	1.00		0.94	191,957.00

As demonstrated in the excerpt above, the proposed medical office space is underestimated by 99,900-SF.[4] This underestimation presents an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that go into the model's calculations. The square footage of a land use is used for certain calculations, such as determining the wall space to be painted (i.e., VOC emissions from architectural coatings).[5] As such, by underestimating the size of the proposed medical office land use, the model underestimates the Project's construction-related emissions and should not be relied upon to determine Project significance.

Underestimated Parking Land Use Size

Review of the CalEEMod output files demonstrates that the "Sutter Parking Garage Expansion & MOB 10" model includes 191,957-SF of parking land use space (see excerpt below) (Attachment 3, pp. 68, 98, 124).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Medical Office Building	1.00	1000sqft	1.64	100.00
Enclosed Parking with Elevator	1.00		0.94	191,957.00

However, regarding the size of the proposed parking structure, the IS/ND simply states:

> "The proposed expansion will consist of six-levels tied into the existing five-level parking garage" (p. 1).

[4] Calculated: (100,000-SF proposed warehouse space) – (100-SF modeled warehouse space) = 99,900-SF underestimated warehouse space.

[5] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 28.

As such, the IS/ND fails to substantiate the exact square-footage or the number of spaces to be provided by the proposed parking structure. This is incorrect, as according to the CalEEMod User's Guide:

> "CalEEMod was also designed to allow the user to change the defaults to reflect site- or project-specific information, when available, provided that the information is supported by substantial evidence as required by CEQA." [6]

Here, as the IS/ND and associated documents fail to provide substantial evidence to support the land use size of the proposed parking structure, we cannot verify that the model is accurate.

This presents an issue, as the square footage of parking land uses is used for certain calculations, such as determining the area to be painted and stripped (i.e., VOC emissions from architectural coatings).[7] Thus, by potentially underestimating the proposed parking land use size, the model may underestimate the Project's construction-related emissions and should not be relied upon to determine Project significance.

Updated Analysis Indicates a Potentially Significant Air Quality Impact

In an effort to more accurately estimate the Project's construction-related emissions, we prepared an updated CalEEMod model, using the Project-specific information provided by the IS/ND. In our updated model, we accounted for the entire 100,000-SF medical office building.[8]

Our updated analysis estimates that the Project's construction-related ROG emissions would exceed the applicable PCAPCD threshold of 82 pounds per day ("lbs/day"), as referenced by the IS/ND (p. 14) (see table below).[9]

SWAPE Criteria Air Pollutant Emissions	
Construction	**ROG** (lbs/day)
IS/ND	17
SWAPE	98
% Increase	476%
PCAPCD Threshold	**82**
Exceeds?	***Yes***

As you can see in the table above, the Project's construction-related ROG emissions, as estimated by SWAPE, increase by approximately 476% and exceed the PCAPCD significance threshold. Thus, our

[6] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 13-14.
[7] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 29.
[8] See Attachment A for updated air modeling.
[9] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21, Table 2-1.

updated model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the IS/ND. As a result, an EIR should be prepared to adequately assess and mitigate the potential air quality impacts that the Project may have on environment.

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

Regarding the Project's potential greenhouse gas ("GHG") impact, the IS/ND states:

> "The City's General Plan Update (GPU) EIR included an analysis of GHG emissions, which would result from buildout of the City's General Plan. The EIR concluded that General Plan build out would exceed the City's threshold of 2.25 MT CO_2e per service population and that the affect was cumulatively considerable. Although mitigation measures were adopted as part of the General Plan, those measures would not reduce impacts to less-than-significant levels and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The medical office building will incorporate several alternative transportation measures like bike racks immediately in front of the medical office building. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant" (p. 25-26).

However, the IS/ND fails to make any effort to quantify or evaluate the Project's GHG emissions. As a result, the IS/ND's analysis of the Project's potential GHG impact, as well as the subsequent less-than-significant impact conclusion, is incorrect for two reasons.

(1) The IS/ND fails to quantify the Project's potential GHG emissions; and
(2) The IS/ND fails to indicate a potentially significant impact.

1) Failure to Quantify GHG Emissions

As previously stated, the IS/ND concludes that the Project would result in a significant-and-unavoidable GHG impact (p. 25-26). However, the IS/ND fails to estimate the Project's net annual GHG emissions whatsoever. By failing to evaluate or quantify the Project's potential GHG emissions, the Project is inconsistent with CEQA. Specifically, according to CEQA Guidelines § 15064.4(a):

> "A lead agency shall make a good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." [10]

[10] "Final Adopted Text for Revisions to the CEQA Guidelines." Governor's Office of Planning and Research ("OPR"), *available at:* https://opr.ca.gov/ceqa/updates/guidelines/, p. 13.

As you can see in the excerpt above, CEQA Guidelines require a Project to "describe, calculate, or estimate" the GHG emissions that would be generated by the Project. Here, by failing to evaluate or quantify the Project's GHG emissions, the IS/ND is inconsistent with CEQA Guidelines and lacks evidence to support its conclusion that the Project emissions would be less-than-significant.

2) Updated Analysis Indicates a Potentially Significant Impact

In an effort to quantitatively evaluate the Project's GHG emissions, we compared the Project's GHG emissions, as estimated by SWAPE, to the PCAPCD De Minimis Level operational threshold of 1,100 metric tons of carbon dioxide equivalents per year ("MT CO_2e/year").[11] When applying this threshold, SWAPE's updated air model indicates a potentially significant GHG impact.

The updated CalEEMod output files indicate that the Project would generate approximately 2,933.32 MT CO_2e/year of net annual GHG operational emissions (sum of area-, energy-, mobile-, waste-, and water-related emissions) (see table below).

SWAPE Annual Greenhouse Gas Emissions

Project Phase	**Proposed Project** (MT CO_2e/year)
Area	*0.00*
Energy	*519.71*
Mobile	*1,837.00*
Waste	*543.13*
Water	*33.48*
Total Annual Emissions	2,933.32
PCAPCD De Minimis Level	**1,100**
Exceeds?	***Yes***

As demonstrated above, the Project's net annual operational GHG emissions, as estimated by SWAPE, exceed the PCAPCD's De Minimis Level threshold of 1,100 MT CO_2e/year. According to PCAPCD guidance:

> "Projects with GHG emissions which exceed the De Minimis Level of 1,100 MT CO_2e/yr, but less than 10,000 MTCO_2e/yr can still be found less than cumulatively considerable when the result of project related efficiency analysis would meet one of conditions in the efficiency matrix for the applicable land use setting and land use type provided." [12]

[11] "California Environmental Quality Act Thresholds of Significance." Placer County Air Pollution Control District ("PCAPCD"), October 2016, *available at:* https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF, p. E-2.

[12] "California Environmental Quality Act Thresholds of Significance." Placer County Air Pollution Control District ("PCAPCD"), October 2016, *available at:* https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF, p. E-2.

As demonstrated above, for projects that exceed 1,100 MT CO_2e/year, the PCAPCD requires additional GHG analysis to determine a less-than-significant impact. As such, the Project may result in a potentially significant GHG impact not previously identified or addressed by the IS/ND. An EIR should be prepared to include an updated GHG analysis per PCAPCD guidance and adequately mitigate potential GHG impacts, if necessary.

Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project would result in potentially significant air quality and GHG impacts that should be mitigated further. As such, in an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the proposed Project. Therefore, to reduce the Project's emissions, we recommend consideration of SCAG's 2020 *RTP/SCS* PEIR's Air Quality Project Level Mitigation Measures ("PMM-AQ-1") and Greenhouse Gas Project Level Mitigation Measures ("PMM-GHG-1"), as described below: [13]

SCAG RTP/SCS 2020-2045
Air Quality Project Level Mitigation Measures – PMM-AQ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
a) Minimize land disturbance.
b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
c) Cover trucks when hauling dirt.
d) Stabilize the surface of dirt piles if not removed immediately.
e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.
f) Minimize unnecessary vehicular and machinery activities.
g) Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.
j) Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.
k) Ensure that all construction equipment is properly tuned and maintained.

[13] "4.0 Mitigation Measures." Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: https://scag.ca.gov/sites/main/files/file-attachments/fpeir_connectsocal_addendum_4_mitigationmeasures.pdf?1606004420, p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: "Certified Final Connect SoCal Program Environmental Impact Report." Southern California Association of Governments (SCAG), May 2020, *available at:* https://scag.ca.gov/peir.

l) Minimize idling time to 5 minutes—saves fuel and reduces emissions.

m) Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.

n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

o) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

p) As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.

q) Require projects within 500 feet of residences, hospitals, or schools to use Tier 4 equipment for all engines above 50 horsepower (hp) unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds.

s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.

t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.

u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).

z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.

aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.

bb) The following criteria related to diesel emissions shall be implemented on by individual project sponsors as appropriate and feasible:

- Diesel nonroad vehicles on site for more than 10 total days shall have either (1) engines that meet EPA on road emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%
- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.
- Nonroad diesel engines on site shall be Tier 2 or higher.
- Diesel nonroad construction equipment on site for more than 10 total days shall have either (1) engines meeting EPA Tier 4 nonroad emissions standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines for 50 hp and greater and by a minimum of 20% for engines less than 50 hp.
- Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.
- Diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend approved by the original engine manufacturer with sulfur content of 15 ppm or less.
- The construction contractor shall maintain a list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following:
    i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment.
    ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation.

iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.

- The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- The contractor shall maintain a monthly report that, for each on road diesel vehicle, nonroad construction equipment, or generator onsite, includes:
    i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date.
    ii. Any problems with the equipment or emission controls.
    iii. Certified copies of fuel deliveries for the time period that identify:
        1. Source of supply
        2. Quantity of fuel
        3. Quantity of fuel, including sulfur content (percent by weight)

cc) Project should exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code). The following measures can be used to increase energy efficiency:

- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, accessibility to transit and transit shelters, traffic calming measures, parks and public spaces, minimize pedestrian barriers.
- Provide traffic calming measures, such as:
    i. Marked crosswalks
    ii. Count-down signal timers
    iii. Curb extensions iv. Speed tables
    iv. Raised crosswalks
    v. Raised intersections
    vi. Median islands
    vii. Tight corner radii
    viii. Roundabouts or mini-circles
    ix. On-street parking
    x. Chicanes/chokers
- Create urban non-motorized zones
- Provide bike parking in non-residential and multi-unit residential projects
- Dedicate land for bike trails
- Limit parking supply through:
    i. Elimination (or reduction) of minimum parking requirements
    ii. Creation of maximum parking requirements
    iii. Provision of shared parking
- Require residential area parking permit.
- Provide ride-sharing programs
    i. Designate a certain percentage of parking spacing for ride sharing vehicles
    ii. Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
    iii. Providing a web site or messaging board for coordinating rides
    iv. Permanent transportation management association membership and finding requirement.

Greenhouse Gas Project Level Mitigation Measures – PMM-GHG-1

In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.
c) Include off-site measures to mitigate a project's emissions.
d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: i. Use energy and fuel-efficient vehicles and equipment; ii. Deployment of zero- and/or near zero emission technologies; iii. Use lighting systems that are energy efficient, such as LED technology; iv. Use the minimum feasible amount of GHG-emitting construction materials; v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse; vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy; viii. Incorporate design measures to reduce water consumption; ix. Use lighter-colored pavement where feasible; x. Recycle construction debris to maximum extent feasible; xi. Plant shade trees in or near construction projects where feasible; and xii. Solicit bids that include concepts listed above.
e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: i. Promote transit-active transportation coordinated strategies; ii. Increase bicycle carrying capacity on transit and rail vehicles; iii. Improve or increase access to transit; iv. Increase access to common goods and services, such as groceries, schools, and day care; v. Incorporate affordable housing into the project; vi. Incorporate the neighborhood electric vehicle network; vii. Orient the project toward transit, bicycle and pedestrian facilities; viii. Improve pedestrian or bicycle networks, or transit service; ix. Provide traffic calming measures; x. Provide bicycle parking; xi. Limit or eliminate park supply; xii. Unbundle parking costs; xiii. Provide parking cash-out programs; xiv. Implement or provide access to commute reduction program;
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;
g) Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and

h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:

i. Provide car-sharing, bike sharing, and ride-sharing programs;
ii. Provide transit passes;
iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;
v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
vi. Provide employee transportation coordinators at employment sites;
vii. Provide a guaranteed ride home service to users of non-auto modes.

i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;

j) Land use siting and design measures that reduce GHG emissions, including:

i. Developing on infill and brownfields sites;
ii. Building compact and mixed-use developments near transit;
iii. Retaining on-site mature trees and vegetation, and planting new canopy trees;
iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and
v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.

k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.

l) Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.

m) Encourage telecommuting and alternative work schedules, such as:

i. Staggered starting times
ii. Flexible schedules
iii. Compressed work weeks

n) Implement commute trip reduction marketing, such as:

i. New employee orientation of trip reduction and alternative mode options
ii. Event promotions
iii. Publications

o) Implement preferential parking permit program

p) Implement school pool and bus programs

q) Price workplace parking, such as:

i. Explicitly charging for parking for its employees;
ii. Implementing above market rate pricing;
iii. Validating parking only for invited guests;
iv. Not providing employee parking and transportation allowances; and
v. Educating employees about available alternatives.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. An EIR should be prepared to include all feasible mitigation measures, as well as include updated air quality, health risk, and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Attachment A: CalEEMod Output Files
Attachment B: Matt Hagemann CV
Attachment C: Paul E. Rosenfeld CV

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2206	1.7553	1.7427	4.0800e-003	0.1295	0.0751	0.2045	0.0393	0.0716	0.1109	0.0000	358.0225	358.0225	0.0454	0.0145	363.4872
2023	0.5434	0.4187	0.4740	1.0900e-003	0.0291	0.0171	0.0462	7.9200e-003	0.0163	0.0242	0.0000	95.5395	95.5395	0.0121	3.7200e-003	96.9507
Maximum	**0.5434**	**1.7553**	**1.7427**	**4.0800e-003**	**0.1295**	**0.0751**	**0.2045**	**0.0393**	**0.0716**	**0.1109**	**0.0000**	**358.0225**	**358.0225**	**0.0454**	**0.0145**	**363.4872**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2206	1.7553	1.7427	4.0800e-003	0.1295	0.0751	0.2045	0.0393	0.0716	0.1109	0.0000	358.0223	358.0223	0.0454	0.0145	363.4870
2023	0.5434	0.4187	0.4740	1.0900e-003	0.0291	0.0171	0.0462	7.9200e-003	0.0163	0.0242	0.0000	95.5394	95.5394	0.0121	3.7200e-003	96.9507
Maximum	**0.5434**	**1.7553**	**1.7427**	**4.0800e-003**	**0.1295**	**0.0751**	**0.2045**	**0.0393**	**0.0716**	**0.1109**	**0.0000**	**358.0223**	**358.0223**	**0.0454**	**0.0145**	**363.4870**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**3-23-2022**	**6-22-2022**	0.6247	0.6247
2	**6-23-2022**	**9-22-2022**	0.6427	0.6427
3	**9-23-2022**	**12-22-2022**	0.6415	0.6415
4	**12-23-2022**	**3-22-2023**	0.6046	0.6046
5	**3-23-2023**	**6-22-2023**	0.4270	0.4270
		Highest	0.6427	0.6427

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3496	517.3496	0.0318	5.2400e-003	519.7057
Mobile	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6754**	**1.6855**	**10.3790**	**0.0197**	**1.8926**	**0.0237**	**1.9162**	**0.5070**	**0.0226**	**0.5296**	**223.2112**	**2,336.7603**	**2,559.9714**	**13.5277**	**0.1180**	**2,933.3213**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3496	517.3496	0.0318	5.2400e-003	519.7057
Mobile	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6754**	**1.6855**	**10.3790**	**0.0197**	**1.8926**	**0.0237**	**1.9162**	**0.5070**	**0.0226**	**0.5296**	**223.2112**	**2,336.7603**	**2,559.9714**	**13.5277**	**0.1180**	**2,933.3213**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2120
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2120**

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3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2119
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2119**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

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3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6817	180.6817	0.0349	0.0000	181.5532
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6817**	**180.6817**	**0.0349**	**0.0000**	**181.5532**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7800e-003	0.2246	0.0669	8.8000e-004	0.0273	2.0600e-003	0.0293	7.9000e-003	1.9700e-003	9.8600e-003	0.0000	83.9194	83.9194	3.6000e-004	0.0127	87.7117
Worker	0.0273	0.0192	0.2404	6.8000e-004	0.0772	4.1000e-004	0.0776	0.0206	3.8000e-004	0.0209	0.0000	62.5858	62.5858	1.9600e-003	1.8000e-003	63.1723
Total	**0.0351**	**0.2438**	**0.3074**	**1.5600e-003**	**0.1045**	**2.4700e-003**	**0.1069**	**0.0285**	**2.3500e-003**	**0.0308**	**0.0000**	**146.5053**	**146.5053**	**2.3200e-003**	**0.0145**	**150.8839**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6815	180.6815	0.0349	0.0000	181.5529
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6815**	**180.6815**	**0.0349**	**0.0000**	**181.5529**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7800e-003	0.2246	0.0669	8.8000e-004	0.0273	2.0600e-003	0.0293	7.9000e-003	1.9700e-003	9.8600e-003	0.0000	83.9194	83.9194	3.6000e-004	0.0127	87.7117
Worker	0.0273	0.0192	0.2404	6.8000e-004	0.0772	4.1000e-004	0.0776	0.0206	3.8000e-004	0.0209	0.0000	62.5858	62.5858	1.9600e-003	1.8000e-003	63.1723
Total	**0.0351**	**0.2438**	**0.3074**	**1.5600e-003**	**0.1045**	**2.4700e-003**	**0.1069**	**0.0285**	**2.3500e-003**	**0.0308**	**0.0000**	**146.5053**	**146.5053**	**2.3200e-003**	**0.0145**	**150.8839**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7715	47.7715	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7715**	**47.7715**	**9.0300e-003**	**0.0000**	**47.9973**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2700e-003	0.0510	0.0162	2.2000e-004	7.2100e-003	3.1000e-004	7.5200e-003	2.0900e-003	2.9000e-004	2.3800e-003	0.0000	21.4399	21.4399	6.0000e-005	3.2400e-003	22.4075
Worker	6.7100e-003	4.5000e-003	0.0591	1.7000e-004	0.0204	1.0000e-004	0.0205	5.4300e-003	9.0000e-005	5.5300e-003	0.0000	16.1169	16.1169	4.7000e-004	4.4000e-004	16.2608
Total	**7.9800e-003**	**0.0555**	**0.0753**	**3.9000e-004**	**0.0276**	**4.1000e-004**	**0.0280**	**7.5200e-003**	**3.8000e-004**	**7.9100e-003**	**0.0000**	**37.5568**	**37.5568**	**5.3000e-004**	**3.6800e-003**	**38.6683**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7714	47.7714	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7714**	**47.7714**	**9.0300e-003**	**0.0000**	**47.9973**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2700e-003	0.0510	0.0162	2.2000e-004	7.2100e-003	3.1000e-004	7.5200e-003	2.0900e-003	2.9000e-004	2.3800e-003	0.0000	21.4399	21.4399	6.0000e-005	3.2400e-003	22.4075
Worker	6.7100e-003	4.5000e-003	0.0591	1.7000e-004	0.0204	1.0000e-004	0.0205	5.4300e-003	9.0000e-005	5.5300e-003	0.0000	16.1169	16.1169	4.7000e-004	4.4000e-004	16.2608
Total	**7.9800e-003**	**0.0555**	**0.0753**	**3.9000e-004**	**0.0276**	**4.1000e-004**	**0.0280**	**7.5200e-003**	**3.8000e-004**	**7.9100e-003**	**0.0000**	**37.5568**	**37.5568**	**5.3000e-004**	**3.6800e-003**	**38.6683**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8179**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.4912**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.0000e-004	2.6200e-003	1.0000e-005	9.0000e-004	0.0000	9.1000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.7131	0.7131	2.0000e-005	2.0000e-005	0.7195
Total	**3.0000e-004**	**2.0000e-004**	**2.6200e-003**	**1.0000e-005**	**9.0000e-004**	**0.0000**	**9.1000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.7131**	**0.7131**	**2.0000e-005**	**2.0000e-005**	**0.7195**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.4912**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.0000e-004	2.6200e-003	1.0000e-005	9.0000e-004	0.0000	9.1000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.7131	0.7131	2.0000e-005	2.0000e-005	0.7195
Total	**3.0000e-004**	**2.0000e-004**	**2.6200e-003**	**1.0000e-005**	**9.0000e-004**	**0.0000**	**9.1000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.7131**	**0.7131**	**2.0000e-005**	**2.0000e-005**	**0.7195**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Unmitigated	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.3666	430.3666	0.0301	3.6500e-003	432.2058
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.3666	430.3666	0.0301	3.6500e-003	432.2058
NaturalGas Mitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
NaturalGas Unmitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.3666**	**0.0301**	**3.6400e-003**	**432.2058**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.3666**	**0.0301**	**3.6400e-003**	**432.2058**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Unmitigated	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Total	**0.4521**	**1.0000e-005**	**9.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-003**	**1.8000e-003**	**0.0000**	**0.0000**	**1.9200e-003**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Total	**0.4521**	**1.0000e-005**	**9.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-003**	**1.8000e-003**	**0.0000**	**0.0000**	**1.9200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.3078	0.4100	9.7900e-003	33.4766
Unmitigated	20.3078	0.4100	9.7900e-003	33.4766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	219.2302	12.9561	0.0000	543.1336
Unmitigated	219.2302	12.9561	0.0000	543.1336

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

9.0 Operational Offroad

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3035	17.2564	18.2093	0.0435	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,213.1239	4,213.1239	0.7698	0.1818	4,279.0322
2023	98.2973	15.9070	17.7852	0.0429	1.2535	0.6314	1.8849	0.3399	0.6049	0.9447	0.0000	4,154.7007	4,154.7007	0.5447	0.1748	4,218.2088
Maximum	**98.2973**	**17.2564**	**18.2093**	**0.0435**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,213.1239**	**4,213.1239**	**0.7698**	**0.1818**	**4,279.0322**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3035	17.2564	18.2093	0.0435	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,213.1239	4,213.1239	0.7698	0.1818	4,279.0322
2023	98.2973	15.9070	17.7852	0.0429	1.2535	0.6314	1.8849	0.3399	0.6049	0.9447	0.0000	4,154.7007	4,154.7007	0.5447	0.1748	4,218.2088
Maximum	**98.2973**	**17.2564**	**18.2093**	**0.0435**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,213.1239**	**4,213.1239**	**0.7698**	**0.1818**	**4,279.0322**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Total	**13.1913**	**11.1544**	**75.7464**	**0.1510**	**14.3949**	**0.1613**	**14.5562**	**3.8422**	**0.1534**	**3.9956**		**15,862.9518**	**15,862.9518**	**0.9601**	**0.7967**	**16,124.3738**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Total	**13.1913**	**11.1544**	**75.7464**	**0.1510**	**14.3949**	**0.1613**	**14.5562**	**3.8422**	**0.1534**	**3.9956**		**15,862.9518**	**15,862.9518**	**0.9601**	**0.7967**	**16,124.3738**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3568	0.1950	3.1002	8.4600e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		861.0793	861.0793	0.0229	0.0211	867.9441
Total	**0.4480**	**2.6524**	**3.8560**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,923.8426**	**1,923.8426**	**0.0276**	**0.1818**	**1,978.7092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3568	0.1950	3.1002	8.4600e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		861.0793	861.0793	0.0229	0.0211	867.9441
Total	**0.4480**	**2.6524**	**3.8560**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,923.8426**	**1,923.8426**	**0.0276**	**0.1818**	**1,978.7092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3316	0.1733	2.8792	8.1900e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		838.5880	838.5880	0.0208	0.0197	844.9612
Total	**0.3887**	**2.2830**	**3.5707**	**0.0179**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,865.1774**	**1,865.1774**	**0.0238**	**0.1748**	**1,917.8609**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3316	0.1733	2.8792	8.1900e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		838.5880	838.5880	0.0208	0.0197	844.9612
Total	**0.3887**	**2.2830**	**3.5707**	**0.0179**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,865.1774**	**1,865.1774**	**0.0238**	**0.1748**	**1,917.8609**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0353	0.5860	1.6700e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		170.6861	170.6861	4.2200e-003	4.0000e-003	171.9833
Total	**0.0675**	**0.0353**	**0.5860**	**1.6700e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**170.6861**	**170.6861**	**4.2200e-003**	**4.0000e-003**	**171.9833**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0353	0.5860	1.6700e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		170.6861	170.6861	4.2200e-003	4.0000e-003	171.9833
Total	**0.0675**	**0.0353**	**0.5860**	**1.6700e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**170.6861**	**170.6861**	**4.2200e-003**	**4.0000e-003**	**171.9833**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Unmitigated	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Unmitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2748	17.4815	17.9573	0.0427	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,129.1289	4,129.1289	0.7701	0.1855	4,196.2243
2023	98.2926	16.1083	17.5568	0.0422	1.2535	0.6314	1.8850	0.3399	0.6049	0.9448	0.0000	4,074.1591	4,074.1591	0.5452	0.1784	4,138.8161
Maximum	**98.2926**	**17.4815**	**17.9573**	**0.0427**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,129.1289**	**4,129.1289**	**0.7701**	**0.1855**	**4,196.2243**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2748	17.4815	17.9573	0.0427	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,129.1289	4,129.1289	0.7701	0.1855	4,196.2243
2023	98.2926	16.1083	17.5568	0.0422	1.2535	0.6314	1.8850	0.3399	0.6049	0.9448	0.0000	4,074.1591	4,074.1591	0.5452	0.1784	4,138.8161
Maximum	**98.2926**	**17.4815**	**17.9573**	**0.0427**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,129.1289**	**4,129.1289**	**0.7701**	**0.1855**	**4,196.2243**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Total	**11.1319**	**12.7648**	**81.1578**	**0.1407**	**14.3949**	**0.1614**	**14.5563**	**3.8422**	**0.1535**	**3.9957**		**14,793.8253**	**14,793.8253**	**1.1386**	**0.8696**	**15,081.4258**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Total	**11.1319**	**12.7648**	**81.1578**	**0.1407**	**14.3949**	**0.1614**	**14.5563**	**3.8422**	**0.1535**	**3.9957**		**14,793.8253**	**14,793.8253**	**1.1386**	**0.8696**	**15,081.4258**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3315	0.2434	2.8181	7.6300e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		775.8515	775.8515	0.0269	0.0245	783.8115
Total	**0.4193**	**2.8775**	**3.6041**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3669**		**1,839.8477**	**1,839.8477**	**0.0313**	**0.1855**	**1,895.9014**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3315	0.2434	2.8181	7.6300e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		775.8515	775.8515	0.0269	0.0245	783.8115
Total	**0.4193**	**2.8775**	**3.6041**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3669**		**1,839.8477**	**1,839.8477**	**0.0313**	**0.1855**	**1,895.9014**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3085	0.2161	2.6255	7.3800e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		755.7832	755.7832	0.0244	0.0227	763.1700
Total	**0.3616**	**2.4844**	**3.3423**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3568**		**1,784.6358**	**1,784.6358**	**0.0272**	**0.1784**	**1,838.4683**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3085	0.2161	2.6255	7.3800e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		755.7832	755.7832	0.0244	0.0227	763.1700
Total	**0.3616**	**2.4844**	**3.3423**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3568**		**1,784.6358**	**1,784.6358**	**0.0272**	**0.1784**	**1,838.4683**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5344	1.5000e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		153.8320	153.8320	4.9700e-003	4.6300e-003	155.3355
Total	**0.0628**	**0.0440**	**0.5344**	**1.5000e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**153.8320**	**153.8320**	**4.9700e-003**	**4.6300e-003**	**155.3355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5344	1.5000e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		153.8320	153.8320	4.9700e-003	4.6300e-003	155.3355
Total	**0.0628**	**0.0440**	**0.5344**	**1.5000e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**153.8320**	**153.8320**	**4.9700e-003**	**4.6300e-003**	**155.3355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Unmitigated	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Unmitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

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Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

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Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

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Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

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Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

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Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

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Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

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Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

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Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 5-14-2021
Trial, October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty, Plaintiff vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No.: No. 18-L-6845
Rosenfeld Deposition, 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe, Plaintiff vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail, Defendants
Case No.: No. 17-cv-8517
Rosenfeld Deposition, 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al., Plaintiff vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case Number CV20127-094749
Rosenfeld Deposition: 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al *Plaintiffs*, vs. CNA Insurance Company et al.
Case Number 1:17-cv-000508
Rosenfeld Deposition: 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, *Plaintiff,* vs. Marathon Petroleum, LP, *Defendant.*
Case No.: 1716-CV10006
Rosenfeld Deposition. 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case No.: 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No.: 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case: No 1:19-cv-00315-RHW
Rosenfeld Deposition, 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

CITY OF ROSEVILLE CALIFORNIA

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

MEMORANDUM

To: Planning Commission

From: Escarlet Mar, Associate Planner

Date: May 12, 2022

Re: NERSP PCL 25 – Sutter Parking Garage Expansion – Response to Comments, File #PL22-0024

Planning staff received a letter from Lozeau Drury on May 11, 2022 challenging the determination that an Initial Study which led to a Negative Declaration was not the appropriate environmental document for the NERSP PCL 25 – Sutter Parking Garage Expansion project at 12 Medical Plaza. The following memorandum discusses the major points presented in the Lozeau Drury letter and staff's response. The letter is included as Attachment 1 of this Memorandum.

Assertion: The proposed Conditions of Approval contained an environmental mitigation measure that was not discussed or incorporated in the Negative Declaration of the Project.

Response: The commenter references proposed Condition of Approval 3 from the Planning Commission staff report, and alleges that if the project must comply with mitigation from the Mitigated Negative Declaration prepared for Medical Office Building 6 (MOB 6), then a Negative Declaration for the proposed project is incorrect. However, the Mitigated Negative Declaration for MOB 6 is inapplicable to the proposed project, and this condition of approval was included in the staff report as an error, resulting from using the MOB 6 conditions as a template to begin developing appropriate conditions for the proposed project. Therefore, staff proposes to remove condition of approval #3 from the Design Review Permit as shown in ~~strikeout~~ text below.

3. ~~The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)~~

Assertion: The Project may have potentially significant indoor air quality impacts from emissions of formaldehyde.

Response: The commenter alleges that the analysis of air quality is flawed because there is no discussion of formaldehyde impacts related to indoor air quality. To support this the letter supplies comments from a Certified Industrial Hygienist. The letter asserts that people in the building will be exposed to high levels of off-gassed formaldehyde from the decomposition of composite wood products used to construct buildings, and that this will result in a cancer risk for employees of 17.7 per million. The commenter alleges that its expert, Mr. Offermann, has determined that the Project's indoor emissions of formaldehyde constitute a significant CEQA impact, even if it uses typical materials and construction methods which meet the California Air

Resources Board (CARB) formaldehyde airborne toxics control measure. Mr. Offermann cites his own 2009 study (the California New Home Study) and a 2020 study (Indoor Air Quality in new California Homes with Mechanical Ventilation by Singer et al) in arriving at his estimated cancer risk value.

These studies are not applicable to the proposed project for several reasons. The homes in the cited studies were constructed prior to many current mandatory regulations which reduce formaldehyde in construction materials. These include the following:

- Effective February 10, 2017 the Federal Environmental Protection Agency (EPA) final rule to reduce exposure to formaldehyde emissions from certain wood products produced domestically or imported into the United States became effective. EPA worked with CARB to help ensure the final national rule was consistent with California's requirements for similar composite wood products.

- The Composite Wood Products Regulation is a California Air Resources Board (CARB) regulation that reduces public exposure to formaldehyde through the establishment of strict emission performance standards on particleboard, medium density fiberboard and hardwood plywood (collectively known as composite wood products). The regulation requires all finished goods, such as flooring, destined for sale or use in California to be made using complying composite wood products. The most stringent (Phase 2) standards became effective in January 2014, ensuring that only compliant products are legal for sale in California. Moreover, the state's Title 24 Building Code improves indoor air quality through ventilation and air filtration requirements, which became more stringent with the adoption of the current 2019 Title 24 Building Code.

While the second study cited by Mr. Offermann was published in 2020, it assessed homes built in 2011 to 2017, which covers the period before the newest CARB formaldehyde standards (Phase 2 standards) were put into place (2014), before the EPA final rule, and before the 2019 Building Code. Thus, these studies do not provide evidence that the project, which will be built in phases beginning in 2022, will have significant impacts from formaldehyde emissions. In addition, both studies cited by Mr. Offermann was based on residential construction and residential grade mechanical ventilation, not based on the enhanced ventilation systems used by hospitals and other medical facilities. For these reasons, the project can be distinguished from the homes studied in the cited studies.

Mr. Offermann's claim that the project would result in significant impacts is speculative, based on assumptions about project construction and materials, regarding health risk modeling of formaldehyde, regarding the applicability of residential ventilation systems to medical office systems, and regarding application of a significance threshold that is not specific to formaldehyde.

Assertion: The Project did not adequately analyze and mitigate noise impacts.

Response: The commenter makes several claims related to noise: the prior environmental documents referenced in the Initial Study are not available for review, the Initial Study does not establish thresholds of significance, the Initial Study does not adequately address noise from mechanical equipment, and the Initial Study does not adequately address construction noise. The commenter relies on information provided by Ms. Deborah Jue of Wilson Ihrig Acoustics, Noise, and Vibration to support these claims.

The General Plan Final EIR and the Northeast Roseville Specific Plan EIR are both available on the City's website. The Sutter Roseville Medical Center Master Plan EIR is available for review in hard copy. Thus, all three referenced environmental documents are available for review.

As described on Initial Study page 33, the City's noise thresholds used for environmental analysis are established within the General Plan Noise Element and the City's Noise Ordinance. The Initial Study states that the Noise Ordinance standards are used to regulate non-transportation (also known as fixed) noise sources, and that compliance with these standards ensures less than significant impacts. Thus, Ms. Jue is not correct that the Initial Study does not discuss or disclose the City's noise thresholds.

Ms. Jue alleges that mechanical equipment could result in substantial noise (citing the City's noise thresholds to do so) affecting sensitive receptors at the nearest residential building, described as being 120 feet away. However, the existing Sutter Medical Office Building 4 is located just 45 feet away from apartment buildings in this same apartment complex, includes the same mechanical equipment as the proposed project, and yet existing conditions do not violate the City's noise thresholds or standards. It can be seen with certainty that the project does not have the potential to result in significant noise impacts related to mechanical equipment. The analysis Ms. Jue provides is speculative, as it makes assumptions about the type of equipment that will be used and the manner in which it will be used, and also does not take into account any of the screening or noise attenuation provided by the masonry wall, standard exterior-to-interior noise reductions, or equipment cabinets or screening.

As discussed in the Initial Study on page 34, construction noise is regulated by the City of Roseville Noise Ordinance. The Ordinance requires construction noise be limited to daytime hours, in order to prevent noise during typical sleeping or rest hours, and that equipment noise be minimized. The City's adopted CEQA Implementing Procedures findings indicate that compliance with the City Noise Ordinance is sufficient to protect nearby sensitive receptors from the negative health effects from construction noise. There are no unique characteristics of the project that would result in construction noise which is greater than typical construction. Time-of-day restrictions are typical of City and County noise ordinances and reflect the recognition that construction-related noise is temporary in character, is generally acceptable when limited to daytime hours, and is part of what residents of urban areas expect as part of a typical urban noise environment (along with sirens, etc.).

Assertion: The Project did not appropriately analyze the air quality impacts from emissions of ROGs.

Response: The commenter retained a consulting firm, SWAPE Technical Consultation, Data Analysis and Litigation Support of the Environment to review the air quality modeling for the project. SWAPE evaluated the City's analysis and prepared its own California Emissions Estimator Model (CalEEMod). The analysis by SWAPE did find a size error in the model, but their amended model also contains incorrect data, such as an incorrect size for the parking structure. The City corrected its model to determine whether impacts would remain below the significance thresholds (Attachment 2). The model adjustments ensured the project was accurately described, as follows: a medical office building of 100,000 square feet involving 1.59 acres of land area and a 191,957 (rounded to 192,000) square-foot enclosed parking structure with an elevator involving 0.94 acres of land area. Two model defaults were changed (and are documented in the model outputs), including adjusting the model's default assumptions about

the site acreage to match the actual acreage and adjusting the building construction and finishes timelines because the medical office building will be constructed in two phases (an approximately 85,000 square-foot building followed by an approximately 15,000 square-foot addition at a later date, as described in the Project Description on Initial Study page 1). The corrected model continues to result in less than significant construction impacts: 68 lbs/day of ROG, 25 lbs/day of NO_x, and 7.9 lbs/day of PM_{10}. The model outputs are included as Attachment 1 of this memorandum.

Although the commenter alleges the City did not calculate operational emissions, this is not correct. While the project is below the screening threshold as reported within the Initial Study, the CalEEMod results attached to the Initial Study as Attachment 3 includes operational emissions. The modeling results attached to the Initial Study as well as the corrected model results both show that emissions are below thresholds, validating the screening determination.

Assertion: The Project did not appropriately analyze the greenhouse gas (GHG) impacts. (Note: There was no section V in the letter)

Response: The commenter asserts the City improperly relied on the General Plan Update EIR to conclude that impacts would be less than significant. While the commenter states that the City merely stated that the impacts were less than significant because of compliance with General Plan policies, this is not an accurate representation of the analysis. As stated on Initial Study page 26, the vehicle trips and vehicle miles traveled (VMT) resulting from full buildout of the Sutter Hospital campus was evaluated as part of the citywide analysis prepared for the General Plan Update EIR. Similarly, full buildout of the Sutter Hospital campus was evaluated as part of the citywide buildout analysis of non-mobile greenhouse gas emissions. Thus, emissions from the project are not a new, project-specific impact requiring analysis, and per the tiering provisions of CEQA additional environmental analysis is not required. It is explicitly stated in the General Plan Update EIR that the EIR will be used by future projects for this tiering.

Assertion: The Project did not consider renewal energy alternatives.

Response: The commenter alleges the Initial Study had an obligation to evaluate whether any renewable energy features could be incorporated into the project. There is no such obligation; instead, CEQA requires an analysis of whether a project would result in “inefficient, wasteful, and unnecessary consumption of energy” *as part of an EIR*. This could certainly include assessment of the applicability of renewable energy features, as it did in the court case cited by the commenter, but since this is not an EIR it is a moot point. The relevant section is Public Resources Code §21100(b)(3), which states “The environmental impact report shall include a detailed statement setting forth all of the following,” after which is listed the requirement to assess the wasteful use of energy. The cited court case also relied heavily on CEQA Guidelines Section 15126.2, which is part of Article 9 Contents of Environmental Impact Reports.

In conclusion, staff finds that the Initial Study/Negative Declaration remains the appropriate document to comply with CEQA. No new or substantially more severe impacts have been identified which would necessitate the preparation of a subsequent or supplemental EIR.

Attachments

1. Lozeau Drury LLP letter, Received via email on May 11, 2022
2. Revised CalEEMod Report

ATTACHMENT 1

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May 11, 2022

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Re: Sutter Parking Garage Expansion and Medical Office Building 7
Negative Declaration (File Nos. PL22-0024, PL22-0061)
Planning Commission Agenda Item 6.2 (May 12, 2022)

Dear Chair Jense, Vice Chair Martin, Honorable Planning Commissioners, and Ms. Mar,

I am writing on behalf of the Laborers International Union of North America, Local Union 185 and its members ("LIUNA") living in and around the City of Roseville ("City") regarding the Negative Declaration ("ND") prepared for the Sutter Parking Garage Expansion and Medical Office Building 7 Project ("Project") (File Nos. PL22-0024, PL22-0061) to be heard as Agenda Item 6.2 at the Planning Commission's May 12, 2022 meeting.

LIUNA's review of the ND was assisted by indoor air quality expert Francis Offermann, PE, CIH, noise expert Deborah Jue of Wildon Ihrig, and air quality experts Matt Hagemann, P.G., C.Hg., and Paul E. Rosenfeld, Ph.D., of the Soil/Water/Air Protection Enterprise ("SWAPE"). The written comments of Mr. Offermann, Ms. Jue, and SWAPE are attached hereto as Exhibit A, Exhibit B and Exhibit C, respectively. Based on their review, it appears that several of the MND's conclusions are not supported by substantial evidence and, moreover, there is a "fair argument" that the Project may have unmitigated adverse environmental impacts. As required by CEQA, LIUNA requests that the City prepare an environmental impact report ("EIR") rather than a ND prior to approving the Project.

PROJECT DESCRIPTION

The Project consists of two components: (1) the expansion of an existing five-story parking garage with a six-story parking addition ("Garage Expansion") and (2) a new medical office building ("MOB"). Both components are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The Garage Expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level. The MOB would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB4.

The Garage Expansion site is approximately 0.94 acres in size and contains an existing surface parking lot with lighting and landscaping. The MOB site is approximately 1.64 acres in size and is developed with surface parking, lighting, and landscaping. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB is proposed to be constructed in two-phases: Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building.

LEGAL STANDARD FOR NEGATIVE DECLARATIONS

As the California Supreme Court held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." (*Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist*. (2010) 48 Cal.4th 310, 319-20.) "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." (Pub. Res. Code ["PRC"] § 21068; see also 14 CCR § 15382.) An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial." *(No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83.) "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.) The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." (*Bakersfield Citizens*, *supra*, 124 Cal.App.4th at 1220.) The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.) The EIR process "protects not only the environment but also informed self-government." (*Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.)

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." (PRC § 21080(d); see also *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.) In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration unless there is a "fair argument" that the project will have a significant environmental effect. (PRC, §§ 21100, 21064.) Since "[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process," by allowing the agency "to dispense with the duty [to prepare an EIR]," negative declarations are allowed only in cases where "the proposed project will not affect the environment at all." (*Citizens of Lake Murray v. San Diego* (1989) 129 Cal.App.3d 436, 440.) A mitigated negative declaration is proper only if the project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on the environment would occur, and . . . there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." (*Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331 [quoting PRC §§ 21064.5, 21080(c)(2)].) In that context, "may" means a reasonable possibility of a significant effect on the environment. (PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927*; League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904-05.)

Under the "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. (14 CCR § 15064(f)(1); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.) The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. (*Pocket Protector*s, *supra*, 124 Cal.App.4th at 928.)

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

(Kostka & Zishcke, Practice Under CEQA, §6.29, pp. 273-74.) The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference

to the lead agency's determination. Review is de novo, with a preference for resolving doubts in favor of environmental review." *(Pocket Protectors*, *supra*, 124 Cal.App.4th at 928.)

DISCUSSION

I. The proposed Conditions of Approval contain environmental mitigation measures that are not discussed or incorporated in the ND's analysis of the Project.

According to Staff's proposed Conditions of Approval, "The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration." (Staff Report, p. 8.) However, there is no mention of the Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration ("MOB 6 MND") or its mitigation measures in the ND. The ND lists three "environmental documents relied upon" for its analysis of the Project: (1) 2035 General Plan Update Final Environmental Impact Report; (2) Northeast Roseville Specific Plan Environmental Impact Report; and (3) Sutter Roseville Medical Center Master Plan Environmental Impact Report. The ND makes no mention of mitigation measures from those environmental documents or any other environmental document, including the MOB 6 MND.

Rather than discuss mitigation measures that may be applied to the Project from other EIRs and MNDs, the ND simply concluded that every single environmental impact of the Project would be less than significant without mitigation. (See, e.g., Initial Study, pp. 13 [Air Quality], 20 [Energy], 24 [Greenhouse gases], 26 [Hazards], 33 [Noise].) If the Project requires mitigation measures from the MOB 6 MND to ensure less-than-significant impacts, then those mitigation measures must be discussed and incorporated into the ND. Because the ND does not mention the MOB 6 MND at all, the ND's conclusions are not supported by substantial evidence and it should be revised prior to further consideration of the Project.

II. An EIR is required to disclose and the Project's significant indoor air quality impacts from emissions of formaldehyde.

The ND fails to address the significant health risks posed by the Project from formaldehyde, a toxic air contaminant ("TAC"). Certified Industrial Hygienist, Francis Offermann, PE, CIH, has conducted a review of the Project, the ND, and relevant documents regarding the Project's indoor air emissions. Mr. Offermann is one of the world's leading experts on indoor air quality, in particular emissions of formaldehyde, and has published extensively on the topic. As discussed below and set forth in Mr. Offermann's comments, the Project's emissions of formaldehyde to air in the MOB will result in very significant cancer risks to future employees. Mr. Offermann's expert opinion and calculation present a "fair argument" that the Project may have significant health risk impacts as a result of these indoor air pollution emissions, which were not discussed, disclosed, or analyzed in the ND. These impacts must be addressed in an EIR. Mr. Offermann's comment and CV are attached as Exhibit A.

Formaldehyde is a known human carcinogen and listed by the State as a TAC. The Placer County Air Pollution Control District ("PCAPCD") has established a significance threshold of health risks for carcinogenic TACs of 10 in a million. (Ex. A, p. 2.) The ND fails to acknowledge the significant indoor air emissions that will result from the Project. Specifically, there is no discussion of impacts or health risks, no analysis, and no identification of mitigations for significant emissions of formaldehyde to air from the Project.

Mr. Offermann explains that many composite wood products typically used building construction contain formaldehyde-based glues which off-gas formaldehyde over a very long time period. He states, "The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particle board. These materials are commonly used in residential, office, and retail building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims." (Ex. A, pp. 2-3.)

Mr. Offermann states that future employees of the MOB will be exposed to a cancer risk from formaldehyde of approximately 17.7 per million, even assuming that all materials are compliant with the California Air Resources Board's formaldehyde airborne toxics control measure. (Ex. A, p. 4.) This exceeds PCAPCD's CEQA significance thresholds for airborne cancer risk of 10 per million. (*Id*.) Mr. Offermann concludes that these significant environmental impacts must be analyzed in an EIR and mitigation measures should be imposed to reduce the risk of formaldehyde exposure. (*Id*. at pp. 4, 11-12.) He prescribes a methodology for estimating the Project's formaldehyde emissions in order to do a more project-specific health risk assessment. (*Id*. at pp. 5-9.). Mr. Offermann also suggests several feasible mitigation measures, such as requiring the use of no-added-formaldehyde composite wood products, which are readily available. (*Id*. at pp. 11-12.) Mr. Offermann also suggests requiring air ventilation systems which would reduce formaldehyde levels. (*Id*. at p. 12.) Since the ND does not analyze this impact at all, none of these or other mitigation measures have been considered.

When a Project exceeds a duly adopted CEQA significance threshold, as here, this alone establishes substantial evidence that the project will have a significant adverse environmental impact. Indeed, in many instances, such air quality thresholds are the only criteria reviewed and treated as dispositive in evaluating the significance of a project's air quality impacts. (See, e.g. *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960 [County applies Air District's "published CEQA quantitative criteria" and "threshold level of cumulative significance"]; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 ["A 'threshold of significance' for a given environmental effect is simply that level at which the lead agency finds the effects of the project to be significant"].) The California Supreme Court made clear the substantial importance that an air district significance threshold plays in providing substantial evidence of a significant adverse impact. (*Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 327 ["As the District's established significance threshold for NOx is 55 pounds per day, these estimates [of NOx emissions of 201 to 456 pounds per day] constitute substantial evidence supporting a fair argument for a significant adverse impact."].) Since expert evidence

demonstrates that the Project will exceed the PCAPCD's CEQA significance threshold, there is substantial evidence that an "unstudied, potentially significant environmental effect[]" exists. (See *Friends of Coll. of San Mateo Gardens v. San Mateo Cty. Cmty. Coll. Dist*. (2016) 1 Cal.5th 937, 958 [emphasis added].) As a result, the City must prepare an EIR for the Project to address this impact and identify enforceable mitigation measures.

The failure of the ND to address the Project's formaldehyde emissions is contrary to the California Supreme Court's decision in *California Building Industry Ass'n v. Bay Area Air Quality Mgmt. Dist*. (2015) 62 Cal.4th 369, 386 (*CBIA*). In that case, the Supreme Court expressly holds that potential adverse impacts to future users and residents from pollution generated by a proposed project must be addressed under CEQA. At issue in *CBIA* was whether the Air District could enact CEQA guidelines that advised lead agencies that they must analyze the impacts of adjacent environmental conditions on a project. The Supreme Court held that CEQA does not generally require lead agencies to consider the environment's effects on a project. (*CBIA*, *supra*, 62 Cal.4th at 800-01.) However, to the extent a project may exacerbate existing environmental conditions at or near a project site, those would still have to be considered pursuant to CEQA. (*Id*. at 801.) In so holding, the Court expressly held that CEQA's statutory language required lead agencies to disclose and analyze "impacts on a project's users or residents that arise from the project's effects on the environment." (*Id*. at 800.)

The carcinogenic formaldehyde emissions identified by Mr. Offermann are not an existing environmental condition. Those emissions to the air will be from the Project. People will be working inside the MOB once it is built and begins emitting formaldehyde. Once built, the MOB will begin to emit formaldehyde at levels that pose significant direct and cumulative health risks. The Supreme Court in *CBIA* expressly finds that this type of air emission and health impact by the project on the environment and a "project's users and residents" must be addressed in the CEQA process. The existing TAC sources near the Project site would have to be considered in evaluating the cumulative effect on future residents of both the Project's TAC emissions as well as those existing off-site emissions.

The Supreme Court's reasoning is well-grounded in CEQA's statutory language. CEQA expressly includes a project's effects on human beings as an effect on the environment that must be addressed in an environmental review. "Section 21083(b)(3)'s express language, for example, requires a finding of a 'significant effect on the environment' (§ 21083(b)) whenever the 'environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.'" (*CBIA*, *supra*, 62 Cal.4th at 800 [emphasis in original].) Likewise, "the Legislature has made clear—in declarations accompanying CEQA's enactment—that public health and safety are of great importance in the statutory scheme." (*Id*., citing e.g., §§ 21000, subds. (b), (c), (d), (g), 21001, subds. (b), (d).) It goes without saying that the thousands of future residents at the Project are human beings and the health and safety of those residents must be subjected to CEQA's safeguards.

The City has a duty to investigate issues relating to a project's potential environmental impacts. (See *County Sanitation Dist. No. 2 v. County of Kern*, (2005) 127 Cal.App.4th 1544,

1597–98. ["[U]nder CEQA, the lead agency bears a burden to investigate potential environmental impacts."].) The proposed office buildings will have significant impacts on air quality and health risks by emitting cancer-causing levels of formaldehyde into the air that will expose future residents to cancer risks potentially in excess of PCAPCD's threshold of significance for cancer health risks of 10 in a million. Currently, outside of Mr. Offermann's comments, the City does not have any idea what risks will be posed by formaldehyde emissions from the Project or the residences. As a result, the City must include an analysis and discussion in an EIR which discloses and analyzes the health risks that the Project's formaldehyde emissions may have on future residents and identifies appropriate mitigation measures.

III. The ND inadequately analyzes and mitigates the Project's noise impacts.

Noise expert Deborah Jue of the consulting firm Wilson Ihrig reviewed the MND's analysis of the Project's noise impacts. Ms. Jue's comment letter is attached as Exhibit B. As discussed below, Ms. Jue concluded that the MND failed to properly analyze and mitigate the Project's noise impacts and, as a result, the Project may cause significant impacts.

A. The ND fails to provide any context or analysis from the Sutter Roseville Medical Center Master Plan EIR.

Although the ND claims to incorporate prior environmental documents, including the Sutter Roseville Medical Center Master Plan EIR (Initial Study, pp. 7-8), there is no discussion of the information potentially used from the prior EIRs to evaluate the Project's impacts, such as significance thresholds, impacts, and mitigation measures. (Ex. B, p. 1.) Furthermore, the prior EIRs are not all available from CEQANet or the City's website. (Id.) Without making the prior documentation available or discussing how the information contained in those EIRs applies to this Project, the ND lacks the context and analysis necessary to determine that the Project's impacts would be less than significant.

B. The ND fails to properly establish thresholds of significance for the Project's noise impacts.

The ND failed to establish and apply proper significance thresholds for the Project's noise impacts. (Ex. B, pp. 1-2.) Although the ND claims that the City's CEQA Implementing Procedures determined that compliance with the City's Noise Ordinance would be sufficient to to find that the Project's noise impacts would be less than significant, Ms. Jue notes that the City's CEQA Implementing Procedures "include[] no discussion about CEQA thresholds to use in CEQA analysis." (Ex. B, p. 2.) As such, "there is no evidence to substantiate that the noise ordinance is sufficient to determine potential significance." (Id.)

Ms. Jue suggests a number of possible significance thresholds that the City could apply to this Project's noise impacts. (Ex. B, pp. 2-3.) These thresholds include sleep disturbance (Ex. B, pp. 2-3), speech disturbance (Ex. B, p. 3), noise and vibration thresholds for construction (Ex. B, p. 3), and actual compliance with the Noise Ordinance (Ex. B, p. 3). Because the ND did not

provide any quantitative analysis of the Project's noise impacts, there is no evidence that the Project's noise levels will not exceed these thresholds or any other thresholds the City may adopt.

C. The ND's analysis of the Project's noise impacts is incomplete.

Ms. Jue notes that the ND provided incomplete analyses of the noise impacts from mechanical equipment on the roof of the MOB and from construction noise. (Ex. B, p. 3-4.)

For the mechanical equipment, "[t]he ND provides no evidence that the rooftop equipment for the MOB would comply with the Municipal code, and provides no evidence that the addition of such equipment would be less than significant at the nearest residential structure, which is only 120 ft away.) (Ex. B, p. 3.) The ND's failure to provide any substantive information about the mechanical equipment obscures a potentially significant impact. If two commercial-use air handling cooling systems are in operation, "the resulting noise level at the nearest residence would be 49 to 65 dBA, exceeding the City's daytime and nighttime noise limits. (Id.) In addition to the potentially significant impact from cooling systems, the ND also fails to discuss emergency/backup generators, which would only add to the Project's significant noise levels. (Id.) By failing to fully analyze these impacts, the ND omits potentially significant impacts and fails to provide substantial evidence that the Project's noise impacts will be less than significant without mitigation.

D. An EIR is required due to a fair argument that the Project's construction noise may result in a significant impact.

Ms. Jue calculated sample noise levels for five pieces of construction equipment: hoe ram, excavator/dozer, crane, front end loader, and pneumatic tools. (Ex. B, Table 1, p. 4.) According to her calculations of noise levels during demolition and site preparation, "noise from a hoe ram, excavator, or dozer could generate noise as high as 72 to 86 dBA Lmax at the nearest residence, with on-going noise over several hours each day ranging from 68 to 79 dBA Leq." (Ex. B, p. 4.) For construction, "the noise from a crane, front end loader or pneumatic tools would range from 67 to 77 dBA Lmax, with on-going noise levels of 63 to 74 dBA Leq. (Id.) Her calculations assumed that the equipment was not being used at the same time. If equipment use of different types overlapped, the noise impact would be even greater. According to Ms. Jue, these exterior noise levels would all cause speech interference at interior locations based on guidance from the World Health Organization. Due to Ms. Jue's a fair argument that the Project may result in significant noise impacts, the ND is inappropriate and an EIR must be prepared.

E. The ND fails to adequately mitigate the Project's noise impacts.

As noted above, the Project's mechanical equipment and construction noise/vibrations could result in significant impacts to the nearby residences and offices. Ms. Jue suggests several mitigation measures to address these impacts, including (1) selection, siting and/or screening of the mechanical equipment, (2) sound barrier or blankets for construction noise, and (3) buffer

distances for noisy activities and stationary equipment. (Ex. B, p. 4.) The City should revise the ND to fully analyze the Project's noise impacts and apply the abov mitigation measures (or others) as appropriate.

IV. An EIR is Required to Disclose and Mitigate the Project's Significant Air Quality Impacts from Emissions of ROGs.

A. The MND's analysis of the Project's air quality impacts is not supported by substantial evidence.

SWAPE found that the ND underestimated the Project's emissions and therefore cannot be relied upon to determine the significant of the Project's air quality impacts. (Ex. C, pp. 2-3.) The MND relies on emissions calculated from the California Emissions Estimator Model Version CalEEMod.2016.3.2 ("CalEEMod"). (*Id*. at p. 2.) This model, which is used to generate a project's construction and operational emissions, relies on recommended default values based on site specific information related to a number of factors (*Id*.) CEQA requires that any changes to the default values must be justified by substantial evidence.

SWAPE reviewed the Project's CalEEMod output files and found that the values input into the model were inconsistent with information provided in the ND. (Ex. C, p. 2.) This results in an underestimation of the Project's emissions. (*Id*.) As a result, an EIR should be prepared that adequately evaluates the Project's air quality impacts. (*Id*. at pp. 2-3.)

Specifically, SWAPE found that the following values used in the MND's air quality analysis were either inconsistent with information provided in the MND or otherwise unjustified:

1. Underestimated Land Use Size (Ex. C, p. 3.)
2. Underestimated Land Use Size (Ex. C, pp. 3-4.)

As a result of these errors, the ND underestimates the Project's construction and operational emissions and cannot be relied upon to determine the significance of the Project's air quality impacts.

B. SWAPE's updated analysis of the Project's air quality impacts establishes a fair argument that the Project may result in significant emissions of ROGs.

In an effort to accurately determine the proposed Project's construction and operational emissions, SWAPE prepared an updated CalEEMod model that includes more site-specific information and correct input parameters. (Ex. C, p. 4.) SWAPE's updated analysis accounted for the entire 100,000 square feet of the MOB. (*Id*.) SWAPE's updated analysis found that the Project's construction-related ROG emissions exceed the of 82 pounds per day ("lbs/day") significance threshold set by PCAPCD, as shown below. (*Id*.)

SWAPE Criteria Air Pollutant Emissions	
Construction	**ROG** (lbs/day)
IS/ND	17
SWAPE	98
% Increase	476%
PCAPCD Threshold	**82**
Exceeds?	***Yes***

SWAPE's expert analysis of the Project's construction emissions establishes that the Project may result in significant ROG. Under CEQA, SWAPE's fair argument requires that the City prepare an EIR to disclose and mitigate this impact.

VI. An EIR is required for the Project's potentially significant greenhouse gas impacts.

The ND improperly concludes that the Project's greenhouse gas ("GHG") impacts would be less than significant. The ND relies on the City's General Plan Update ("GPU") EIR, which concluded that, even with mitigation, GHG impacts would be significant and unavoidable. The ND then jumps to the conclusion that the Project's GHG impacts would be less than significant because "[t]he project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR." (Initial Study, p. 26.) However, even if the project complies with the City's General Plan policies, it does not follow that the Project's impacts are necessarily less than significant. The GPU EIR concluded that GHG impacts would be significant and unavoidable, so compliance with the General Plan in no way indicates less-than-significant GHG impacts. Instead, the City needs to evaluate *this* Project's GHG impacts to see if they remain significant and unavoidable.

Although the City may tier the Project's GHG impacts from the GPU EIR, an ND is inappropriate where the Project will result in significant and unavoidable impacts. In the case *Communities for a Better Environment v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 122-25, the court of appeal held that when a "first tier" EIR admits a significant, unavoidable environmental impact, then the agency must prepare second tier EIRs for later projects to ensure that those unmitigated impacts are "mitigated or avoided." (*Id.*) The court reasoned that the unmitigated impacts were not "adequately addressed" in the first tier EIR since the impacts were not "mitigated or avoided." (*Id.*) Thus, significant effects disclosed in first tier EIRs will trigger second tier EIRs unless such effects have been "adequately addressed," in a way that ensures the effects will be "mitigated or avoided." (*Id.*) When a project tiers from a prior EIR but still results in significant and unavoidable impacts, a second tier is required as well as a new Statement of Overriding Considerations. The court explained, "The requirement of a statement of overriding considerations is central to CEQA's role as a public accountability statute; it requires public officials, in approving environmental detrimental projects, to justify their decisions based on

counterbalancing social, economic or other benefits, and to point to substantial evidence in support." (*Id*. at pp. 124-25.)

Here, the ND made no attempt to determine whether the Project's individual GHG impacts would actually be less than significant. In order to evaluate the Project's GHG impacts, SWAPE quantified the Project's GHG emissions and compared them to the PCAPCD's De Minimis Level operational threshold of 1,100 metric tons of carbon dioxide equivalents per year ("MT CO2e/year"). (Ex. C, p. 6.) As shown below, the Project's GHG emissions exceed the PCAPCD threshold:

SWAPE Annual Greenhouse Gas Emissions	
Project Phase	**Proposed Project** (MT CO_2e/year)
Area	*0.00*
Energy	*519.71*
Mobile	*1,837.00*
Waste	*543.13*
Water	*33.48*
Total Annual Emissions	2,933.32
PCAPCD De Minimis Level	**1,100**
Exceeds?	***Yes***

SWAPE's calculation establish a fair argument that the Project may result in significant GHG impacts. Unless the City can ensure that the GUP EIR reduces this impact to a less-than-significant level, an EIR and new Statement of Overriding Considerations is required under CEQA. SWAPE suggests numerous mitigation measures that could be applied to this Project to reduce the GHG impacts. (Ex. C, pp. 9-11.) The City should evaluate these feasible mitigation measures and incorporate them into a new EIR for the Project.

VII. The ND fails to consider renewable energy alternatives.

When analyzing a project's energy use to determine if it creates significant effects, CEQA requires a discussion of whether any renewable energy features could be incorporated into the project. (*League to Save Lake Tahoe Mountain Area Preservation Foundation v. County of Placer* (2022) 75 Cal.App.5th 63, 167 (*League to Save Lake Tahoe*).) Compliance with state and local regulatory programs is not sufficient to determine that a project will not result in a wasteful or inefficient use of energy. (*Id*. at p. 165.)

Although the ND discusses the Project's consistency with the Northeast Roseville Specific Plan EIR (ND, pp. 21-22), there is no discussion of "whether any renewable energy features could be incorporated into the project as part of determining whether the project's impacts on energy resources were significant." (See *League to Save Lake Tahoe*, *supra*, 75 Cal.App.5th at p. 168.) An updated energy analysis should be conducted and circulated in a revised ND or EIR in order to comply with CEQA.

CONCLUSION

LIUNA's experts have established a fair argument that the Project may have significant impacts on related to formaldehyde, ROGs, GHGs, and noise. Furthermore, the ND's analyses of these impacts as well as energy impacts, are not supported by substantial evidence. Therefore, LIUNA respectfully requests that the City prepare and circulate an EIR prior to further consideration of the Project.

Sincerely,

Brian B. Flynn
Lozeau Drury LLP

EXHIBIT A

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Date: May 11, 2022

To: Brian Flynn
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From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: Sutter Parking Garage and Medical Office Building 7 Project, Roseville, CA. (IEE File Reference: P-4575)

Pages: 18

Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings relative to outdoor air because many of the materials and products used indoors contain and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson, 2011). With respect to indoor air contaminants for which inhalation is the primary route of

exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

Indoor Formaldehyde Concentrations Impact. In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m^3, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m^3, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m^3. The median indoor formaldehyde concentration was 36 µg/m^3, and ranged from 4.8 to 136 µg/m^3, which corresponds to a median exceedance of the 2 µg/m^3 NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m^3, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the Placer County Air Pollution Control District (PCAPCD, 2017).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m^3 to 28% for the Acute REL of 55 µg/m^3.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019), and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentration of 22.4 $\mu g/m^3$ (18.2 ppb) as compared to a median of 36 $\mu g/m^3$ found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of 24.1 $\mu g/m^3$, which is 33% lower than the 36 $\mu g/m^3$ found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

With respect to the Sutter Parking Garage and Medical Office Building 7 Project, Roseville, CA, the buildings consist of a parking garage and a medical office building.

The employees of the medical office building are expected to experience significant indoor

exposures (e.g., 40 hours per week, 50 weeks per year). These exposures for employees are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in offices, warehouses, residences and hotels.

Because the medical office building spaces will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code required amount of outdoor air, the indoor formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1 $\mu g/m^3$ (Singer et. al., 2020)

Assuming that the medical office building employees work 8 hours per day and inhale 20 m^3 of air per day, the formaldehyde dose per work-day is 161 µg/day.

Assuming that these employees work 5 days per week and 50 weeks per year for 45 years (start at age 20 and retire at age 65) the average 70-year lifetime formaldehyde daily dose is 70.9 µg/day.

This is 1.77 times the NSRL (OEHHA, 2017a) of 40 µg/day and represents a cancer risk of 17.7 per million, which exceeds the CEQA cancer risk of 10 per million. This impact should be analyzed in an environmental impact report ("EIR"), and the agency should impose all feasible mitigation measures to reduce this impact. Several feasible mitigation measures are discussed below and these and other measures should be analyzed in an EIR.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not ensure that the indoor air will have concentrations of formaldehyde that substantially exceed 10 per million. The permissible emission rates for

ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can ensure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analyses can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings and/or the design minimum outdoor air ventilations rates such that cancer and non-cancer guidelines are not exceeded.

1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate

zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m^2 of material/m^2 floor area, units of furnishings/m^2 floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m^2-h) and the area (m^2) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate testing methods.

CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines

(OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e., $\mu g/m^2$-h) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than 31 $\mu g/m^2$-h, but not the actual measured specific emission rate, which may be 3, 18, or 30 $\mu g/m^2$-h. These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (https://berkeleyanalytical.com), to measure the formaldehyde emission rate.

4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e. µg/h) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the

indoor formaldehyde concentration (µg/m^3) from Equation 1 by dividing the total formaldehyde emission rates (i.e. µg/h) as determined in Step 4, by the design minimum outdoor air ventilation rate (m^3/h) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad \text{(Equation 1)}$$

where:

C_{in} = indoor formaldehyde concentration (µg/m^3)

E_{total} = total formaldehyde emission rate (µg/h) into the IAQ Zone.

Q_{oa} = design minimum outdoor air ventilation rate to the IAQ Zone (m^3/h)

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 "Calculation of Estimated Building Concentrations" of the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

1.) reducing the amount materials and/or furnishings that emit formaldehyde
2.) substituting a different material with a lower area-specific emission rate of

formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to ensure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Impact. Another important finding of the CNHS, was that the outdoor air ventilation rates in new homes without mechanical outdoor air ventilation were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never

open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

The Sutter Parking Garage and Medical Office Building 7 Project is close to roads with moderate to high traffic (e.g., I-80, CA-65, Secret Ravine Parkway, East Roseville Parkway, Medical Plaza Drive, etc.).

The Project noise assessment in the Negative Declaration and Initial Study (City of Roseville, 2022), contains no current or future assessment of the ambient noise levels resulting from the nearby roadway traffic. In my professional opinion the ambient noise levels resulting from the nearby roadway traffic will be significant and require specific mitigation measures. An acoustic assessment of the current or future ambient noise levels resulting from the nearby roadway traffic should be conducted.

As a result of the anticipated high outdoor noise levels, the Project will likely require a mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

PM_{10} and $PM_{2.5}$ Outdoor Concentrations Impact. According to the Negative Declaration and Initial Study (City of Roseville, 2022), the Project is located in the Sacramento Valley Air Basin, which is a State non-attainment area for PM_{10} and a Federal non-attainment area for $PM_{2.5}$.

An air quality analyses should to be conducted to determine the concentrations of PM_{10} and $PM_{2.5}$ in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and

projected future emissions from local sources upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the State PM_{10} and Federal $PM_{2.5}$ concentrations, then the buildings will need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor PM_{10} and $PM_{2.5}$ are less than the State and Federal requirements.

Thus the Project will likely require installation of high efficiency air filters (i.e. MERV 13 or higher) in all mechanically supplied outdoor air ventilation systems.

Indoor Air Quality Impact Mitigation Measures

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not insure indoor formaldehyde concentrations that are below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct

using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft^2 of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

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APPENDIX A

INDOOR FORMALDEHYDE CONCENTRATIONS
AND THE
CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to "reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California"*. In other words, the CARB ATCM regulations do not "assure healthful indoor air quality", but rather "reduce formaldehyde emissions from composite wood products".

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not "*assure healthful indoor air quality"* when CARB Phase 2 products are utilized. As shown in the Chan 2019 study of new California homes, the median indoor formaldehyde concentration was of 22.4 $\mu g/m^3$ (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272 ft^2), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California Department of Public Health,

Richmond, CA. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m^3/h) calculated for this model residence. For the composite wood formaldehyde emission rates I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft^2 (0.7% of the floor area), or
Particle Board – 30 ft^2 (1.3% of the floor area), or
Hardwood Plywood – 54 ft^2 (2.4% of the floor area), or
Thin MDF – 46 ft^2 (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry, could be used without causing indoor formaldehyde concentrations that result in CEQA

cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

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Education

- M.S. Mechanical Engineering Stanford University, Stanford, CA.
- Graduate Studies in Air Pollution Monitoring and Control University of California, Berkeley, CA.
- B.S. in Mechanical Engineering Rensselaer Polytechnic Institute, Troy, N.Y.

Professional Affiliations

ACGIH, AIHA, ASHRAE, CSI, ASTM, ISIAQ, PARMA, and USGBC

Work Experience

Mr. Offermann PE, CIH, has 36 years experience as an IAQ researcher, technical author, and workshop instructor. He is president of Indoor Environmental Engineering, a San Francisco based IAQ R&D consulting firm. As president of Indoor Environmental Engineering, Mr. Offermann directs an interdisciplinary team of environmental scientists, chemists, and mechanical engineers in indoor air quality building investigations. Under Mr. Offermann's supervision, IEE has developed both pro-active and reactive IAQ measurement methods and diagnostic protocols. He has supervised over 2,000 IAQ investigations in commercial, residential, and institutional buildings and conducted numerous forensic investigations related to IAQ.

Litigation Experience

Mr. Offermann has been qualified numerous times in court as an expert in the field of indoor air quality and ventilation for both plaintiffs and defendants. He has been deposed over 150 times in cases involving indoor air quality/ventilation issues in commercial, residential, and institutional buildings involving construction defects, and/or operation and maintenance problems. Examples of indoor air quality cases he has worked on are alleged personal injury and/or property damages from mold and bacterial contamination/moisture intrusion, building renovation activities, insufficient outdoor air ventilation, off gassing of volatile organic compounds from building materials and coatings, malfunctioning gas heaters and carbon monoxide poisoning, and applications of pesticides. Mr. Offermann has testified with respect to the scientific admissability of expert testimony regarding indoor air quality issues via Daubert and Kelly-Frye motions.

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CLICKY ANALYTICS CLICKY ANALYTICS

EXHIBIT B

WILSON IHRIG
ACOUSTICS, NOISE & VIBRATION

CALIFORNIA
WASHINGTON
NEW YORK

WI #22-004.12

May 10, 2022

Mr. Brian Flynn
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612

SUBJECT: Sutter Parking Garage Expansion and Medical Office Building Negative Declaration, Comments on the Noise Analysis

Dear Mr. Flynn,

Per your request, I have reviewed the subject matter document for the Sutter Parking Garage Expansion and Medical Office Building Negative Declaration (ND) in Roseville, California. The proposed Project would include expansion of an existing 5-story parking garage with a 6-story addition and a new medical office building (MOB) that would be constructed in two phases: initial 4-story structure, and a 2-story addition to be added later. The MOB would house a new Graduate Medical Education (GME) program.

Context and Analysis from the prior EIR are Omitted

The ND references the Sutter Roseville Medical Center Master Plan EIR[1] (EIR) as documents relied upon for the preparation of the ND. These documents were not available online via CEQANet nor under the City's Planning Department website. The ND omits any mention of key information it may have used in the noise analysis, such as significance thresholds, impacts, and mitigation measures. Thus, it is difficult to determine whether the components of the project fall within the prior environmental analysis.

Thresholds of Significance are Not Properly Developed

Lacking access to the prior EIR, the ND lacks any discussion of the thresholds used to determine significance. Per CEQA[2], the ND must clearly identify and mitigate eliminate **potentially** significant effects, as shown in Figure 1.

[1] SCH #90020142 and #93092081
[2] https://govt.westlaw.com/calregs/Document/IA1DEFD80D48811DEBC02831C6D6C108E?

§ 15070. Decision to Prepare a Negative or Mitigated Negative Declaration.

A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

(b) The initial study identifies potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

Figure 1 CEQA Section 15070 (a) and (b)

The Roseville *CEQA Implementing Procedures* (Procedures) are referenced throughout the ND, and the ND states that Findings from these Procedures was that the City's noise ordinance would be sufficient to determine significance of noise impacts. These Procedures[3] available online do not appear to be the right document, as there are no "Findings", and this Procedures document includes no discussion about CEQA thresholds to use in CEQA analysis. Thus, there is no evidence to substantiate that the noise ordinance is sufficient to determine potential significance.

The project includes a new private outdoor area. The ND does not appear to show where this outdoor area would be located, nor how it would be used. The hours of operation of this private outdoor area have not been provided, and if large gatherings (social or meetings) would be held, with amplified voice or music, this would be a new usage and potentially significant.

Thus, thresholds that could be considered to evaluate potentially significant noise impacts include:

Sleep disturbance and annoyance

The ND lacks any assessment of potentially significant noise impacts caused by activities in the private outdoor area. Although the health effects of noise are not taken as seriously in the United States as they are in other countries, they are real and, in many parts of the country, pervasive[4]. Noise can disturb sleep by making it more difficult to fall asleep, by waking someone after they are asleep, or by altering their sleep stage, e.g., reducing the amount of rapid eye movement (REM) sleep. Noise exposure for people who are sleeping has also been linked to increased blood pressure, increased heart rate, increase in body movements, and other physiological effects. Not surprisingly, people whose sleep is disturbed by noise often experience secondary effects such as increased fatigue, depressed mood, and decreased work performance.

Thus, excessive noise from amplified speech or music in the private outdoor area occurring between 10 PM and 7 AM could cause sleep disturbance and would be potentially significant. The World Health Organization[5] (WHO) identifies a guidance of 45 dBA Leq (outdoors) to avoid sleep disturbance from

[3] https://roseville.ca.us/government/departments/development_services/planning/citywide_planning_documents
[4] More information on these and other adverse effects of noise may be found in Guidelines for Community Noise, eds B Berglund, T Lindvall, and D Schwela, World Health Organization, Geneva, Switzerland, 1999. https://www.who.int/docstore/peh/noise/Comnoise-1.pdf
[5] Ibid.

a continuous source, and a limit of 60 dBA Lmax for intermittent sources[6]. However, it has been our experience that low frequency bass notes, commonly found in music played at social events, can be problematic even when the A-weighted level complies with applicable code. This is partly because the low frequencies pass through the exterior walls and closed windows with little reduction.

For annoyance, WHO identifies a guidance of 50 dBA Leq (outdoors) to avoid moderate annoyance during daytime and evening hours (7 AM to 10 PM).

Speech Interference

For intelligibility of speech, which could be substantially impacted for people in nearby offices or working from home, WHO identifies a guidance of 35 dBA Leq (indoors), which equates to 50 dBA Leq outdoors for building with open windows. If the windows can be shut (e.g., if sufficient ventilation is provided), then the outdoor noise limit would be 60 dBA Leq.

Construction Noise and Vibration

Similarly, the effect of construction noise and vibration has been minimized in the ND discussion. The ND characterizes construction as "temporary" and appears to rely on this fact to avoid evaluation of the construction noise and vibration. The ND provides no metrics to evaluate the significance of construction noise and vibration. Daytime construction could interfere with daytime activities, such as interfering with speech during conversations and phone calls.

Caltrans provides guidance to evaluate the effects of vibration from construction sources[7]. Construction activities which generate vibration on the order of 0.04 in/sec PPV for continuous or frequent intermittent sources such as vibratory compaction and 0.25 in/sec PPV for transient sources such as trucks are "distinctly perceptible" and could be potentially significant.

Noise Ordinance Compliance

Table 1 of the Roseville Noise Regulation (Chapter 9/24)[8] identifies a noise limits of 50 dBA during the daytime (7 AM to 10 PM) and 45 dBA during the nighttime (10 PM to 7 AM) from non-transportation or fixed sound sources. This information is lacking in the ND.

Impact Analyses are Incomplete

Mechanical equipment

The ND provides no evidence that the rooftop equipment for the MOB would comply with the Municipal code, and provides no evidence that the addition of such equipment would be less than significant at the nearest residential structure, which is only 120 ft away. Depending on the cooling needs, commercial-use air handling cooling systems can generate 78 to 94 dBA at 3 ft[9]. With two of these units in operation the resulting noise level at the nearest residence would be 49 to 65 dBA. This would be a potentially significant impact. If this equipment would operate into the nighttime hours,

[6] These outdoor levels assume that the residence reduces noise by 15 dBA with windows open, which is typical for conventional construction.
[7] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf
[8] https://library.qcode.us/lib/roseville_ca/pub/municipal_code/item/title_9-chapter_9_24
[9] Carrier N series generates 76 dBA at 25 ft distance, or about 94 dBA at 3 ft.

it would exceed the 45 dBA noise limit; during daytime hours, the largest of the potential equipment would also exceed the 50 dBA noise limit.

Emergency/standby generators are commonly used for essential buildings, and the ND appears to lack any discussion of such equipment in the noise analysis.

Construction Noise

Information from Caltrans[10] and other sources can be used to estimate noise from construction. Demolition of existing buildings, excavation, foundations, concrete and building erection will all require several months of activity. Even if this work would only be conducted during daytime hours, the interference on daytime activities such as talking on the phone, conducting meetings, etc. at nearby offices and residences could be potentially significant. The ND provides no evidence that the on-going construction noise and vibration would be less than significant. Table 1 provides sample calculations from five different types of construction equipment, some of which could combine. Thus, during demolition and site preparation, noise from a hoe ram, excavator, or dozer could generate noise as high as 72 to 86 dBA Lmax at the nearest residence, with on-going noise over several hours each day ranging from 68 to 79 dBA Leq. If several activities and/or equipment would be operating at the same time, the noise would be even higher. During building construction, the noise from a crane, front end loader or pneumatic tools would range from 67 to 77 dBA Lmax, with on-going noise levels of 63 to 74 dBA Leq. Based on the WHO guidance, these exterior noise levels would all cause speech interference at interior locations. This would be potentially significant at nearby noise sensitive receptors.

Table 1 Sample Calculations from Construction Noise

Equipment	Reference Level at 50 ft (dBA)	Usage Factor (%)	Distance to Nearest Residence			Intermittent Level (dBA Lmax)			On-going Level (dBA Leq)		
			Near distance	Building edge	Center distance	Near distance	Building edge	Center distance	Near distance	Building edge	Center distance
Mounted Impact Hammer Hoe Ram	90	20	75	120	230	86	82	77	79	75	70
Excavator or Dozer	85	40	75	120	230	81	77	72	77	73	68
Crane	85	16	75	120	230	N/A	77	72	N/A	69	64
Front end loader	80	40	75	120	230	76	72	67	72	68	63
Pneumatic Tools	85	50	75	120	230	N/A	77	72	N/A	74	69

Noise Mitigations are Lacking

As noted above, the rooftop equipment on the MOB would potentially exceed the noise limits. Mitigations include selection, siting and/or screening of the mechanical equipment to ensure that the combined mechanical equipment noise would be properly controlled to meet 50 dBA during the daytime and 45 dBA at nighttime.

[10] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf

To mitigate construction noise, mitigation measures should include the following, and the ND should include evidence that these measures would be sufficient to eliminate the (potentially) significant impacts below the thresholds of significance:

- Sound barrier or blankets that block line of sight from the noisiest construction equipment and activities to the noise sensitive neighbors.
- Buffer distances to keep noisy activities and stationary equipment away from noise sensitive neighbors.
- Notification is useful community outreach, but has no bearing on reducing noise.

Conclusions

The ND lacks evidence to support its conclusions regarding construction noise and vibration and operational noise. Thresholds of significance have been omitted from the document. The mechanical noise, generator noise and construction noise analyses in the ISMND also are not complete, and based on the analysis discussed above, mitigations are required.

Please feel free to contact me with any questions on this information.

Very truly yours,

WILSON IHRIG

Deborah A. Jue

Deborah A. Jue, INCE-USA
Principal

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EXHIBIT C

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May 11, 2022

Brian Flynn
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Subject: Comments on the Sutter Parking Garage Expansion Project (SCH No. 2022040255)

Dear Mr. Flynn,

We have reviewed the April 2022 Initial Study / Negative Declaration ("IS/ND") for the Sutter Parking Garage Expansion & Sutter MOB Project ("Project") located in the City of Roseville ("City"). The Project proposes to expand the existing 5-story parking structure with the addition of a 6-story parking structure on a 0.94-acre site, as well as construct of a 100,000-square-foot ("SF") medical office building on a 1.64-acre site.

Our review concludes that the IS/ND fails to adequately evaluate the Project's air quality and greenhouse gas impacts. As a result, emissions associated with construction of the proposed Project are underestimated and inadequately addressed. An Environmental Impact Report ("EIR") should be prepared to adequately assess and mitigate the potential air quality and greenhouse gas impacts that the project may have on the surrounding environment.

Air Quality

Failure to Adequately Evaluate Operational Criteria Air Pollutant Emissions

The IS/ND fails to quantify the Project's operational criteria air pollutant emissions. Specifically, the IS/ND states:

> "The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts resulting from project operation. The screening thresholds indicates a General Office project must involve more than 648,000 square feet of building area before the PCAPCD significance thresholds for criteria pollutants are likely to be exceed. The proposed MOB includes 100,000 square feet of building area, and the parking garage expansion includes

approximately 200,000 square feet of building area, which is well below the screening thresholds; therefore, the project will not result in operational emissions which exceed established thresholds" (p. 14).

Review of the Placer County Air Pollution Control District ("PCAPCD") demonstrates that the air district includes screening thresholds (see excerpt below):[1]

Table 2-2: Corresponding Size of a Project for 55 lbs/day of NOx Emissions

Residential (# of units)			Commercial/Industrial (sf)		
Single Family	Condo	Apartment	General Commercial	General Office	General Industrial
617	868	911	249,099	648,661	894,262

As demonstrated above, the screening thresholds are associated with NO_X emissions. Furthermore, the PCAPCD states that the above-mentioned thresholds are a "preliminary screening methodology and it does not include ROG operational emissions."[2] Thus, while the IS/ND is correct in concluding that the size of the proposed Project is below the "General Office" threshold of 648,661-SF, the IS/ND fails to acknowledge that the threshold is only applicable to operational NO_X emissions. As such, the IS/ND fails to quantify the Project's operational ROG emissions, which is incorrect per PCAPCD guidance. The Project should not be approved until an EIR is prepared to evaluate the ROG emissions associated with Project operation.

Unsubstantiated Input Parameters Used to Estimate Project Emissions

The air quality analysis provided in the IS/ND relies on emissions calculated with the California Emissions Estimator Model ("CalEEMod") Version 2020.4.0 (p. 14).[3] CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence. Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are utilized in calculating the Project's air pollutant emissions and make known which default values are changed as well as provide justification for the values selected.

When reviewing the Project's CalEEMod output files, provided in Attachment 3 to the IS/ND, we found that several model inputs are not consistent with information disclosed in the IS/ND. As a result, the Project's construction-related emissions are underestimated. An EIR should be prepared to include an

[1] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21, Table 2-2.
[2] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21.
[3] "CalEEMod Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* http://www.aqmd.gov/caleemod/download-model.

updated air quality analysis that adequately evaluates the impacts that construction of the Project will have on local and regional air quality.

Underestimated Land Use Size

According to the IS/ND:

> "The second DRP is for the construction of a 100,000 square foot medical office building constructed in two phases; Phase 1 totaling 85,000 square feet would be constructed immediately after City approval and Phase 2 totaling 15,000 square feet in size would be constructed at a later date" (p. 1).

As such, the model should have included 100,000-SF of medical office space. However, review of the CalEEMod output files demonstrates that the "Sutter Parking Garage Expansion & MOB 10" model includes only 100-SF of medical office space (see excerpt below) (Attachment 3, pp. 68, 98, 124).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Medical Office Building	1.00	1000sqft	1.64	100.00
Enclosed Parking with Elevator	1.00		0.94	191,957.00

As demonstrated in the excerpt above, the proposed medical office space is underestimated by 99,900-SF.[4] This underestimation presents an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that go into the model's calculations. The square footage of a land use is used for certain calculations, such as determining the wall space to be painted (i.e., VOC emissions from architectural coatings).[5] As such, by underestimating the size of the proposed medical office land use, the model underestimates the Project's construction-related emissions and should not be relied upon to determine Project significance.

Underestimated Parking Land Use Size

Review of the CalEEMod output files demonstrates that the "Sutter Parking Garage Expansion & MOB 10" model includes 191,957-SF of parking land use space (see excerpt below) (Attachment 3, pp. 68, 98, 124).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Medical Office Building	1.00	1000sqft	1.64	100.00
Enclosed Parking with Elevator	1.00		0.94	191,957.00

However, regarding the size of the proposed parking structure, the IS/ND simply states:

> "The proposed expansion will consist of six-levels tied into the existing five-level parking garage" (p. 1).

[4] Calculated: (100,000-SF proposed warehouse space) – (100-SF modeled warehouse space) = 99,900-SF underestimated warehouse space.

[5] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 28.

As such, the IS/ND fails to substantiate the exact square-footage or the number of spaces to be provided by the proposed parking structure. This is incorrect, as according to the CalEEMod User's Guide:

> "CalEEMod was also designed to allow the user to change the defaults to reflect site- or project-specific information, when available, provided that the information is supported by substantial evidence as required by CEQA." [6]

Here, as the IS/ND and associated documents fail to provide substantial evidence to support the land use size of the proposed parking structure, we cannot verify that the model is accurate.

This presents an issue, as the square footage of parking land uses is used for certain calculations, such as determining the area to be painted and stripped (i.e., VOC emissions from architectural coatings).[7] Thus, by potentially underestimating the proposed parking land use size, the model may underestimate the Project's construction-related emissions and should not be relied upon to determine Project significance.

Updated Analysis Indicates a Potentially Significant Air Quality Impact

In an effort to more accurately estimate the Project's construction-related emissions, we prepared an updated CalEEMod model, using the Project-specific information provided by the IS/ND. In our updated model, we accounted for the entire 100,000-SF medical office building.[8]

Our updated analysis estimates that the Project's construction-related ROG emissions would exceed the applicable PCAPCD threshold of 82 pounds per day ("lbs/day"), as referenced by the IS/ND (p. 14) (see table below).[9]

SWAPE Criteria Air Pollutant Emissions	
Construction	**ROG** (lbs/day)
IS/ND	17
SWAPE	98
% Increase	476%
PCAPCD Threshold	**82**
Exceeds?	***Yes***

As you can see in the table above, the Project's construction-related ROG emissions, as estimated by SWAPE, increase by approximately 476% and exceed the PCAPCD significance threshold. Thus, our

[6] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 13-14.
[7] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 29.
[8] See Attachment A for updated air modeling.
[9] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21, Table 2-1.

updated model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the IS/ND. As a result, an EIR should be prepared to adequately assess and mitigate the potential air quality impacts that the Project may have on environment.

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

Regarding the Project's potential greenhouse gas ("GHG") impact, the IS/ND states:

> "The City's General Plan Update (GPU) EIR included an analysis of GHG emissions, which would result from buildout of the City's General Plan. The EIR concluded that General Plan build out would exceed the City's threshold of 2.25 MT CO_2e per service population and that the affect was cumulatively considerable. Although mitigation measures were adopted as part of the General Plan, those measures would not reduce impacts to less-than-significant levels and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The medical office building will incorporate several alternative transportation measures like bike racks immediately in front of the medical office building. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant" (p. 25-26).

However, the IS/ND fails to make any effort to quantify or evaluate the Project's GHG emissions. As a result, the IS/ND's analysis of the Project's potential GHG impact, as well as the subsequent less-than-significant impact conclusion, is incorrect for two reasons.

(1) The IS/ND fails to quantify the Project's potential GHG emissions; and
(2) The IS/ND fails to indicate a potentially significant impact.

1) Failure to Quantify GHG Emissions

As previously stated, the IS/ND concludes that the Project would result in a significant-and-unavoidable GHG impact (p. 25-26). However, the IS/ND fails to estimate the Project's net annual GHG emissions whatsoever. By failing to evaluate or quantify the Project's potential GHG emissions, the Project is inconsistent with CEQA. Specifically, according to CEQA Guidelines § 15064.4(a):

> "A lead agency shall make a good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." [10]

[10] "Final Adopted Text for Revisions to the CEQA Guidelines." Governor's Office of Planning and Research ("OPR"), *available at:* https://opr.ca.gov/ceqa/updates/guidelines/, p. 13.

As you can see in the excerpt above, CEQA Guidelines require a Project to "describe, calculate, or estimate" the GHG emissions that would be generated by the Project. Here, by failing to evaluate or quantify the Project's GHG emissions, the IS/ND is inconsistent with CEQA Guidelines and lacks evidence to support its conclusion that the Project emissions would be less-than-significant.

2) Updated Analysis Indicates a Potentially Significant Impact

In an effort to quantitatively evaluate the Project's GHG emissions, we compared the Project's GHG emissions, as estimated by SWAPE, to the PCAPCD De Minimis Level operational threshold of 1,100 metric tons of carbon dioxide equivalents per year ("MT CO_2e/year").[11] When applying this threshold, SWAPE's updated air model indicates a potentially significant GHG impact.

The updated CalEEMod output files indicate that the Project would generate approximately 2,933.32 MT CO_2e/year of net annual GHG operational emissions (sum of area-, energy-, mobile-, waste-, and water-related emissions) (see table below).

SWAPE Annual Greenhouse Gas Emissions

Project Phase	**Proposed Project** (MT CO_2e/year)
Area	*0.00*
Energy	*519.71*
Mobile	*1,837.00*
Waste	*543.13*
Water	*33.48*
Total Annual Emissions	2,933.32
PCAPCD De Minimis Level	**1,100**
Exceeds?	***Yes***

As demonstrated above, the Project's net annual operational GHG emissions, as estimated by SWAPE, exceed the PCAPCD's De Minimis Level threshold of 1,100 MT CO_2e/year. According to PCAPCD guidance:

> "Projects with GHG emissions which exceed the De Minimis Level of 1,100 MT CO_2e/yr, but less than 10,000 MTCO_2e/yr can still be found less than cumulatively considerable when the result of project related efficiency analysis would meet one of conditions in the efficiency matrix for the applicable land use setting and land use type provided." [12]

[11] "California Environmental Quality Act Thresholds of Significance." Placer County Air Pollution Control District ("PCAPCD"), October 2016, *available at:* https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF, p. E-2.

[12] "California Environmental Quality Act Thresholds of Significance." Placer County Air Pollution Control District ("PCAPCD"), October 2016, *available at:* https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF, p. E-2.

As demonstrated above, for projects that exceed 1,100 MT CO_2e/year, the PCAPCD requires additional GHG analysis to determine a less-than-significant impact. As such, the Project may result in a potentially significant GHG impact not previously identified or addressed by the IS/ND. An EIR should be prepared to include an updated GHG analysis per PCAPCD guidance and adequately mitigate potential GHG impacts, if necessary.

Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project would result in potentially significant air quality and GHG impacts that should be mitigated further. As such, in an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the proposed Project. Therefore, to reduce the Project's emissions, we recommend consideration of SCAG's 2020 *RTP/SCS* PEIR's Air Quality Project Level Mitigation Measures ("PMM-AQ-1") and Greenhouse Gas Project Level Mitigation Measures ("PMM-GHG-1"), as described below: [13]

SCAG RTP/SCS 2020-2045
Air Quality Project Level Mitigation Measures – PMM-AQ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
a) Minimize land disturbance.
b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
c) Cover trucks when hauling dirt.
d) Stabilize the surface of dirt piles if not removed immediately.
e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.
f) Minimize unnecessary vehicular and machinery activities.
g) Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.
j) Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.
k) Ensure that all construction equipment is properly tuned and maintained.

[13] "4.0 Mitigation Measures." Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: https://scag.ca.gov/sites/main/files/file-attachments/fpeir_connectsocal_addendum_4_mitigationmeasures.pdf?1606004420, p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: "Certified Final Connect SoCal Program Environmental Impact Report." Southern California Association of Governments (SCAG), May 2020, *available at:* https://scag.ca.gov/peir.

l) Minimize idling time to 5 minutes—saves fuel and reduces emissions.

m) Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.

n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

o) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

p) As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.

q) Require projects within 500 feet of residences, hospitals, or schools to use Tier 4 equipment for all engines above 50 horsepower (hp) unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds.

s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.

t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.

u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).

z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.

aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.

bb) The following criteria related to diesel emissions shall be implemented on by individual project sponsors as appropriate and feasible:

- Diesel nonroad vehicles on site for more than 10 total days shall have either (1) engines that meet EPA on road emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%
- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.
- Nonroad diesel engines on site shall be Tier 2 or higher.
- Diesel nonroad construction equipment on site for more than 10 total days shall have either (1) engines meeting EPA Tier 4 nonroad emissions standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines for 50 hp and greater and by a minimum of 20% for engines less than 50 hp.
- Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.
- Diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend approved by the original engine manufacturer with sulfur content of 15 ppm or less.
- The construction contractor shall maintain a list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following:
    i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment.
    ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation.

iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.

- The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- The contractor shall maintain a monthly report that, for each on road diesel vehicle, nonroad construction equipment, or generator onsite, includes:
    i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date.
    ii. Any problems with the equipment or emission controls.
    iii. Certified copies of fuel deliveries for the time period that identify:
        1. Source of supply
        2. Quantity of fuel
        3. Quantity of fuel, including sulfur content (percent by weight)

cc) Project should exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code). The following measures can be used to increase energy efficiency:

- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, accessibility to transit and transit shelters, traffic calming measures, parks and public spaces, minimize pedestrian barriers.
- Provide traffic calming measures, such as:
    i. Marked crosswalks
    ii. Count-down signal timers
    iii. Curb extensions iv. Speed tables
    iv. Raised crosswalks
    v. Raised intersections
    vi. Median islands
    vii. Tight corner radii
    viii. Roundabouts or mini-circles
    ix. On-street parking
    x. Chicanes/chokers
- Create urban non-motorized zones
- Provide bike parking in non-residential and multi-unit residential projects
- Dedicate land for bike trails
- Limit parking supply through:
    i. Elimination (or reduction) of minimum parking requirements
    ii. Creation of maximum parking requirements
    iii. Provision of shared parking
- Require residential area parking permit.
- Provide ride-sharing programs
    i. Designate a certain percentage of parking spacing for ride sharing vehicles
    ii. Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
    iii. Providing a web site or messaging board for coordinating rides
    iv. Permanent transportation management association membership and finding requirement.

Greenhouse Gas Project Level Mitigation Measures – PMM-GHG-1

In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.
c) Include off-site measures to mitigate a project's emissions.
d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: i. Use energy and fuel-efficient vehicles and equipment; ii. Deployment of zero- and/or near zero emission technologies; iii. Use lighting systems that are energy efficient, such as LED technology; iv. Use the minimum feasible amount of GHG-emitting construction materials; v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse; vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy; viii. Incorporate design measures to reduce water consumption; ix. Use lighter-colored pavement where feasible; x. Recycle construction debris to maximum extent feasible; xi. Plant shade trees in or near construction projects where feasible; and xii. Solicit bids that include concepts listed above.
e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: i. Promote transit-active transportation coordinated strategies; ii. Increase bicycle carrying capacity on transit and rail vehicles; iii. Improve or increase access to transit; iv. Increase access to common goods and services, such as groceries, schools, and day care; v. Incorporate affordable housing into the project; vi. Incorporate the neighborhood electric vehicle network; vii. Orient the project toward transit, bicycle and pedestrian facilities; viii. Improve pedestrian or bicycle networks, or transit service; ix. Provide traffic calming measures; x. Provide bicycle parking; xi. Limit or eliminate park supply; xii. Unbundle parking costs; xiii. Provide parking cash-out programs; xiv. Implement or provide access to commute reduction program;
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;
g) Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and

h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:

i. Provide car-sharing, bike sharing, and ride-sharing programs;
ii. Provide transit passes;
iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;
v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
vi. Provide employee transportation coordinators at employment sites;
vii. Provide a guaranteed ride home service to users of non-auto modes.

i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;

j) Land use siting and design measures that reduce GHG emissions, including:

i. Developing on infill and brownfields sites;
ii. Building compact and mixed-use developments near transit;
iii. Retaining on-site mature trees and vegetation, and planting new canopy trees;
iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and
v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.

k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.

l) Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.

m) Encourage telecommuting and alternative work schedules, such as:

i. Staggered starting times
ii. Flexible schedules
iii. Compressed work weeks

n) Implement commute trip reduction marketing, such as:

i. New employee orientation of trip reduction and alternative mode options
ii. Event promotions
iii. Publications

o) Implement preferential parking permit program

p) Implement school pool and bus programs

q) Price workplace parking, such as:

i. Explicitly charging for parking for its employees;
ii. Implementing above market rate pricing;
iii. Validating parking only for invited guests;
iv. Not providing employee parking and transportation allowances; and
v. Educating employees about available alternatives.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. An EIR should be prepared to include all feasible mitigation measures, as well as include updated air quality, health risk, and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Attachment A: CalEEMod Output Files
Attachment B: Matt Hagemann CV
Attachment C: Paul E. Rosenfeld CV

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2206	1.7553	1.7427	4.0800e-003	0.1295	0.0751	0.2045	0.0393	0.0716	0.1109	0.0000	358.0225	358.0225	0.0454	0.0145	363.4872
2023	0.5434	0.4187	0.4740	1.0900e-003	0.0291	0.0171	0.0462	7.9200e-003	0.0163	0.0242	0.0000	95.5395	95.5395	0.0121	3.7200e-003	96.9507
Maximum	**0.5434**	**1.7553**	**1.7427**	**4.0800e-003**	**0.1295**	**0.0751**	**0.2045**	**0.0393**	**0.0716**	**0.1109**	**0.0000**	**358.0225**	**358.0225**	**0.0454**	**0.0145**	**363.4872**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2206	1.7553	1.7427	4.0800e-003	0.1295	0.0751	0.2045	0.0393	0.0716	0.1109	0.0000	358.0223	358.0223	0.0454	0.0145	363.4870
2023	0.5434	0.4187	0.4740	1.0900e-003	0.0291	0.0171	0.0462	7.9200e-003	0.0163	0.0242	0.0000	95.5394	95.5394	0.0121	3.7200e-003	96.9507
Maximum	**0.5434**	**1.7553**	**1.7427**	**4.0800e-003**	**0.1295**	**0.0751**	**0.2045**	**0.0393**	**0.0716**	**0.1109**	**0.0000**	**358.0223**	**358.0223**	**0.0454**	**0.0145**	**363.4870**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**3-23-2022**	**6-22-2022**	0.6247	0.6247
2	**6-23-2022**	**9-22-2022**	0.6427	0.6427
3	**9-23-2022**	**12-22-2022**	0.6415	0.6415
4	**12-23-2022**	**3-22-2023**	0.6046	0.6046
5	**3-23-2023**	**6-22-2023**	0.4270	0.4270
		Highest	0.6427	0.6427

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3496	517.3496	0.0318	5.2400e-003	519.7057
Mobile	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6754**	**1.6855**	**10.3790**	**0.0197**	**1.8926**	**0.0237**	**1.9162**	**0.5070**	**0.0226**	**0.5296**	**223.2112**	**2,336.7603**	**2,559.9714**	**13.5277**	**0.1180**	**2,933.3213**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3496	517.3496	0.0318	5.2400e-003	519.7057
Mobile	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6754**	**1.6855**	**10.3790**	**0.0197**	**1.8926**	**0.0237**	**1.9162**	**0.5070**	**0.0226**	**0.5296**	**223.2112**	**2,336.7603**	**2,559.9714**	**13.5277**	**0.1180**	**2,933.3213**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2120
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2120**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2119
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2119**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6817	180.6817	0.0349	0.0000	181.5532
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6817**	**180.6817**	**0.0349**	**0.0000**	**181.5532**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7800e-003	0.2246	0.0669	8.8000e-004	0.0273	2.0600e-003	0.0293	7.9000e-003	1.9700e-003	9.8600e-003	0.0000	83.9194	83.9194	3.6000e-004	0.0127	87.7117
Worker	0.0273	0.0192	0.2404	6.8000e-004	0.0772	4.1000e-004	0.0776	0.0206	3.8000e-004	0.0209	0.0000	62.5858	62.5858	1.9600e-003	1.8000e-003	63.1723
Total	**0.0351**	**0.2438**	**0.3074**	**1.5600e-003**	**0.1045**	**2.4700e-003**	**0.1069**	**0.0285**	**2.3500e-003**	**0.0308**	**0.0000**	**146.5053**	**146.5053**	**2.3200e-003**	**0.0145**	**150.8839**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6815	180.6815	0.0349	0.0000	181.5529
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6815**	**180.6815**	**0.0349**	**0.0000**	**181.5529**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7800e-003	0.2246	0.0669	8.8000e-004	0.0273	2.0600e-003	0.0293	7.9000e-003	1.9700e-003	9.8600e-003	0.0000	83.9194	83.9194	3.6000e-004	0.0127	87.7117
Worker	0.0273	0.0192	0.2404	6.8000e-004	0.0772	4.1000e-004	0.0776	0.0206	3.8000e-004	0.0209	0.0000	62.5858	62.5858	1.9600e-003	1.8000e-003	63.1723
Total	**0.0351**	**0.2438**	**0.3074**	**1.5600e-003**	**0.1045**	**2.4700e-003**	**0.1069**	**0.0285**	**2.3500e-003**	**0.0308**	**0.0000**	**146.5053**	**146.5053**	**2.3200e-003**	**0.0145**	**150.8839**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7715	47.7715	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7715**	**47.7715**	**9.0300e-003**	**0.0000**	**47.9973**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2700e-003	0.0510	0.0162	2.2000e-004	7.2100e-003	3.1000e-004	7.5200e-003	2.0900e-003	2.9000e-004	2.3800e-003	0.0000	21.4399	21.4399	6.0000e-005	3.2400e-003	22.4075
Worker	6.7100e-003	4.5000e-003	0.0591	1.7000e-004	0.0204	1.0000e-004	0.0205	5.4300e-003	9.0000e-005	5.5300e-003	0.0000	16.1169	16.1169	4.7000e-004	4.4000e-004	16.2608
Total	**7.9800e-003**	**0.0555**	**0.0753**	**3.9000e-004**	**0.0276**	**4.1000e-004**	**0.0280**	**7.5200e-003**	**3.8000e-004**	**7.9100e-003**	**0.0000**	**37.5568**	**37.5568**	**5.3000e-004**	**3.6800e-003**	**38.6683**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7714	47.7714	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7714**	**47.7714**	**9.0300e-003**	**0.0000**	**47.9973**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2700e-003	0.0510	0.0162	2.2000e-004	7.2100e-003	3.1000e-004	7.5200e-003	2.0900e-003	2.9000e-004	2.3800e-003	0.0000	21.4399	21.4399	6.0000e-005	3.2400e-003	22.4075
Worker	6.7100e-003	4.5000e-003	0.0591	1.7000e-004	0.0204	1.0000e-004	0.0205	5.4300e-003	9.0000e-005	5.5300e-003	0.0000	16.1169	16.1169	4.7000e-004	4.4000e-004	16.2608
Total	**7.9800e-003**	**0.0555**	**0.0753**	**3.9000e-004**	**0.0276**	**4.1000e-004**	**0.0280**	**7.5200e-003**	**3.8000e-004**	**7.9100e-003**	**0.0000**	**37.5568**	**37.5568**	**5.3000e-004**	**3.6800e-003**	**38.6683**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8179**

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3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.4912**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.0000e-004	2.6200e-003	1.0000e-005	9.0000e-004	0.0000	9.1000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.7131	0.7131	2.0000e-005	2.0000e-005	0.7195
Total	**3.0000e-004**	**2.0000e-004**	**2.6200e-003**	**1.0000e-005**	**9.0000e-004**	**0.0000**	**9.1000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.7131**	**0.7131**	**2.0000e-005**	**2.0000e-005**	**0.7195**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.4912**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.0000e-004	2.6200e-003	1.0000e-005	9.0000e-004	0.0000	9.1000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.7131	0.7131	2.0000e-005	2.0000e-005	0.7195
Total	**3.0000e-004**	**2.0000e-004**	**2.6200e-003**	**1.0000e-005**	**9.0000e-004**	**0.0000**	**9.1000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.7131**	**0.7131**	**2.0000e-005**	**2.0000e-005**	**0.7195**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Unmitigated	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.3666	430.3666	0.0301	3.6500e-003	432.2058
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.3666	430.3666	0.0301	3.6500e-003	432.2058
NaturalGas Mitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
NaturalGas Unmitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.3666**	**0.0301**	**3.6400e-003**	**432.2058**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.3666**	**0.0301**	**3.6400e-003**	**432.2058**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Unmitigated	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Total	**0.4521**	**1.0000e-005**	**9.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-003**	**1.8000e-003**	**0.0000**	**0.0000**	**1.9200e-003**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Total	**0.4521**	**1.0000e-005**	**9.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-003**	**1.8000e-003**	**0.0000**	**0.0000**	**1.9200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.3078	0.4100	9.7900e-003	33.4766
Unmitigated	20.3078	0.4100	9.7900e-003	33.4766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	219.2302	12.9561	0.0000	543.1336
Unmitigated	219.2302	12.9561	0.0000	543.1336

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

9.0 Operational Offroad

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3035	17.2564	18.2093	0.0435	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,213.1239	4,213.1239	0.7698	0.1818	4,279.0322
2023	98.2973	15.9070	17.7852	0.0429	1.2535	0.6314	1.8849	0.3399	0.6049	0.9447	0.0000	4,154.7007	4,154.7007	0.5447	0.1748	4,218.2088
Maximum	**98.2973**	**17.2564**	**18.2093**	**0.0435**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,213.1239**	**4,213.1239**	**0.7698**	**0.1818**	**4,279.0322**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3035	17.2564	18.2093	0.0435	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,213.1239	4,213.1239	0.7698	0.1818	4,279.0322
2023	98.2973	15.9070	17.7852	0.0429	1.2535	0.6314	1.8849	0.3399	0.6049	0.9447	0.0000	4,154.7007	4,154.7007	0.5447	0.1748	4,218.2088
Maximum	**98.2973**	**17.2564**	**18.2093**	**0.0435**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,213.1239**	**4,213.1239**	**0.7698**	**0.1818**	**4,279.0322**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Total	**13.1913**	**11.1544**	**75.7464**	**0.1510**	**14.3949**	**0.1613**	**14.5562**	**3.8422**	**0.1534**	**3.9956**		**15,862.9518**	**15,862.9518**	**0.9601**	**0.7967**	**16,124.3738**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Total	**13.1913**	**11.1544**	**75.7464**	**0.1510**	**14.3949**	**0.1613**	**14.5562**	**3.8422**	**0.1534**	**3.9956**		**15,862.9518**	**15,862.9518**	**0.9601**	**0.7967**	**16,124.3738**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3568	0.1950	3.1002	8.4600e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		861.0793	861.0793	0.0229	0.0211	867.9441
Total	**0.4480**	**2.6524**	**3.8560**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,923.8426**	**1,923.8426**	**0.0276**	**0.1818**	**1,978.7092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3568	0.1950	3.1002	8.4600e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		861.0793	861.0793	0.0229	0.0211	867.9441
Total	**0.4480**	**2.6524**	**3.8560**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,923.8426**	**1,923.8426**	**0.0276**	**0.1818**	**1,978.7092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3316	0.1733	2.8792	8.1900e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		838.5880	838.5880	0.0208	0.0197	844.9612
Total	**0.3887**	**2.2830**	**3.5707**	**0.0179**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,865.1774**	**1,865.1774**	**0.0238**	**0.1748**	**1,917.8609**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3316	0.1733	2.8792	8.1900e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		838.5880	838.5880	0.0208	0.0197	844.9612
Total	**0.3887**	**2.2830**	**3.5707**	**0.0179**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,865.1774**	**1,865.1774**	**0.0238**	**0.1748**	**1,917.8609**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0353	0.5860	1.6700e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		170.6861	170.6861	4.2200e-003	4.0000e-003	171.9833
Total	**0.0675**	**0.0353**	**0.5860**	**1.6700e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**170.6861**	**170.6861**	**4.2200e-003**	**4.0000e-003**	**171.9833**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0353	0.5860	1.6700e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		170.6861	170.6861	4.2200e-003	4.0000e-003	171.9833
Total	**0.0675**	**0.0353**	**0.5860**	**1.6700e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**170.6861**	**170.6861**	**4.2200e-003**	**4.0000e-003**	**171.9833**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Unmitigated	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Unmitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2748	17.4815	17.9573	0.0427	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,129.1289	4,129.1289	0.7701	0.1855	4,196.2243
2023	98.2926	16.1083	17.5568	0.0422	1.2535	0.6314	1.8850	0.3399	0.6049	0.9448	0.0000	4,074.1591	4,074.1591	0.5452	0.1784	4,138.8161
Maximum	**98.2926**	**17.4815**	**17.9573**	**0.0427**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,129.1289**	**4,129.1289**	**0.7701**	**0.1855**	**4,196.2243**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2748	17.4815	17.9573	0.0427	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,129.1289	4,129.1289	0.7701	0.1855	4,196.2243
2023	98.2926	16.1083	17.5568	0.0422	1.2535	0.6314	1.8850	0.3399	0.6049	0.9448	0.0000	4,074.1591	4,074.1591	0.5452	0.1784	4,138.8161
Maximum	**98.2926**	**17.4815**	**17.9573**	**0.0427**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,129.1289**	**4,129.1289**	**0.7701**	**0.1855**	**4,196.2243**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Total	**11.1319**	**12.7648**	**81.1578**	**0.1407**	**14.3949**	**0.1614**	**14.5563**	**3.8422**	**0.1535**	**3.9957**		**14,793.8253**	**14,793.8253**	**1.1386**	**0.8696**	**15,081.4258**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Total	**11.1319**	**12.7648**	**81.1578**	**0.1407**	**14.3949**	**0.1614**	**14.5563**	**3.8422**	**0.1535**	**3.9957**		**14,793.8253**	**14,793.8253**	**1.1386**	**0.8696**	**15,081.4258**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3315	0.2434	2.8181	7.6300e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		775.8515	775.8515	0.0269	0.0245	783.8115
Total	**0.4193**	**2.8775**	**3.6041**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3669**		**1,839.8477**	**1,839.8477**	**0.0313**	**0.1855**	**1,895.9014**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3315	0.2434	2.8181	7.6300e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		775.8515	775.8515	0.0269	0.0245	783.8115
Total	**0.4193**	**2.8775**	**3.6041**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3669**		**1,839.8477**	**1,839.8477**	**0.0313**	**0.1855**	**1,895.9014**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3085	0.2161	2.6255	7.3800e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		755.7832	755.7832	0.0244	0.0227	763.1700
Total	**0.3616**	**2.4844**	**3.3423**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3568**		**1,784.6358**	**1,784.6358**	**0.0272**	**0.1784**	**1,838.4683**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3085	0.2161	2.6255	7.3800e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		755.7832	755.7832	0.0244	0.0227	763.1700
Total	**0.3616**	**2.4844**	**3.3423**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3568**		**1,784.6358**	**1,784.6358**	**0.0272**	**0.1784**	**1,838.4683**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5344	1.5000e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		153.8320	153.8320	4.9700e-003	4.6300e-003	155.3355
Total	**0.0628**	**0.0440**	**0.5344**	**1.5000e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**153.8320**	**153.8320**	**4.9700e-003**	**4.6300e-003**	**155.3355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5344	1.5000e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		153.8320	153.8320	4.9700e-003	4.6300e-003	155.3355
Total	**0.0628**	**0.0440**	**0.5344**	**1.5000e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**153.8320**	**153.8320**	**4.9700e-003**	**4.6300e-003**	**155.3355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Unmitigated	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Unmitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International*

Conferences on Soils Sediment and Water. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 5-14-2021
Trial, October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty, Plaintiff vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No.: No. 18-L-6845
Rosenfeld Deposition, 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe, Plaintiff vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail, Defendants
Case No.: No. 17-cv-8517
Rosenfeld Deposition, 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al., Plaintiff vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case Number CV20127-094749
Rosenfeld Deposition: 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al *Plaintiffs*, vs. CNA Insurance Company et al.
Case Number 1:17-cv-000508
Rosenfeld Deposition: 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, *Plaintiff,* vs. Marathon Petroleum, LP, *Defendant.*
Case No.: 1716-CV10006
Rosenfeld Deposition. 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case No.: 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No.: 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case: No 1:19-cv-00315-RHW
Rosenfeld Deposition, 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sutter Parking Garage Expansion & MOB 7

Placer County APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.59	100,000.00	0
Enclosed Parking with Elevator	192.00	1000sqft	0.94	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage changed based on submitted plans.

Area Mitigation -

Architectural Coating -

Construction Phase - Entire site will be graded and prepped as one phase, but building construction will occur in two phases. Duration of building construction and finishes was extended to account for this.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	250.00
tblConstructionPhase	PhaseEndDate	4/25/2023	5/2/2023
tblConstructionPhase	PhaseEndDate	3/28/2023	5/9/2023

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblLandUse	LotAcreage	2.30	1.59
tblLandUse	LotAcreage	4.41	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3034	17.2563	18.2050	0.0435	7.1647	0.7427	7.9074	3.4465	0.7000	4.1298	0.0000	4,207.5922	4,207.5922	0.7698	0.1818	4,273.5005
2023	67.7210	24.5396	29.8426	0.0619	1.4425	1.0658	2.4425	0.3900	1.0056	1.3782	0.0000	5,964.2537	5,964.2537	1.0014	0.1788	6,042.1566
Maximum	**67.7210**	**24.5396**	**29.8426**	**0.0619**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0056**	**4.1298**	**0.0000**	**5,964.2537**	**5,964.2537**	**1.0014**	**0.1818**	**6,042.1566**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3034	17.2563	18.2050	0.0435	7.1647	0.7427	7.9074	3.4465	0.7000	4.1298	0.0000	4,207.5922	4,207.5922	0.7698	0.1818	4,273.5005
2023	67.7210	24.5396	29.8426	0.0619	1.4425	1.0658	2.4425	0.3900	1.0056	1.3782	0.0000	5,964.2537	5,964.2537	1.0014	0.1788	6,042.1566
Maximum	**67.7210**	**24.5396**	**29.8426**	**0.0619**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0056**	**4.1298**	**0.0000**	**5,964.2537**	**5,964.2537**	**1.0014**	**0.1818**	**6,042.1566**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948
Total	**13.1881**	**11.1512**	**75.5754**	**0.1510**	**14.3949**	**0.1610**	**14.5559**	**3.8422**	**0.1532**	**3.9954**		**15,625.4429**	**15,625.4429**	**0.9603**	**0.7967**	**15,886.8677**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948
Total	**13.1881**	**11.1512**	**75.5754**	**0.1510**	**14.3949**	**0.1610**	**14.5559**	**3.8422**	**0.1532**	**3.9954**		**15,625.4429**	**15,625.4429**	**0.9603**	**0.7967**	**15,886.8677**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/12/2022	5/16/2022	5	3	
2	Grading	Grading	5/17/2022	5/24/2022	5	6	
3	Building Construction	Building Construction	5/25/2022	5/9/2023	5	250	
4	Paving	Paving	3/29/2023	4/11/2023	5	10	
5	Architectural Coating	Architectural Coating	4/12/2023	5/2/2023	5	15	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,520 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2192	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.5697	60.5697	1.6200e-003	1.4900e-003	61.0558
Total	**0.0253**	**0.0138**	**0.2192**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.5697**	**60.5697**	**1.6200e-003**	**1.4900e-003**	**61.0558**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2192	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.5697	60.5697	1.6200e-003	1.4900e-003	61.0558
Total	**0.0253**	**0.0138**	**0.2192**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.5697**	**60.5697**	**1.6200e-003**	**1.4900e-003**	**61.0558**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2740	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7122	75.7122	2.0300e-003	1.8700e-003	76.3197
Total	**0.0316**	**0.0173**	**0.2740**	**7.5000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**75.7122**	**75.7122**	**2.0300e-003**	**1.8700e-003**	**76.3197**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2740	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7122	75.7122	2.0300e-003	1.8700e-003	76.3197
Total	**0.0316**	**0.0173**	**0.2740**	**7.5000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**75.7122**	**75.7122**	**2.0300e-003**	**1.8700e-003**	**76.3197**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3567	0.1949	3.0959	8.4600e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		855.5476	855.5476	0.0229	0.0211	862.4124
Total	**0.4479**	**2.6523**	**3.8517**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,918.3109**	**1,918.3109**	**0.0276**	**0.1818**	**1,973.1776**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3567	0.1949	3.0959	8.4600e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		855.5476	855.5476	0.0229	0.0211	862.4124
Total	**0.4479**	**2.6523**	**3.8517**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,918.3109**	**1,918.3109**	**0.0276**	**0.1818**	**1,973.1776**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3314	0.1731	2.8714	8.1900e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		828.2092	828.2092	0.0208	0.0197	834.5823
Total	**0.3885**	**2.2829**	**3.5630**	**0.0179**	**1.2535**	**0.0177**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,854.7985**	**1,854.7985**	**0.0238**	**0.1748**	**1,907.4821**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3314	0.1731	2.8714	8.1900e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		828.2092	828.2092	0.0208	0.0197	834.5823
Total	**0.3885**	**2.2829**	**3.5630**	**0.0179**	**1.2535**	**0.0177**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,854.7985**	**1,854.7985**	**0.0238**	**0.1748**	**1,907.4821**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3812	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		109.9393	109.9393	2.7500e-003	2.6100e-003	110.7853
Total	**0.0440**	**0.0230**	**0.3812**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**109.9393**	**109.9393**	**2.7500e-003**	**2.6100e-003**	**110.7853**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3812	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		109.9393	109.9393	2.7500e-003	2.6100e-003	110.7853
Total	**0.0440**	**0.0230**	**0.3812**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**109.9393**	**109.9393**	**2.7500e-003**	**2.6100e-003**	**110.7853**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0352	0.5845	1.6700e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		168.5736	168.5736	4.2200e-003	4.0000e-003	169.8707
Total	**0.0675**	**0.0352**	**0.5845**	**1.6700e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**168.5736**	**168.5736**	**4.2200e-003**	**4.0000e-003**	**169.8707**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0352	0.5845	1.6700e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		168.5736	168.5736	4.2200e-003	4.0000e-003	169.8707
Total	**0.0675**	**0.0352**	**0.5845**	**1.6700e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**168.5736**	**168.5736**	**4.2200e-003**	**4.0000e-003**	**169.8707**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948
Unmitigated	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Unmitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sutter Parking Garage Expansion & MOB 7

Placer County APCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.59	100,000.00	0
Enclosed Parking with Elevator	192.00	1000sqft	0.94	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage changed based on submitted plans.

Area Mitigation -

Architectural Coating -

Construction Phase - Entire site will be graded and prepped as one phase, but building construction will occur in two phases. Duration of building construction and finishes was extended to account for this.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	250.00
tblConstructionPhase	PhaseEndDate	4/25/2023	5/2/2023
tblConstructionPhase	PhaseEndDate	3/28/2023	5/9/2023

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblLandUse	LotAcreage	2.30	1.59
tblLandUse	LotAcreage	4.41	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2747	17.4814	17.9534	0.0427	7.1647	0.7427	7.9074	3.4465	0.7001	4.1298	0.0000	4,124.1477	4,124.1477	0.7701	0.1855	4,191.2431
2023	67.6891	24.7466	29.5813	0.0610	1.4425	1.0658	2.4426	0.3900	1.0057	1.3783	0.0000	5,873.8874	5,873.8874	1.0054	0.1830	5,953.0738
Maximum	**67.6891**	**24.7466**	**29.5813**	**0.0610**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0057**	**4.1298**	**0.0000**	**5,873.8874**	**5,873.8874**	**1.0054**	**0.1855**	**5,953.0738**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2747	17.4814	17.9534	0.0427	7.1647	0.7427	7.9074	3.4465	0.7001	4.1298	0.0000	4,124.1477	4,124.1477	0.7701	0.1855	4,191.2431
2023	67.6891	24.7466	29.5813	0.0610	1.4425	1.0658	2.4426	0.3900	1.0057	1.3783	0.0000	5,873.8874	5,873.8874	1.0054	0.1830	5,953.0738
Maximum	**67.6891**	**24.7466**	**29.5813**	**0.0610**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0057**	**4.1298**	**0.0000**	**5,873.8874**	**5,873.8874**	**1.0054**	**0.1855**	**5,953.0738**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895
Total	**11.1297**	**12.7607**	**80.9833**	**0.1407**	**14.3949**	**0.1611**	**14.5560**	**3.8422**	**0.1533**	**3.9955**		**14,578.2591**	**14,578.2591**	**1.1387**	**0.8696**	**14,865.8624**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895
Total	**11.1297**	**12.7607**	**80.9833**	**0.1407**	**14.3949**	**0.1611**	**14.5560**	**3.8422**	**0.1533**	**3.9955**		**14,578.2591**	**14,578.2591**	**1.1387**	**0.8696**	**14,865.8624**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/12/2022	5/16/2022	5	3	
2	Grading	Grading	5/17/2022	5/24/2022	5	6	
3	Building Construction	Building Construction	5/25/2022	5/9/2023	5	250	
4	Paving	Paving	3/29/2023	4/11/2023	5	10	
5	Architectural Coating	Architectural Coating	4/12/2023	5/2/2023	5	15	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,520 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1992	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.5749	54.5749	1.9000e-003	1.7300e-003	55.1384
Total	**0.0235**	**0.0172**	**0.1992**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.5749**	**54.5749**	**1.9000e-003**	**1.7300e-003**	**55.1384**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1992	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.5749	54.5749	1.9000e-003	1.7300e-003	55.1384
Total	**0.0235**	**0.0172**	**0.1992**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.5749**	**54.5749**	**1.9000e-003**	**1.7300e-003**	**55.1384**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2490	6.7000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.2186	68.2186	2.3800e-003	2.1600e-003	68.9230
Total	**0.0293**	**0.0215**	**0.2490**	**6.7000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.2186**	**68.2186**	**2.3800e-003**	**2.1600e-003**	**68.9230**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2490	6.7000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.2186	68.2186	2.3800e-003	2.1600e-003	68.9230
Total	**0.0293**	**0.0215**	**0.2490**	**6.7000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.2186**	**68.2186**	**2.3800e-003**	**2.1600e-003**	**68.9230**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3314	0.2433	2.8142	7.6300e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		770.8703	770.8703	0.0269	0.0245	778.8302
Total	**0.4192**	**2.8774**	**3.6001**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3668**		**1,834.8664**	**1,834.8664**	**0.0313**	**0.1855**	**1,890.9201**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3314	0.2433	2.8142	7.6300e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		770.8703	770.8703	0.0269	0.0245	778.8302
Total	**0.4192**	**2.8774**	**3.6001**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3668**		**1,834.8664**	**1,834.8664**	**0.0313**	**0.1855**	**1,890.9201**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3083	0.2160	2.6185	7.3800e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		746.4347	746.4347	0.0244	0.0227	753.8216
Total	**0.3614**	**2.4842**	**3.3352**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3567**		**1,775.2873**	**1,775.2873**	**0.0272**	**0.1784**	**1,829.1198**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3083	0.2160	2.6185	7.3800e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		746.4347	746.4347	0.0244	0.0227	753.8216
Total	**0.3614**	**2.4842**	**3.3352**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3567**		**1,775.2873**	**1,775.2873**	**0.0272**	**0.1784**	**1,829.1198**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0409	0.0287	0.3476	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		99.0843	99.0843	3.2400e-003	3.0200e-003	100.0648
Total	**0.0409**	**0.0287**	**0.3476**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**99.0843**	**99.0843**	**3.2400e-003**	**3.0200e-003**	**100.0648**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0409	0.0287	0.3476	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		99.0843	99.0843	3.2400e-003	3.0200e-003	100.0648
Total	**0.0409**	**0.0287**	**0.3476**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**99.0843**	**99.0843**	**3.2400e-003**	**3.0200e-003**	**100.0648**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5330	1.5000e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		151.9292	151.9292	4.9700e-003	4.6300e-003	153.4327
Total	**0.0628**	**0.0440**	**0.5330**	**1.5000e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**151.9292**	**151.9292**	**4.9700e-003**	**4.6300e-003**	**153.4327**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5330	1.5000e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		151.9292	151.9292	4.9700e-003	4.6300e-003	153.4327
Total	**0.0628**	**0.0440**	**0.5330**	**1.5000e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**151.9292**	**151.9292**	**4.9700e-003**	**4.6300e-003**	**153.4327**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895
Unmitigated	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Unmitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sutter Parking Garage Expansion & MOB 7

Placer County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.59	100,000.00	0
Enclosed Parking with Elevator	192.00	1000sqft	0.94	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage changed based on submitted plans.

Area Mitigation -

Architectural Coating -

Construction Phase - Entire site will be graded and prepped as one phase, but building construction will occur in two phases. Duration of building construction and finishes was extended to account for this.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	250.00
tblConstructionPhase	PhaseEndDate	4/25/2023	5/2/2023
tblConstructionPhase	PhaseEndDate	3/28/2023	5/9/2023

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblLandUse	LotAcreage	2.30	1.59
tblLandUse	LotAcreage	4.41	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1853	1.4496	1.4565	3.4900e-003	0.1188	0.0608	0.1797	0.0365	0.0582	0.0946	0.0000	305.6644	305.6644	0.0366	0.0132	310.5043
2023	0.5915	0.7909	0.8818	2.0700e-003	0.0572	0.0318	0.0889	0.0156	0.0304	0.0459	0.0000	181.4449	181.4449	0.0218	7.4100e-003	184.1976
Maximum	**0.5915**	**1.4496**	**1.4565**	**3.4900e-003**	**0.1188**	**0.0608**	**0.1797**	**0.0365**	**0.0582**	**0.0946**	**0.0000**	**305.6644**	**305.6644**	**0.0366**	**0.0132**	**310.5043**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1853	1.4496	1.4565	3.4900e-003	0.1188	0.0608	0.1797	0.0365	0.0582	0.0946	0.0000	305.6642	305.6642	0.0366	0.0132	310.5041
2023	0.5915	0.7909	0.8818	2.0700e-003	0.0572	0.0318	0.0889	0.0156	0.0304	0.0459	0.0000	181.4448	181.4448	0.0218	7.4100e-003	184.1975
Maximum	**0.5915**	**1.4496**	**1.4565**	**3.4900e-003**	**0.1188**	**0.0608**	**0.1797**	**0.0365**	**0.0582**	**0.0946**	**0.0000**	**305.6642**	**305.6642**	**0.0366**	**0.0132**	**310.5041**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-12-2022**	**8-11-2022**	0.6354	0.6354
2	**8-12-2022**	**11-11-2022**	0.6456	0.6456
3	**11-12-2022**	**2-11-2023**	0.6255	0.6255
4	**2-12-2023**	**5-11-2023**	1.1125	1.1125
		Highest	1.1125	1.1125

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3997	517.3997	0.0318	5.2400e-003	519.7560
Mobile	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6750**	**1.6850**	**10.3557**	**0.0197**	**1.8926**	**0.0236**	**1.9162**	**0.5070**	**0.0225**	**0.5296**	**223.2112**	**2,309.4143**	**2,532.6255**	**13.5277**	**0.1180**	**2,905.9758**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3997	517.3997	0.0318	5.2400e-003	519.7560
Mobile	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6750**	**1.6850**	**10.3557**	**0.0197**	**1.8926**	**0.0236**	**1.9162**	**0.5070**	**0.0225**	**0.5296**	**223.2112**	**2,309.4143**	**2,532.6255**	**13.5277**	**0.1180**	**2,905.9758**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/12/2022	5/16/2022	5	3	
2	Grading	Grading	5/17/2022	5/24/2022	5	6	
3	Building Construction	Building Construction	5/25/2022	5/9/2023	5	250	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4	Paving	Paving	3/29/2023	4/11/2023	5	10	
5	Architectural Coating	Architectural Coating	4/12/2023	5/2/2023	5	15	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,520 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0759	0.0759	0.0000	0.0000	0.0766
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0759**	**0.0759**	**0.0000**	**0.0000**	**0.0766**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0759	0.0759	0.0000	0.0000	0.0766
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0759**	**0.0759**	**0.0000**	**0.0000**	**0.0766**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1898	0.1898	1.0000e-005	1.0000e-005	0.1916
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1898**	**0.1898**	**1.0000e-005**	**1.0000e-005**	**0.1916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1898	0.1898	1.0000e-005	1.0000e-005	0.1916
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1898**	**0.1898**	**1.0000e-005**	**1.0000e-005**	**0.1916**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1466	1.1537	1.1339	1.9800e-003		0.0555	0.0555		0.0532	0.0532	0.0000	164.0673	164.0673	0.0317	0.0000	164.8586
Total	**0.1466**	**1.1537**	**1.1339**	**1.9800e-003**		**0.0555**	**0.0555**		**0.0532**	**0.0532**	**0.0000**	**164.0673**	**164.0673**	**0.0317**	**0.0000**	**164.8586**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2039	0.0608	8.0000e-004	0.0248	1.8700e-003	0.0266	7.1700e-003	1.7900e-003	8.9600e-003	0.0000	76.2027	76.2027	3.3000e-004	0.0115	79.6462
Worker	0.0248	0.0174	0.2180	6.2000e-004	0.0701	3.7000e-004	0.0705	0.0187	3.4000e-004	0.0190	0.0000	56.4659	56.4659	1.7800e-003	1.6400e-003	56.9984
Total	**0.0319**	**0.2214**	**0.2788**	**1.4200e-003**	**0.0949**	**2.2400e-003**	**0.0971**	**0.0258**	**2.1300e-003**	**0.0280**	**0.0000**	**132.6686**	**132.6686**	**2.1100e-003**	**0.0132**	**136.6446**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1466	1.1537	1.1339	1.9800e-003		0.0555	0.0555		0.0532	0.0532	0.0000	164.0671	164.0671	0.0317	0.0000	164.8584
Total	**0.1466**	**1.1537**	**1.1339**	**1.9800e-003**		**0.0555**	**0.0555**		**0.0532**	**0.0532**	**0.0000**	**164.0671**	**164.0671**	**0.0317**	**0.0000**	**164.8584**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2039	0.0608	8.0000e-004	0.0248	1.8700e-003	0.0266	7.1700e-003	1.7900e-003	8.9600e-003	0.0000	76.2027	76.2027	3.3000e-004	0.0115	79.6462
Worker	0.0248	0.0174	0.2180	6.2000e-004	0.0701	3.7000e-004	0.0705	0.0187	3.4000e-004	0.0190	0.0000	56.4659	56.4659	1.7800e-003	1.6400e-003	56.9984
Total	**0.0319**	**0.2214**	**0.2788**	**1.4200e-003**	**0.0949**	**2.2400e-003**	**0.0971**	**0.0258**	**2.1300e-003**	**0.0280**	**0.0000**	**132.6686**	**132.6686**	**2.1100e-003**	**0.0132**	**136.6446**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0788	0.6267	0.6539	1.1500e-003		0.0282	0.0282		0.0271	0.0271	0.0000	95.5430	95.5430	0.0181	0.0000	95.9947
Total	**0.0788**	**0.6267**	**0.6539**	**1.1500e-003**		**0.0282**	**0.0282**		**0.0271**	**0.0271**	**0.0000**	**95.5430**	**95.5430**	**0.0181**	**0.0000**	**95.9947**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5400e-003	0.1020	0.0323	4.5000e-004	0.0144	6.1000e-004	0.0150	4.1800e-003	5.9000e-004	4.7600e-003	0.0000	42.8797	42.8797	1.2000e-004	6.4800e-003	44.8149
Worker	0.0134	8.9900e-003	0.1179	3.5000e-004	0.0408	2.0000e-004	0.0410	0.0109	1.9000e-004	0.0111	0.0000	31.8351	31.8351	9.4000e-004	8.9000e-004	32.1228
Total	**0.0160**	**0.1110**	**0.1503**	**8.0000e-004**	**0.0552**	**8.1000e-004**	**0.0561**	**0.0150**	**7.8000e-004**	**0.0158**	**0.0000**	**74.7148**	**74.7148**	**1.0600e-003**	**7.3700e-003**	**76.9378**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0788	0.6267	0.6539	1.1500e-003		0.0282	0.0282		0.0271	0.0271	0.0000	95.5428	95.5428	0.0181	0.0000	95.9946
Total	**0.0788**	**0.6267**	**0.6539**	**1.1500e-003**		**0.0282**	**0.0282**		**0.0271**	**0.0271**	**0.0000**	**95.5428**	**95.5428**	**0.0181**	**0.0000**	**95.9946**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5400e-003	0.1020	0.0323	4.5000e-004	0.0144	6.1000e-004	0.0150	4.1800e-003	5.9000e-004	4.7600e-003	0.0000	42.8797	42.8797	1.2000e-004	6.4800e-003	44.8149
Worker	0.0134	8.9900e-003	0.1179	3.5000e-004	0.0408	2.0000e-004	0.0410	0.0109	1.9000e-004	0.0111	0.0000	31.8351	31.8351	9.4000e-004	8.9000e-004	32.1228
Total	**0.0160**	**0.1110**	**0.1503**	**8.0000e-004**	**0.0552**	**8.1000e-004**	**0.0561**	**0.0150**	**7.8000e-004**	**0.0158**	**0.0000**	**74.7148**	**74.7148**	**1.0600e-003**	**7.3700e-003**	**76.9378**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8179**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7000e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4593	0.4593	1.0000e-005	1.0000e-005	0.4635
Total	**1.9000e-004**	**1.3000e-004**	**1.7000e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4593**	**0.4593**	**1.0000e-005**	**1.0000e-005**	**0.4635**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8178**

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3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7000e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4593	0.4593	1.0000e-005	1.0000e-005	0.4635
Total	**1.9000e-004**	**1.3000e-004**	**1.7000e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4593**	**0.4593**	**1.0000e-005**	**1.0000e-005**	**0.4635**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4400e-003	9.7700e-003	0.0136	2.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9178
Total	**0.4916**	**9.7700e-003**	**0.0136**	**2.0000e-005**		**5.3000e-004**	**5.3000e-004**		**5.3000e-004**	**5.3000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.1000e-004**	**0.0000**	**1.9178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	3.0000e-004	3.9100e-003	1.0000e-005	1.3500e-003	1.0000e-005	1.3600e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.0565	1.0565	3.0000e-005	3.0000e-005	1.0660
Total	**4.5000e-004**	**3.0000e-004**	**3.9100e-003**	**1.0000e-005**	**1.3500e-003**	**1.0000e-005**	**1.3600e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.0565**	**1.0565**	**3.0000e-005**	**3.0000e-005**	**1.0660**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4400e-003	9.7700e-003	0.0136	2.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9178
Total	**0.4916**	**9.7700e-003**	**0.0136**	**2.0000e-005**		**5.3000e-004**	**5.3000e-004**		**5.3000e-004**	**5.3000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.1000e-004**	**0.0000**	**1.9178**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	3.0000e-004	3.9100e-003	1.0000e-005	1.3500e-003	1.0000e-005	1.3600e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.0565	1.0565	3.0000e-005	3.0000e-005	1.0660
Total	**4.5000e-004**	**3.0000e-004**	**3.9100e-003**	**1.0000e-005**	**1.3500e-003**	**1.0000e-005**	**1.3600e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.0565**	**1.0565**	**3.0000e-005**	**3.0000e-005**	**1.0660**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041
Unmitigated	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.4167	430.4167	0.0301	3.6500e-003	432.2561
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.4167	430.4167	0.0301	3.6500e-003	432.2561
NaturalGas Mitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
NaturalGas Unmitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04448e+006	223.6091	0.0156	1.9000e-003	224.5647
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.4167**	**0.0301**	**3.6500e-003**	**432.2561**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04448e+006	223.6091	0.0156	1.9000e-003	224.5647
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.4167**	**0.0301**	**3.6500e-003**	**432.2561**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Unmitigated	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5000e-004	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Total	**0.4522**	**2.0000e-005**	**2.6800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.2200e-003**	**5.2200e-003**	**1.0000e-005**	**0.0000**	**5.5600e-003**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5000e-004	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Total	**0.4522**	**2.0000e-005**	**2.6800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.2200e-003**	**5.2200e-003**	**1.0000e-005**	**0.0000**	**5.5600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.3078	0.4100	9.7900e-003	33.4766
Unmitigated	20.3078	0.4100	9.7900e-003	33.4766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	219.2302	12.9561	0.0000	543.1336
Unmitigated	219.2302	12.9561	0.0000	543.1336

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

9.0 Operational Offroad

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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June 16, 2022

Greg Bitter
Planning Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: NERSP PCL 25 - Sutter Medical Office Building 7 (MOB 7), PL22-0061

Dear Mr. Bitter:

Our firm represents Sutter Health and its affiliated entities, including Sutter Valley Hospitals, dba Sutter Roseville Medical Center (SRMC) concerning the SRMC Office Building 7 (MOB 7) Project, which will come before the Planning Commission on June 23, 2022. On May 12, 2022, the Planning Commission unanimously approved the Sutter Parking Garage Expansion Project (File PL22-0024) and adopted the Negative Declaration analyzing the Sutter Parking Garage Expansion Project. As you are aware, shortly before that Planning Commission hearing, a letter was submitted by Laborers International Union of North America, Local Union 185 ("Union"), challenging the adequacy of the Negative Declaration to support approval of the Sutter Parking Garage Expansion Project. City staff reviewed and responded to the Union's comment letter prior to the Planning Commission hearing on that Sutter Parking Garage Expansion Project.

As authorized by CEQA, the City evaluated both the Sutter Parking Garage Expansion Project and MOB 7 Project in a single Negative Declaration. While the Union's comment letter challenges the City's approval of the Sutter Parking Garage Expansion Project, I have reviewed the Union's comment letter and the City's responses to evaluate the adequacy of the Negative Declaration as it relates to the Planning Commission's consideration of the MOB 7 Project.

The Negative Declaration thoroughly evaluates all potential environmental impacts of the MOB 7 Project and finds that the Project does not have the potential to result in any significant impacts on the environment. City staff's responses to the Union's comment letter on the Sutter Parking Garage Expansion Project demonstrate that the Negative Declaration is adequate to comply with CEQA for both the Sutter Parking Garage Expansion Project and MOB 7. While I agree fully with City staff's responses to the Union's comment letter, as explained further below, there are additional reasons that the Union's comments lack merit.

With respect to the Union's assertion relating to indoor air quality impacts from emissions of formaldehyde, the Union cites to PCAPD's 10-in-1 million cancer risk threshold. City staff correctly determined that no substantial evidence supports the conclusion that the Sutter Parking Garage Expansion Project and/or MOB 7 Project has the potential to exceed this threshold. Additionally, it is important to note that the 10-in-1 million threshold is only applicable to a "new source" project and is not applicable to a "new receptor" project. (PCAPCD CEQA Guidelines, Appendix G[1], p. 93.) A "new source" for purposes of this distinction "is a project that can cause an adverse health impact *on people already living or working nearby*." (*Id*., p. 91 [emphasis added].) By contrast, in the Union's comment letter, the Union alleges impacts on future employees of the proposed project. For purposes of the PCAPCD analysis, that means this is a "new receptor" project. (*Ibid*.) The PCAPCD Guide appropriately recognizes that CEQA does not require analysis of impacts on new receptor projects, but only impacts of new sources on the environment. (*Ibid*.) Thus, the threshold relied on by the Union is inapplicable. However, as correctly determined by City staff, no substantial evidence supports the conclusion that the Sutter Parking Garage Expansion Project and/or MOB 7 Project would result in an exceedance of this (inapplicable) threshold.

With respect to the Union's assertion relating to construction and operational noise impacts, the Union's comment letter does not provide any substantial evidence to support the assertion that the Sutter Parking Garage Expansion Project and/or MOB 7 Project have the potential to result in significant noise impacts. Instead, the Union's comment and attached letter by Wilson Ihrig consists of general observations and a recommendation that the City consider the potential for noise impacts further. However, an expert whose comments "consist largely of general observations… and topics allegedly unaddressed or inadequately addressed in the MND and project materials.... cannot, in and of themselves, create a fair argument without some nexus with the project itself." (*Clews Land & Livestock, LLC v. City of San Diego* (2017) 19 Cal.App.5th 161, 194.) "'Substantial evidence' is defined in the CEQA guidelines to include 'expert opinion supported by facts.' It does not include 'argument, speculation, unsubstantiated opinion or narrative.'" (*Apt. Ass'n of Greater L.A. v. City of L.A.* (2001) 90 Cal.App.4th 1162, 1176 [emphasis added].) As such, "an expert's opinion which says nothing more than 'it is reasonable to assume' that something 'potentially . . . may occur' does not constitute substantial evidence." (*Ibid*.) Moreover, as explained by City staff, the City's noise standards ensure that the Sutter Parking Garage Expansion Project and MOB 7 Project do not have the potential to result in significant noise impacts and this conclusion is supported by City staff's conclusions based on existing noise levels associated with ongoing operations on the Sutter Roseville Medical Center that are located closer to adjacent sensitive receptors than the proposed Sutter Parking Garage Expansion Project and MOB 7 Project.

With respect to the Union's assertion relating to GHG emissions, under CEQA Guidelines section 15152(d), the scope of analysis for later projects tiered from an initial EIR is limited to impacts that "(1) Were not examined as significant effects on the environment in the prior EIR;

[1] https://www.placer.ca.gov/DocumentCenter/View/2044/Appendix-G-Preparing-a-Health-Risk-Assessment-for-Land-Use-Projects-PDF

or [¶] (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means." The 2035 General Plan Update includes a detailed evaluated of GHG emissions and concludes that "[t]here are no additional feasible mitigation measures available to address this impact." Measures identified by the commenter to address GHG emissions are consistent with the measures already included in, and required by, the 2035 General Plan Update. Therefore, City staff is correct that the approach used by the City in the Negative Declaration complies fully with CEQA.

Finally, with respect to the Union's assertion relating to renewable energy, the Union is incorrect that the Negative Declaration failed to address the topic. The Negative Declaration includes a discussion of the grid's shift to renewables. (Neg Dec, p. 20.) As City staff correctly notes, the CEQA provisions and case law relied on by the Union concern the requirements applicable to Environmental Impact Reports (EIRs) and not Negative Declarations and are, thus, inapplicable. Moreover, even if these requirements were applicable to Negative Declarations, nothing in CEQA requires either EIRs or Negative Declarations to address on-site renewable generation. As explained in Appendix F of the CEQA Guidelines, an EIR should address energy use in the context of CEQA's goal of increasing reliance on renewable energy sources. The goal identified in Appendix F can be achieved through either or both onsite and offsite measures. Here, the Sutter Parking Garage Expansion Project and MOB 7 Project are consistent with this goal because, as the Negative Declaration expressly finds, the projects would not impede the City's attainment of the Renewable Portfolio Standards.

For all of the reasons explained by City staff prior to the Planning Commission's unanimous approval of the Sutter Parking Garage Expansion Project on May 12 and for the additional reasons addressed above, we believe the Negative Declaration is adequate and should be adopted by the Planning Commission as part of its upcoming consideration of the MOB 7 Project.

Respectfully,
THOMAS LAW GROUP

Christopher J. Butcher
Attorney for Sutter Health

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

APPEAL FORM

Name: Laborers International Union of North America, Local Union 185 **Date:** May 20, 2022

Address: 1939 Harrison St., Suite 150 **City:** Oakland, CA **Zip Code:** 94612

Phone Numbers: (work/day) (510) 836-4200 **(home/evening)** _____

(cell) _____ **(email)** brian@loazeaudrury.com

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

This is appeal is being filed by Lozeau Drury LLP on behalf of Laborers International Union of North America, Local Union 185, to appeal the Planning Commission's May 12, 2022 decision to approve a Design Review Permit and negative declaration for the Sutter Parking Garage Expansion and Medical Office Building 7 Project (File Nos. PL22-0024, PL22-0061). The specific reasons for the appeal are addressed in the letter attached hereto as **Attachment 1.**

Signed: Brian B. Flynn
Lozeau Drury LLP Date: May 20, 2022

FOR OFFICE USE ONLY. (Date Stamp Below)

Received by: _____

Project Being Appealed: _____

File Number: _____

Approving Body: _____ Approval Date: _____

ATTACHMENT 1

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VIA EMAIL ONLY

May 11, 2022

Robert Jense, Chair
Jonathan Martin, Vice Chair
Erich Brashears
Justin Caporusso
Tracy Covington
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Re: Sutter Parking Garage Expansion and Medical Office Building 7
Negative Declaration (File Nos. PL22-0024, PL22-0061)
Planning Commission Agenda Item 6.2 (May 12, 2022)

Dear Chair Jense, Vice Chair Martin, Honorable Planning Commissioners, and Ms. Mar,

I am writing on behalf of the Laborers International Union of North America, Local Union 185 and its members ("LIUNA") living in and around the City of Roseville ("City") regarding the Negative Declaration ("ND") prepared for the Sutter Parking Garage Expansion and Medical Office Building 7 Project ("Project") (File Nos. PL22-0024, PL22-0061) to be heard as Agenda Item 6.2 at the Planning Commission's May 12, 2022 meeting.

LIUNA's review of the ND was assisted by indoor air quality expert Francis Offermann, PE, CIH, noise expert Deborah Jue of Wildon Ihrig, and air quality experts Matt Hagemann, P.G., C.Hg., and Paul E. Rosenfeld, Ph.D., of the Soil/Water/Air Protection Enterprise ("SWAPE"). The written comments of Mr. Offermann, Ms. Jue, and SWAPE are attached hereto as Exhibit A, Exhibit B and Exhibit C, respectively. Based on their review, it appears that several of the MND's conclusions are not supported by substantial evidence and, moreover, there is a "fair argument" that the Project may have unmitigated adverse environmental impacts. As required by CEQA, LIUNA requests that the City prepare an environmental impact report ("EIR") rather than a ND prior to approving the Project.

PROJECT DESCRIPTION

The Project consists of two components: (1) the expansion of an existing five-story parking garage with a six-story parking addition ("Garage Expansion") and (2) a new medical office building ("MOB"). Both components are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The Garage Expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level. The MOB would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB4.

The Garage Expansion site is approximately 0.94 acres in size and contains an existing surface parking lot with lighting and landscaping. The MOB site is approximately 1.64 acres in size and is developed with surface parking, lighting, and landscaping. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB is proposed to be constructed in two-phases: Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building.

LEGAL STANDARD FOR NEGATIVE DECLARATIONS

As the California Supreme Court held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." (*Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist*. (2010) 48 Cal.4th 310, 319-20.) "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." (Pub. Res. Code ["PRC"] § 21068; see also 14 CCR § 15382.) An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial." *(No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83.) "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.) The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." (*Bakersfield Citizens*, *supra*, 124 Cal.App.4th at 1220.) The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.) The EIR process "protects not only the environment but also informed self-government." (*Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.)

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." (PRC § 21080(d); see also *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.) In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration unless there is a "fair argument" that the project will have a significant environmental effect. (PRC, §§ 21100, 21064.) Since "[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process," by allowing the agency "to dispense with the duty [to prepare an EIR]," negative declarations are allowed only in cases where "the proposed project will not affect the environment at all." (*Citizens of Lake Murray v. San Diego* (1989) 129 Cal.App.3d 436, 440.) A mitigated negative declaration is proper only if the project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on the environment would occur, and . . . there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." (*Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331 [quoting PRC §§ 21064.5, 21080(c)(2)].) In that context, "may" means a reasonable possibility of a significant effect on the environment. (PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927*; League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904-05.)

Under the "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. (14 CCR § 15064(f)(1); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.) The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. (*Pocket Protector*s, *supra*, 124 Cal.App.4th at 928.)

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

(Kostka & Zishcke, Practice Under CEQA, §6.29, pp. 273-74.) The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference

to the lead agency's determination. Review is de novo, with a preference for resolving doubts in favor of environmental review." *(Pocket Protectors*, *supra*, 124 Cal.App.4th at 928.)

DISCUSSION

I. The proposed Conditions of Approval contain environmental mitigation measures that are not discussed or incorporated in the ND's analysis of the Project.

According to Staff's proposed Conditions of Approval, "The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration." (Staff Report, p. 8.) However, there is no mention of the Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration ("MOB 6 MND") or its mitigation measures in the ND. The ND lists three "environmental documents relied upon" for its analysis of the Project: (1) 2035 General Plan Update Final Environmental Impact Report; (2) Northeast Roseville Specific Plan Environmental Impact Report; and (3) Sutter Roseville Medical Center Master Plan Environmental Impact Report. The ND makes no mention of mitigation measures from those environmental documents or any other environmental document, including the MOB 6 MND.

Rather than discuss mitigation measures that may be applied to the Project from other EIRs and MNDs, the ND simply concluded that every single environmental impact of the Project would be less than significant without mitigation. (See, e.g., Initial Study, pp. 13 [Air Quality], 20 [Energy], 24 [Greenhouse gases], 26 [Hazards], 33 [Noise].) If the Project requires mitigation measures from the MOB 6 MND to ensure less-than-significant impacts, then those mitigation measures must be discussed and incorporated into the ND. Because the ND does not mention the MOB 6 MND at all, the ND's conclusions are not supported by substantial evidence and it should be revised prior to further consideration of the Project.

II. An EIR is required to disclose and the Project's significant indoor air quality impacts from emissions of formaldehyde.

The ND fails to address the significant health risks posed by the Project from formaldehyde, a toxic air contaminant ("TAC"). Certified Industrial Hygienist, Francis Offermann, PE, CIH, has conducted a review of the Project, the ND, and relevant documents regarding the Project's indoor air emissions. Mr. Offermann is one of the world's leading experts on indoor air quality, in particular emissions of formaldehyde, and has published extensively on the topic. As discussed below and set forth in Mr. Offermann's comments, the Project's emissions of formaldehyde to air in the MOB will result in very significant cancer risks to future employees. Mr. Offermann's expert opinion and calculation present a "fair argument" that the Project may have significant health risk impacts as a result of these indoor air pollution emissions, which were not discussed, disclosed, or analyzed in the ND. These impacts must be addressed in an EIR. Mr. Offermann's comment and CV are attached as Exhibit A.

Formaldehyde is a known human carcinogen and listed by the State as a TAC. The Placer County Air Pollution Control District ("PCAPCD") has established a significance threshold of health risks for carcinogenic TACs of 10 in a million. (Ex. A, p. 2.) The ND fails to acknowledge the significant indoor air emissions that will result from the Project. Specifically, there is no discussion of impacts or health risks, no analysis, and no identification of mitigations for significant emissions of formaldehyde to air from the Project.

Mr. Offermann explains that many composite wood products typically used building construction contain formaldehyde-based glues which off-gas formaldehyde over a very long time period. He states, "The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particle board. These materials are commonly used in residential, office, and retail building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims." (Ex. A, pp. 2-3.)

Mr. Offermann states that future employees of the MOB will be exposed to a cancer risk from formaldehyde of approximately 17.7 per million, even assuming that all materials are compliant with the California Air Resources Board's formaldehyde airborne toxics control measure. (Ex. A, p. 4.) This exceeds PCAPCD's CEQA significance thresholds for airborne cancer risk of 10 per million. (*Id*.) Mr. Offermann concludes that these significant environmental impacts must be analyzed in an EIR and mitigation measures should be imposed to reduce the risk of formaldehyde exposure. (*Id*. at pp. 4, 11-12.) He prescribes a methodology for estimating the Project's formaldehyde emissions in order to do a more project-specific health risk assessment. (*Id*. at pp. 5-9.). Mr. Offermann also suggests several feasible mitigation measures, such as requiring the use of no-added-formaldehyde composite wood products, which are readily available. (*Id*. at pp. 11-12.) Mr. Offermann also suggests requiring air ventilation systems which would reduce formaldehyde levels. (*Id*. at p. 12.) Since the ND does not analyze this impact at all, none of these or other mitigation measures have been considered.

When a Project exceeds a duly adopted CEQA significance threshold, as here, this alone establishes substantial evidence that the project will have a significant adverse environmental impact. Indeed, in many instances, such air quality thresholds are the only criteria reviewed and treated as dispositive in evaluating the significance of a project's air quality impacts. (See, e.g. *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960 [County applies Air District's "published CEQA quantitative criteria" and "threshold level of cumulative significance"]; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 110-111 ["A 'threshold of significance' for a given environmental effect is simply that level at which the lead agency finds the effects of the project to be significant"].) The California Supreme Court made clear the substantial importance that an air district significance threshold plays in providing substantial evidence of a significant adverse impact. (*Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 327 ["As the District's established significance threshold for NOx is 55 pounds per day, these estimates [of NOx emissions of 201 to 456 pounds per day] constitute substantial evidence supporting a fair argument for a significant adverse impact."].) Since expert evidence

demonstrates that the Project will exceed the PCAPCD's CEQA significance threshold, there is substantial evidence that an "unstudied, potentially significant environmental effect[]" exists. (See *Friends of Coll. of San Mateo Gardens v. San Mateo Cty. Cmty. Coll. Dist*. (2016) 1 Cal.5th 937, 958 [emphasis added].) As a result, the City must prepare an EIR for the Project to address this impact and identify enforceable mitigation measures.

The failure of the ND to address the Project's formaldehyde emissions is contrary to the California Supreme Court's decision in *California Building Industry Ass'n v. Bay Area Air Quality Mgmt. Dist*. (2015) 62 Cal.4th 369, 386 (*CBIA*). In that case, the Supreme Court expressly holds that potential adverse impacts to future users and residents from pollution generated by a proposed project must be addressed under CEQA. At issue in *CBIA* was whether the Air District could enact CEQA guidelines that advised lead agencies that they must analyze the impacts of adjacent environmental conditions on a project. The Supreme Court held that CEQA does not generally require lead agencies to consider the environment's effects on a project. (*CBIA*, *supra*, 62 Cal.4th at 800-01.) However, to the extent a project may exacerbate existing environmental conditions at or near a project site, those would still have to be considered pursuant to CEQA. (*Id*. at 801.) In so holding, the Court expressly held that CEQA's statutory language required lead agencies to disclose and analyze "impacts on a project's users or residents that arise from the project's effects on the environment." (*Id*. at 800.)

The carcinogenic formaldehyde emissions identified by Mr. Offermann are not an existing environmental condition. Those emissions to the air will be from the Project. People will be working inside the MOB once it is built and begins emitting formaldehyde. Once built, the MOB will begin to emit formaldehyde at levels that pose significant direct and cumulative health risks. The Supreme Court in *CBIA* expressly finds that this type of air emission and health impact by the project on the environment and a "project's users and residents" must be addressed in the CEQA process. The existing TAC sources near the Project site would have to be considered in evaluating the cumulative effect on future residents of both the Project's TAC emissions as well as those existing off-site emissions.

The Supreme Court's reasoning is well-grounded in CEQA's statutory language. CEQA expressly includes a project's effects on human beings as an effect on the environment that must be addressed in an environmental review. "Section 21083(b)(3)'s express language, for example, requires a finding of a 'significant effect on the environment' (§ 21083(b)) whenever the 'environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.'" (*CBIA*, *supra*, 62 Cal.4th at 800 [emphasis in original].) Likewise, "the Legislature has made clear—in declarations accompanying CEQA's enactment—that public health and safety are of great importance in the statutory scheme." (*Id*., citing e.g., §§ 21000, subds. (b), (c), (d), (g), 21001, subds. (b), (d).) It goes without saying that the thousands of future residents at the Project are human beings and the health and safety of those residents must be subjected to CEQA's safeguards.

The City has a duty to investigate issues relating to a project's potential environmental impacts. (See *County Sanitation Dist. No. 2 v. County of Kern*, (2005) 127 Cal.App.4th 1544,

1597–98. ["[U]nder CEQA, the lead agency bears a burden to investigate potential environmental impacts."].) The proposed office buildings will have significant impacts on air quality and health risks by emitting cancer-causing levels of formaldehyde into the air that will expose future residents to cancer risks potentially in excess of PCAPCD's threshold of significance for cancer health risks of 10 in a million. Currently, outside of Mr. Offermann's comments, the City does not have any idea what risks will be posed by formaldehyde emissions from the Project or the residences. As a result, the City must include an analysis and discussion in an EIR which discloses and analyzes the health risks that the Project's formaldehyde emissions may have on future residents and identifies appropriate mitigation measures.

III. The ND inadequately analyzes and mitigates the Project's noise impacts.

Noise expert Deborah Jue of the consulting firm Wilson Ihrig reviewed the MND's analysis of the Project's noise impacts. Ms. Jue's comment letter is attached as Exhibit B. As discussed below, Ms. Jue concluded that the MND failed to properly analyze and mitigate the Project's noise impacts and, as a result, the Project may cause significant impacts.

A. The ND fails to provide any context or analysis from the Sutter Roseville Medical Center Master Plan EIR.

Although the ND claims to incorporate prior environmental documents, including the Sutter Roseville Medical Center Master Plan EIR (Initial Study, pp. 7-8), there is no discussion of the information potentially used from the prior EIRs to evaluate the Project's impacts, such as significance thresholds, impacts, and mitigation measures. (Ex. B, p. 1.) Furthermore, the prior EIRs are not all available from CEQANet or the City's website. (Id.) Without making the prior documentation available or discussing how the information contained in those EIRs applies to this Project, the ND lacks the context and analysis necessary to determine that the Project's impacts would be less than significant.

B. The ND fails to properly establish thresholds of significance for the Project's noise impacts.

The ND failed to establish and apply proper significance thresholds for the Project's noise impacts. (Ex. B, pp. 1-2.) Although the ND claims that the City's CEQA Implementing Procedures determined that compliance with the City's Noise Ordinance would be sufficient to to find that the Project's noise impacts would be less than significant, Ms. Jue notes that the City's CEQA Implementing Procedures "include[] no discussion about CEQA thresholds to use in CEQA analysis." (Ex. B, p. 2.) As such, "there is no evidence to substantiate that the noise ordinance is sufficient to determine potential significance." (Id.)

Ms. Jue suggests a number of possible significance thresholds that the City could apply to this Project's noise impacts. (Ex. B, pp. 2-3.) These thresholds include sleep disturbance (Ex. B, pp. 2-3), speech disturbance (Ex. B, p. 3), noise and vibration thresholds for construction (Ex. B, p. 3), and actual compliance with the Noise Ordinance (Ex. B, p. 3). Because the ND did not

provide any quantitative analysis of the Project's noise impacts, there is no evidence that the Project's noise levels will not exceed these thresholds or any other thresholds the City may adopt.

C. The ND's analysis of the Project's noise impacts is incomplete.

Ms. Jue notes that the ND provided incomplete analyses of the noise impacts from mechanical equipment on the roof of the MOB and from construction noise. (Ex. B, p. 3-4.)

For the mechanical equipment, "[t]he ND provides no evidence that the rooftop equipment for the MOB would comply with the Municipal code, and provides no evidence that the addition of such equipment would be less than significant at the nearest residential structure, which is only 120 ft away.) (Ex. B, p. 3.) The ND's failure to provide any substantive information about the mechanical equipment obscures a potentially significant impact. If two commercial-use air handling cooling systems are in operation, "the resulting noise level at the nearest residence would be 49 to 65 dBA, exceeding the City's daytime and nighttime noise limits. (Id.) In addition to the potentially significant impact from cooling systems, the ND also fails to discuss emergency/backup generators, which would only add to the Project's significant noise levels. (Id.) By failing to fully analyze these impacts, the ND omits potentially significant impacts and fails to provide substantial evidence that the Project's noise impacts will be less than significant without mitigation.

D. An EIR is required due to a fair argument that the Project's construction noise may result in a significant impact.

Ms. Jue calculated sample noise levels for five pieces of construction equipment: hoe ram, excavator/dozer, crane, front end loader, and pneumatic tools. (Ex. B, Table 1, p. 4.) According to her calculations of noise levels during demolition and site preparation, "noise from a hoe ram, excavator, or dozer could generate noise as high as 72 to 86 dBA Lmax at the nearest residence, with on-going noise over several hours each day ranging from 68 to 79 dBA Leq." (Ex. B, p. 4.) For construction, "the noise from a crane, front end loader or pneumatic tools would range from 67 to 77 dBA Lmax, with on-going noise levels of 63 to 74 dBA Leq. (Id.) Her calculations assumed that the equipment was not being used at the same time. If equipment use of different types overlapped, the noise impact would be even greater. According to Ms. Jue, these exterior noise levels would all cause speech interference at interior locations based on guidance from the World Health Organization. Due to Ms. Jue's a fair argument that the Project may result in significant noise impacts, the ND is inappropriate and an EIR must be prepared.

E. The ND fails to adequately mitigate the Project's noise impacts.

As noted above, the Project's mechanical equipment and construction noise/vibrations could result in significant impacts to the nearby residences and offices. Ms. Jue suggests several mitigation measures to address these impacts, including (1) selection, siting and/or screening of the mechanical equipment, (2) sound barrier or blankets for construction noise, and (3) buffer

distances for noisy activities and stationary equipment. (Ex. B, p. 4.) The City should revise the ND to fully analyze the Project's noise impacts and apply the abov mitigation measures (or others) as appropriate.

IV. An EIR is Required to Disclose and Mitigate the Project's Significant Air Quality Impacts from Emissions of ROGs.

A. The MND's analysis of the Project's air quality impacts is not supported by substantial evidence.

SWAPE found that the ND underestimated the Project's emissions and therefore cannot be relied upon to determine the significant of the Project's air quality impacts. (Ex. C, pp. 2-3.) The MND relies on emissions calculated from the California Emissions Estimator Model Version CalEEMod.2016.3.2 ("CalEEMod"). (*Id*. at p. 2.) This model, which is used to generate a project's construction and operational emissions, relies on recommended default values based on site specific information related to a number of factors (*Id*.) CEQA requires that any changes to the default values must be justified by substantial evidence.

SWAPE reviewed the Project's CalEEMod output files and found that the values input into the model were inconsistent with information provided in the ND. (Ex. C, p. 2.) This results in an underestimation of the Project's emissions. (*Id*.) As a result, an EIR should be prepared that adequately evaluates the Project's air quality impacts. (*Id*. at pp. 2-3.)

Specifically, SWAPE found that the following values used in the MND's air quality analysis were either inconsistent with information provided in the MND or otherwise unjustified:

1. Underestimated Land Use Size (Ex. C, p. 3.)
2. Underestimated Land Use Size (Ex. C, pp. 3-4.)

As a result of these errors, the ND underestimates the Project's construction and operational emissions and cannot be relied upon to determine the significance of the Project's air quality impacts.

B. SWAPE's updated analysis of the Project's air quality impacts establishes a fair argument that the Project may result in significant emissions of ROGs.

In an effort to accurately determine the proposed Project's construction and operational emissions, SWAPE prepared an updated CalEEMod model that includes more site-specific information and correct input parameters. (Ex. C, p. 4.) SWAPE's updated analysis accounted for the entire 100,000 square feet of the MOB. (*Id*.) SWAPE's updated analysis found that the Project's construction-related ROG emissions exceed the of 82 pounds per day ("lbs/day") significance threshold set by PCAPCD, as shown below. (*Id*.)

SWAPE Criteria Air Pollutant Emissions	
Construction	**ROG** (lbs/day)
IS/ND	17
SWAPE	98
% Increase	476%
PCAPCD Threshold	**82**
Exceeds?	***Yes***

SWAPE's expert analysis of the Project's construction emissions establishes that the Project may result in significant ROG. Under CEQA, SWAPE's fair argument requires that the City prepare an EIR to disclose and mitigate this impact.

VI. An EIR is required for the Project's potentially significant greenhouse gas impacts.

The ND improperly concludes that the Project's greenhouse gas ("GHG") impacts would be less than significant. The ND relies on the City's General Plan Update ("GPU") EIR, which concluded that, even with mitigation, GHG impacts would be significant and unavoidable. The ND then jumps to the conclusion that the Project's GHG impacts would be less than significant because "[t]he project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR." (Initial Study, p. 26.) However, even if the project complies with the City's General Plan policies, it does not follow that the Project's impacts are necessarily less than significant. The GPU EIR concluded that GHG impacts would be significant and unavoidable, so compliance with the General Plan in no way indicates less-than-significant GHG impacts. Instead, the City needs to evaluate *this* Project's GHG impacts to see if they remain significant and unavoidable.

Although the City may tier the Project's GHG impacts from the GPU EIR, an ND is inappropriate where the Project will result in significant and unavoidable impacts. In the case *Communities for a Better Environment v. Cal. Resources Agency* (2002) 103 Cal.App.4th 98, 122-25, the court of appeal held that when a "first tier" EIR admits a significant, unavoidable environmental impact, then the agency must prepare second tier EIRs for later projects to ensure that those unmitigated impacts are "mitigated or avoided." (*Id.*) The court reasoned that the unmitigated impacts were not "adequately addressed" in the first tier EIR since the impacts were not "mitigated or avoided." (*Id.*) Thus, significant effects disclosed in first tier EIRs will trigger second tier EIRs unless such effects have been "adequately addressed," in a way that ensures the effects will be "mitigated or avoided." (*Id.*) When a project tiers from a prior EIR but still results in significant and unavoidable impacts, a second tier is required as well as a new Statement of Overriding Considerations. The court explained, "The requirement of a statement of overriding considerations is central to CEQA's role as a public accountability statute; it requires public officials, in approving environmental detrimental projects, to justify their decisions based on

counterbalancing social, economic or other benefits, and to point to substantial evidence in support." (*Id*. at pp. 124-25.)

Here, the ND made no attempt to determine whether the Project's individual GHG impacts would actually be less than significant. In order to evaluate the Project's GHG impacts, SWAPE quantified the Project's GHG emissions and compared them to the PCAPCD's De Minimis Level operational threshold of 1,100 metric tons of carbon dioxide equivalents per year ("MT CO2e/year"). (Ex. C, p. 6.) As shown below, the Project's GHG emissions exceed the PCAPCD threshold:

SWAPE Annual Greenhouse Gas Emissions	
Project Phase	**Proposed Project** (MT CO_2e/year)
Area	*0.00*
Energy	*519.71*
Mobile	*1,837.00*
Waste	*543.13*
Water	*33.48*
Total Annual Emissions	2,933.32
PCAPCD De Minimis Level	**1,100**
Exceeds?	***Yes***

SWAPE's calculation establish a fair argument that the Project may result in significant GHG impacts. Unless the City can ensure that the GUP EIR reduces this impact to a less-than-significant level, an EIR and new Statement of Overriding Considerations is required under CEQA. SWAPE suggests numerous mitigation measures that could be applied to this Project to reduce the GHG impacts. (Ex. C, pp. 9-11.) The City should evaluate these feasible mitigation measures and incorporate them into a new EIR for the Project.

VII. The ND fails to consider renewable energy alternatives.

When analyzing a project's energy use to determine if it creates significant effects, CEQA requires a discussion of whether any renewable energy features could be incorporated into the project. (*League to Save Lake Tahoe Mountain Area Preservation Foundation v. County of Placer* (2022) 75 Cal.App.5th 63, 167 (*League to Save Lake Tahoe*).) Compliance with state and local regulatory programs is not sufficient to determine that a project will not result in a wasteful or inefficient use of energy. (*Id*. at p. 165.)

Although the ND discusses the Project's consistency with the Northeast Roseville Specific Plan EIR (ND, pp. 21-22), there is no discussion of "whether any renewable energy features could be incorporated into the project as part of determining whether the project's impacts on energy resources were significant." (See *League to Save Lake Tahoe*, *supra*, 75 Cal.App.5th at p. 168.) An updated energy analysis should be conducted and circulated in a revised ND or EIR in order to comply with CEQA.

CONCLUSION

LIUNA's experts have established a fair argument that the Project may have significant impacts on related to formaldehyde, ROGs, GHGs, and noise. Furthermore, the ND's analyses of these impacts as well as energy impacts, are not supported by substantial evidence. Therefore, LIUNA respectfully requests that the City prepare and circulate an EIR prior to further consideration of the Project.

Sincerely,

Brian B. Flynn
Lozeau Drury LLP

EXHIBIT A

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Date: May 11, 2022

To: Brian Flynn
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612

From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: Sutter Parking Garage and Medical Office Building 7 Project, Roseville, CA. (IEE File Reference: P-4575)

Pages: 18

Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings relative to outdoor air because many of the materials and products used indoors contain and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson, 2011). With respect to indoor air contaminants for which inhalation is the primary route of

exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

Indoor Formaldehyde Concentrations Impact. In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m^3, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m^3, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m^3. The median indoor formaldehyde concentration was 36 µg/m^3, and ranged from 4.8 to 136 µg/m^3, which corresponds to a median exceedance of the 2 µg/m^3 NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m^3, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the Placer County Air Pollution Control District (PCAPCD, 2017).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m^3 to 28% for the Acute REL of 55 µg/m^3.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019), and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentration of 22.4 $\mu g/m^3$ (18.2 ppb) as compared to a median of 36 $\mu g/m^3$ found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of 24.1 $\mu g/m^3$, which is 33% lower than the 36 $\mu g/m^3$ found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

With respect to the Sutter Parking Garage and Medical Office Building 7 Project, Roseville, CA, the buildings consist of a parking garage and a medical office building.

The employees of the medical office building are expected to experience significant indoor

exposures (e.g., 40 hours per week, 50 weeks per year). These exposures for employees are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in offices, warehouses, residences and hotels.

Because the medical office building spaces will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code required amount of outdoor air, the indoor formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1 $\mu g/m^3$ (Singer et. al., 2020)

Assuming that the medical office building employees work 8 hours per day and inhale 20 m^3 of air per day, the formaldehyde dose per work-day is 161 µg/day.

Assuming that these employees work 5 days per week and 50 weeks per year for 45 years (start at age 20 and retire at age 65) the average 70-year lifetime formaldehyde daily dose is 70.9 µg/day.

This is 1.77 times the NSRL (OEHHA, 2017a) of 40 µg/day and represents a cancer risk of 17.7 per million, which exceeds the CEQA cancer risk of 10 per million. This impact should be analyzed in an environmental impact report ("EIR"), and the agency should impose all feasible mitigation measures to reduce this impact. Several feasible mitigation measures are discussed below and these and other measures should be analyzed in an EIR.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not ensure that the indoor air will have concentrations of formaldehyde that substantially exceed 10 per million. The permissible emission rates for

ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can ensure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analyses can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings and/or the design minimum outdoor air ventilations rates such that cancer and non-cancer guidelines are not exceeded.

1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate

zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m^2 of material/m^2 floor area, units of furnishings/m^2 floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m^2-h) and the area (m^2) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate testing methods.

CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines

(OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e., $\mu g/m^2$-h) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than 31 $\mu g/m^2$-h, but not the actual measured specific emission rate, which may be 3, 18, or 30 $\mu g/m^2$-h. These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (https://berkeleyanalytical.com), to measure the formaldehyde emission rate.

4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e. µg/h) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the

indoor formaldehyde concentration (µg/m^3) from Equation 1 by dividing the total formaldehyde emission rates (i.e. µg/h) as determined in Step 4, by the design minimum outdoor air ventilation rate (m^3/h) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad \text{(Equation 1)}$$

where:

C_{in} = indoor formaldehyde concentration (µg/m^3)

E_{total} = total formaldehyde emission rate (µg/h) into the IAQ Zone.

Q_{oa} = design minimum outdoor air ventilation rate to the IAQ Zone (m^3/h)

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 "Calculation of Estimated Building Concentrations" of the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

1.) reducing the amount materials and/or furnishings that emit formaldehyde
2.) substituting a different material with a lower area-specific emission rate of

formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to ensure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Impact. Another important finding of the CNHS, was that the outdoor air ventilation rates in new homes without mechanical outdoor air ventilation were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never

open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

The Sutter Parking Garage and Medical Office Building 7 Project is close to roads with moderate to high traffic (e.g., I-80, CA-65, Secret Ravine Parkway, East Roseville Parkway, Medical Plaza Drive, etc.).

The Project noise assessment in the Negative Declaration and Initial Study (City of Roseville, 2022), contains no current or future assessment of the ambient noise levels resulting from the nearby roadway traffic. In my professional opinion the ambient noise levels resulting from the nearby roadway traffic will be significant and require specific mitigation measures. An acoustic assessment of the current or future ambient noise levels resulting from the nearby roadway traffic should be conducted.

As a result of the anticipated high outdoor noise levels, the Project will likely require a mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

PM_{10} and $PM_{2.5}$ Outdoor Concentrations Impact. According to the Negative Declaration and Initial Study (City of Roseville, 2022), the Project is located in the Sacramento Valley Air Basin, which is a State non-attainment area for PM_{10} and a Federal non-attainment area for $PM_{2.5}$.

An air quality analyses should to be conducted to determine the concentrations of PM_{10} and $PM_{2.5}$ in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and

projected future emissions from local sources upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the State PM_{10} and Federal $PM_{2.5}$ concentrations, then the buildings will need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor PM_{10} and $PM_{2.5}$ are less than the State and Federal requirements.

Thus the Project will likely require installation of high efficiency air filters (i.e. MERV 13 or higher) in all mechanically supplied outdoor air ventilation systems.

Indoor Air Quality Impact Mitigation Measures

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not insure indoor formaldehyde concentrations that are below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder “speculate” on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct

using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft^2 of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

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APPENDIX A

INDOOR FORMALDEHYDE CONCENTRATIONS
AND THE
CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to "reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California"*. In other words, the CARB ATCM regulations do not "assure healthful indoor air quality", but rather "reduce formaldehyde emissions from composite wood products".

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not "*assure healthful indoor air quality"* when CARB Phase 2 products are utilized. As shown in the Chan 2019 study of new California homes, the median indoor formaldehyde concentration was of 22.4 $\mu g/m^3$ (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272 ft^2), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California Department of Public Health,

Richmond, CA. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m^3/h) calculated for this model residence. For the composite wood formaldehyde emission rates I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft^2 (0.7% of the floor area), or
Particle Board – 30 ft^2 (1.3% of the floor area), or
Hardwood Plywood – 54 ft^2 (2.4% of the floor area), or
Thin MDF – 46 ft^2 (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry, could be used without causing indoor formaldehyde concentrations that result in CEQA

cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

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Francis (Bud) J. Offermann PE CIH

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Education

- M.S. Mechanical Engineering Stanford University, Stanford, CA.
- Graduate Studies in Air Pollution Monitoring and Control University of California, Berkeley, CA.
- B.S. in Mechanical Engineering Rensselaer Polytechnic Institute, Troy, N.Y.

Professional Affiliations

ACGIH, AIHA, ASHRAE, CSI, ASTM, ISIAQ, PARMA, and USGBC

Work Experience

Mr. Offermann PE, CIH, has 36 years experience as an IAQ researcher, technical author, and workshop instructor. He is president of Indoor Environmental Engineering, a San Francisco based IAQ R&D consulting firm. As president of Indoor Environmental Engineering, Mr. Offermann directs an interdisciplinary team of environmental scientists, chemists, and mechanical engineers in indoor air quality building investigations. Under Mr. Offermann's supervision, IEE has developed both pro-active and reactive IAQ measurement methods and diagnostic protocols. He has supervised over 2,000 IAQ investigations in commercial, residential, and institutional buildings and conducted numerous forensic investigations related to IAQ.

Litigation Experience

Mr. Offermann has been qualified numerous times in court as an expert in the field of indoor air quality and ventilation for both plaintiffs and defendants. He has been deposed over 150 times in cases involving indoor air quality/ventilation issues in commercial, residential, and institutional buildings involving construction defects, and/or operation and maintenance problems. Examples of indoor air quality cases he has worked on are alleged personal injury and/or property damages from mold and bacterial contamination/moisture intrusion, building renovation activities, insufficient outdoor air ventilation, off gassing of volatile organic compounds from building materials and coatings, malfunctioning gas heaters and carbon monoxide poisoning, and applications of pesticides. Mr. Offermann has testified with respect to the scientific admissability of expert testimony regarding indoor air quality issues via Daubert and Kelly-Frye motions.

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CLICKY ANALYTICS CLICKY ANALYTICS

EXHIBIT B

WILSON IHRIG
ACOUSTICS, NOISE & VIBRATION

CALIFORNIA
WASHINGTON
NEW YORK

WI #22-004.12

May 10, 2022

Mr. Brian Flynn
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612

SUBJECT: Sutter Parking Garage Expansion and Medical Office Building Negative Declaration, Comments on the Noise Analysis

Dear Mr. Flynn,

Per your request, I have reviewed the subject matter document for the Sutter Parking Garage Expansion and Medical Office Building Negative Declaration (ND) in Roseville, California. The proposed Project would include expansion of an existing 5-story parking garage with a 6-story addition and a new medical office building (MOB) that would be constructed in two phases: initial 4-story structure, and a 2-story addition to be added later. The MOB would house a new Graduate Medical Education (GME) program.

Context and Analysis from the prior EIR are Omitted

The ND references the Sutter Roseville Medical Center Master Plan EIR[1] (EIR) as documents relied upon for the preparation of the ND. These documents were not available online via CEQANet nor under the City's Planning Department website. The ND omits any mention of key information it may have used in the noise analysis, such as significance thresholds, impacts, and mitigation measures. Thus, it is difficult to determine whether the components of the project fall within the prior environmental analysis.

Thresholds of Significance are Not Properly Developed

Lacking access to the prior EIR, the ND lacks any discussion of the thresholds used to determine significance. Per CEQA[2], the ND must clearly identify and mitigate eliminate **potentially** significant effects, as shown in Figure 1.

[1] SCH #90020142 and #93092081
[2] https://govt.westlaw.com/calregs/Document/IA1DEFD80D48811DEBC02831C6D6C108E?

§ 15070. Decision to Prepare a Negative or Mitigated Negative Declaration.

A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

(b) The initial study identifies potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

Figure 1 CEQA Section 15070 (a) and (b)

The Roseville *CEQA Implementing Procedures* (Procedures) are referenced throughout the ND, and the ND states that Findings from these Procedures was that the City's noise ordinance would be sufficient to determine significance of noise impacts. These Procedures[3] available online do not appear to be the right document, as there are no "Findings", and this Procedures document includes no discussion about CEQA thresholds to use in CEQA analysis. Thus, there is no evidence to substantiate that the noise ordinance is sufficient to determine potential significance.

The project includes a new private outdoor area. The ND does not appear to show where this outdoor area would be located, nor how it would be used. The hours of operation of this private outdoor area have not been provided, and if large gatherings (social or meetings) would be held, with amplified voice or music, this would be a new usage and potentially significant.

Thus, thresholds that could be considered to evaluate potentially significant noise impacts include:

Sleep disturbance and annoyance

The ND lacks any assessment of potentially significant noise impacts caused by activities in the private outdoor area. Although the health effects of noise are not taken as seriously in the United States as they are in other countries, they are real and, in many parts of the country, pervasive[4]. Noise can disturb sleep by making it more difficult to fall asleep, by waking someone after they are asleep, or by altering their sleep stage, e.g., reducing the amount of rapid eye movement (REM) sleep. Noise exposure for people who are sleeping has also been linked to increased blood pressure, increased heart rate, increase in body movements, and other physiological effects. Not surprisingly, people whose sleep is disturbed by noise often experience secondary effects such as increased fatigue, depressed mood, and decreased work performance.

Thus, excessive noise from amplified speech or music in the private outdoor area occurring between 10 PM and 7 AM could cause sleep disturbance and would be potentially significant. The World Health Organization[5] (WHO) identifies a guidance of 45 dBA Leq (outdoors) to avoid sleep disturbance from

[3] https://roseville.ca.us/government/departments/development_services/planning/citywide_planning_documents
[4] More information on these and other adverse effects of noise may be found in Guidelines for Community Noise, eds B Berglund, T Lindvall, and D Schwela, World Health Organization, Geneva, Switzerland, 1999. https://www.who.int/docstore/peh/noise/Comnoise-1.pdf
[5] Ibid.

a continuous source, and a limit of 60 dBA Lmax for intermittent sources[6]. However, it has been our experience that low frequency bass notes, commonly found in music played at social events, can be problematic even when the A-weighted level complies with applicable code. This is partly because the low frequencies pass through the exterior walls and closed windows with little reduction.

For annoyance, WHO identifies a guidance of 50 dBA Leq (outdoors) to avoid moderate annoyance during daytime and evening hours (7 AM to 10 PM).

Speech Interference

For intelligibility of speech, which could be substantially impacted for people in nearby offices or working from home, WHO identifies a guidance of 35 dBA Leq (indoors), which equates to 50 dBA Leq outdoors for building with open windows. If the windows can be shut (e.g., if sufficient ventilation is provided), then the outdoor noise limit would be 60 dBA Leq.

Construction Noise and Vibration

Similarly, the effect of construction noise and vibration has been minimized in the ND discussion. The ND characterizes construction as "temporary" and appears to rely on this fact to avoid evaluation of the construction noise and vibration. The ND provides no metrics to evaluate the significance of construction noise and vibration. Daytime construction could interfere with daytime activities, such as interfering with speech during conversations and phone calls.

Caltrans provides guidance to evaluate the effects of vibration from construction sources[7]. Construction activities which generate vibration on the order of 0.04 in/sec PPV for continuous or frequent intermittent sources such as vibratory compaction and 0.25 in/sec PPV for transient sources such as trucks are "distinctly perceptible" and could be potentially significant.

Noise Ordinance Compliance

Table 1 of the Roseville Noise Regulation (Chapter 9/24)[8] identifies a noise limits of 50 dBA during the daytime (7 AM to 10 PM) and 45 dBA during the nighttime (10 PM to 7 AM) from non-transportation or fixed sound sources. This information is lacking in the ND.

Impact Analyses are Incomplete

Mechanical equipment

The ND provides no evidence that the rooftop equipment for the MOB would comply with the Municipal code, and provides no evidence that the addition of such equipment would be less than significant at the nearest residential structure, which is only 120 ft away. Depending on the cooling needs, commercial-use air handling cooling systems can generate 78 to 94 dBA at 3 ft[9]. With two of these units in operation the resulting noise level at the nearest residence would be 49 to 65 dBA. This would be a potentially significant impact. If this equipment would operate into the nighttime hours,

[6] These outdoor levels assume that the residence reduces noise by 15 dBA with windows open, which is typical for conventional construction.
[7] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf
[8] https://library.qcode.us/lib/roseville_ca/pub/municipal_code/item/title_9-chapter_9_24
[9] Carrier N series generates 76 dBA at 25 ft distance, or about 94 dBA at 3 ft.

it would exceed the 45 dBA noise limit; during daytime hours, the largest of the potential equipment would also exceed the 50 dBA noise limit.

Emergency/standby generators are commonly used for essential buildings, and the ND appears to lack any discussion of such equipment in the noise analysis.

Construction Noise

Information from Caltrans[10] and other sources can be used to estimate noise from construction. Demolition of existing buildings, excavation, foundations, concrete and building erection will all require several months of activity. Even if this work would only be conducted during daytime hours, the interference on daytime activities such as talking on the phone, conducting meetings, etc. at nearby offices and residences could be potentially significant. The ND provides no evidence that the on-going construction noise and vibration would be less than significant. Table 1 provides sample calculations from five different types of construction equipment, some of which could combine. Thus, during demolition and site preparation, noise from a hoe ram, excavator, or dozer could generate noise as high as 72 to 86 dBA Lmax at the nearest residence, with on-going noise over several hours each day ranging from 68 to 79 dBA Leq. If several activities and/or equipment would be operating at the same time, the noise would be even higher. During building construction, the noise from a crane, front end loader or pneumatic tools would range from 67 to 77 dBA Lmax, with on-going noise levels of 63 to 74 dBA Leq. Based on the WHO guidance, these exterior noise levels would all cause speech interference at interior locations. This would be potentially significant at nearby noise sensitive receptors.

Table 1 Sample Calculations from Construction Noise

Equipment	Reference Level at 50 ft (dBA)	Usage Factor (%)	Distance to Nearest Residence			Intermittent Level (dBA Lmax)			On-going Level (dBA Leq)		
			Near distance	Building edge	Center distance	Near distance	Building edge	Center distance	Near distance	Building edge	Center distance
Mounted Impact Hammer Hoe Ram	90	20	75	120	230	86	82	77	79	75	70
Excavator or Dozer	85	40	75	120	230	81	77	72	77	73	68
Crane	85	16	75	120	230	N/A	77	72	N/A	69	64
Front end loader	80	40	75	120	230	76	72	67	72	68	63
Pneumatic Tools	85	50	75	120	230	N/A	77	72	N/A	74	69

Noise Mitigations are Lacking

As noted above, the rooftop equipment on the MOB would potentially exceed the noise limits. Mitigations include selection, siting and/or screening of the mechanical equipment to ensure that the combined mechanical equipment noise would be properly controlled to meet 50 dBA during the daytime and 45 dBA at nighttime.

[10] https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf

To mitigate construction noise, mitigation measures should include the following, and the ND should include evidence that these measures would be sufficient to eliminate the (potentially) significant impacts below the thresholds of significance:

- Sound barrier or blankets that block line of sight from the noisiest construction equipment and activities to the noise sensitive neighbors.
- Buffer distances to keep noisy activities and stationary equipment away from noise sensitive neighbors.
- Notification is useful community outreach, but has no bearing on reducing noise.

Conclusions

The ND lacks evidence to support its conclusions regarding construction noise and vibration and operational noise. Thresholds of significance have been omitted from the document. The mechanical noise, generator noise and construction noise analyses in the ISMND also are not complete, and based on the analysis discussed above, mitigations are required.

Please feel free to contact me with any questions on this information.

Very truly yours,

WILSON IHRIG

Deborah A. Jue

Deborah A. Jue, INCE-USA
Principal

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EXHIBIT C

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May 11, 2022

Brian Flynn
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Subject: Comments on the Sutter Parking Garage Expansion Project (SCH No. 2022040255)

Dear Mr. Flynn,

We have reviewed the April 2022 Initial Study / Negative Declaration ("IS/ND") for the Sutter Parking Garage Expansion & Sutter MOB Project ("Project") located in the City of Roseville ("City"). The Project proposes to expand the existing 5-story parking structure with the addition of a 6-story parking structure on a 0.94-acre site, as well as construct of a 100,000-square-foot ("SF") medical office building on a 1.64-acre site.

Our review concludes that the IS/ND fails to adequately evaluate the Project's air quality and greenhouse gas impacts. As a result, emissions associated with construction of the proposed Project are underestimated and inadequately addressed. An Environmental Impact Report ("EIR") should be prepared to adequately assess and mitigate the potential air quality and greenhouse gas impacts that the project may have on the surrounding environment.

Air Quality

Failure to Adequately Evaluate Operational Criteria Air Pollutant Emissions

The IS/ND fails to quantify the Project's operational criteria air pollutant emissions. Specifically, the IS/ND states:

> "The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts resulting from project operation. The screening thresholds indicates a General Office project must involve more than 648,000 square feet of building area before the PCAPCD significance thresholds for criteria pollutants are likely to be exceed. The proposed MOB includes 100,000 square feet of building area, and the parking garage expansion includes

approximately 200,000 square feet of building area, which is well below the screening thresholds; therefore, the project will not result in operational emissions which exceed established thresholds" (p. 14).

Review of the Placer County Air Pollution Control District ("PCAPCD") demonstrates that the air district includes screening thresholds (see excerpt below):[1]

Table 2-2: Corresponding Size of a Project for 55 lbs/day of NOx Emissions

Residential (# of units)			Commercial/Industrial (sf)		
Single Family	Condo	Apartment	General Commercial	General Office	General Industrial
617	868	911	249,099	648,661	894,262

As demonstrated above, the screening thresholds are associated with NO_X emissions. Furthermore, the PCAPCD states that the above-mentioned thresholds are a "preliminary screening methodology and it does not include ROG operational emissions."[2] Thus, while the IS/ND is correct in concluding that the size of the proposed Project is below the "General Office" threshold of 648,661-SF, the IS/ND fails to acknowledge that the threshold is only applicable to operational NO_X emissions. As such, the IS/ND fails to quantify the Project's operational ROG emissions, which is incorrect per PCAPCD guidance. The Project should not be approved until an EIR is prepared to evaluate the ROG emissions associated with Project operation.

Unsubstantiated Input Parameters Used to Estimate Project Emissions

The air quality analysis provided in the IS/ND relies on emissions calculated with the California Emissions Estimator Model ("CalEEMod") Version 2020.4.0 (p. 14).[3] CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence. Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are utilized in calculating the Project's air pollutant emissions and make known which default values are changed as well as provide justification for the values selected.

When reviewing the Project's CalEEMod output files, provided in Attachment 3 to the IS/ND, we found that several model inputs are not consistent with information disclosed in the IS/ND. As a result, the Project's construction-related emissions are underestimated. An EIR should be prepared to include an

[1] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21, Table 2-2.
[2] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21.
[3] "CalEEMod Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* http://www.aqmd.gov/caleemod/download-model.

updated air quality analysis that adequately evaluates the impacts that construction of the Project will have on local and regional air quality.

Underestimated Land Use Size

According to the IS/ND:

> "The second DRP is for the construction of a 100,000 square foot medical office building constructed in two phases; Phase 1 totaling 85,000 square feet would be constructed immediately after City approval and Phase 2 totaling 15,000 square feet in size would be constructed at a later date" (p. 1).

As such, the model should have included 100,000-SF of medical office space. However, review of the CalEEMod output files demonstrates that the "Sutter Parking Garage Expansion & MOB 10" model includes only 100-SF of medical office space (see excerpt below) (Attachment 3, pp. 68, 98, 124).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Medical Office Building	1.00	1000sqft	1.64	100.00
Enclosed Parking with Elevator	1.00		0.94	191,957.00

As demonstrated in the excerpt above, the proposed medical office space is underestimated by 99,900-SF.[4] This underestimation presents an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that go into the model's calculations. The square footage of a land use is used for certain calculations, such as determining the wall space to be painted (i.e., VOC emissions from architectural coatings).[5] As such, by underestimating the size of the proposed medical office land use, the model underestimates the Project's construction-related emissions and should not be relied upon to determine Project significance.

Underestimated Parking Land Use Size

Review of the CalEEMod output files demonstrates that the "Sutter Parking Garage Expansion & MOB 10" model includes 191,957-SF of parking land use space (see excerpt below) (Attachment 3, pp. 68, 98, 124).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Medical Office Building	1.00	1000sqft	1.64	100.00
Enclosed Parking with Elevator	1.00		0.94	191,957.00

However, regarding the size of the proposed parking structure, the IS/ND simply states:

> "The proposed expansion will consist of six-levels tied into the existing five-level parking garage" (p. 1).

[4] Calculated: (100,000-SF proposed warehouse space) – (100-SF modeled warehouse space) = 99,900-SF underestimated warehouse space.

[5] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 28.

As such, the IS/ND fails to substantiate the exact square-footage or the number of spaces to be provided by the proposed parking structure. This is incorrect, as according to the CalEEMod User's Guide:

> "CalEEMod was also designed to allow the user to change the defaults to reflect site- or project-specific information, when available, provided that the information is supported by substantial evidence as required by CEQA." [6]

Here, as the IS/ND and associated documents fail to provide substantial evidence to support the land use size of the proposed parking structure, we cannot verify that the model is accurate.

This presents an issue, as the square footage of parking land uses is used for certain calculations, such as determining the area to be painted and stripped (i.e., VOC emissions from architectural coatings).[7] Thus, by potentially underestimating the proposed parking land use size, the model may underestimate the Project's construction-related emissions and should not be relied upon to determine Project significance.

Updated Analysis Indicates a Potentially Significant Air Quality Impact

In an effort to more accurately estimate the Project's construction-related emissions, we prepared an updated CalEEMod model, using the Project-specific information provided by the IS/ND. In our updated model, we accounted for the entire 100,000-SF medical office building.[8]

Our updated analysis estimates that the Project's construction-related ROG emissions would exceed the applicable PCAPCD threshold of 82 pounds per day ("lbs/day"), as referenced by the IS/ND (p. 14) (see table below).[9]

SWAPE Criteria Air Pollutant Emissions	
Construction	**ROG** (lbs/day)
IS/ND	17
SWAPE	98
% Increase	476%
PCAPCD Threshold	**82**
Exceeds?	***Yes***

As you can see in the table above, the Project's construction-related ROG emissions, as estimated by SWAPE, increase by approximately 476% and exceed the PCAPCD significance threshold. Thus, our

[6] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 13-14.
[7] "CalEEMod User's Guide Version 2020.4.0." California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at:* https://www.aqmd.gov/caleemod/user's-guide, p. 29.
[8] See Attachment A for updated air modeling.
[9] "Chapter 2: Thresholds of Significance." PCAPCD, *available at:* https://www.placerair.org/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF, p. 21, Table 2-1.

updated model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the IS/ND. As a result, an EIR should be prepared to adequately assess and mitigate the potential air quality impacts that the Project may have on environment.

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

Regarding the Project's potential greenhouse gas ("GHG") impact, the IS/ND states:

> "The City's General Plan Update (GPU) EIR included an analysis of GHG emissions, which would result from buildout of the City's General Plan. The EIR concluded that General Plan build out would exceed the City's threshold of 2.25 MT CO_2e per service population and that the affect was cumulatively considerable. Although mitigation measures were adopted as part of the General Plan, those measures would not reduce impacts to less-than-significant levels and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The medical office building will incorporate several alternative transportation measures like bike racks immediately in front of the medical office building. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant" (p. 25-26).

However, the IS/ND fails to make any effort to quantify or evaluate the Project's GHG emissions. As a result, the IS/ND's analysis of the Project's potential GHG impact, as well as the subsequent less-than-significant impact conclusion, is incorrect for two reasons.

(1) The IS/ND fails to quantify the Project's potential GHG emissions; and
(2) The IS/ND fails to indicate a potentially significant impact.

1) Failure to Quantify GHG Emissions

As previously stated, the IS/ND concludes that the Project would result in a significant-and-unavoidable GHG impact (p. 25-26). However, the IS/ND fails to estimate the Project's net annual GHG emissions whatsoever. By failing to evaluate or quantify the Project's potential GHG emissions, the Project is inconsistent with CEQA. Specifically, according to CEQA Guidelines § 15064.4(a):

> "A lead agency shall make a good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." [10]

[10] "Final Adopted Text for Revisions to the CEQA Guidelines." Governor's Office of Planning and Research ("OPR"), *available at:* https://opr.ca.gov/ceqa/updates/guidelines/, p. 13.

As you can see in the excerpt above, CEQA Guidelines require a Project to "describe, calculate, or estimate" the GHG emissions that would be generated by the Project. Here, by failing to evaluate or quantify the Project's GHG emissions, the IS/ND is inconsistent with CEQA Guidelines and lacks evidence to support its conclusion that the Project emissions would be less-than-significant.

2) Updated Analysis Indicates a Potentially Significant Impact

In an effort to quantitatively evaluate the Project's GHG emissions, we compared the Project's GHG emissions, as estimated by SWAPE, to the PCAPCD De Minimis Level operational threshold of 1,100 metric tons of carbon dioxide equivalents per year ("MT CO_2e/year").[11] When applying this threshold, SWAPE's updated air model indicates a potentially significant GHG impact.

The updated CalEEMod output files indicate that the Project would generate approximately 2,933.32 MT CO_2e/year of net annual GHG operational emissions (sum of area-, energy-, mobile-, waste-, and water-related emissions) (see table below).

SWAPE Annual Greenhouse Gas Emissions

Project Phase	**Proposed Project** (MT CO_2e/year)
Area	*0.00*
Energy	*519.71*
Mobile	*1,837.00*
Waste	*543.13*
Water	*33.48*
Total Annual Emissions	2,933.32
PCAPCD De Minimis Level	**1,100**
Exceeds?	***Yes***

As demonstrated above, the Project's net annual operational GHG emissions, as estimated by SWAPE, exceed the PCAPCD's De Minimis Level threshold of 1,100 MT CO_2e/year. According to PCAPCD guidance:

> "Projects with GHG emissions which exceed the De Minimis Level of 1,100 MT CO_2e/yr, but less than 10,000 MTCO_2e/yr can still be found less than cumulatively considerable when the result of project related efficiency analysis would meet one of conditions in the efficiency matrix for the applicable land use setting and land use type provided." [12]

[11] "California Environmental Quality Act Thresholds of Significance." Placer County Air Pollution Control District ("PCAPCD"), October 2016, *available at:* https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF, p. E-2.

[12] "California Environmental Quality Act Thresholds of Significance." Placer County Air Pollution Control District ("PCAPCD"), October 2016, *available at:* https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF, p. E-2.

As demonstrated above, for projects that exceed 1,100 MT CO_2e/year, the PCAPCD requires additional GHG analysis to determine a less-than-significant impact. As such, the Project may result in a potentially significant GHG impact not previously identified or addressed by the IS/ND. An EIR should be prepared to include an updated GHG analysis per PCAPCD guidance and adequately mitigate potential GHG impacts, if necessary.

Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project would result in potentially significant air quality and GHG impacts that should be mitigated further. As such, in an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the proposed Project. Therefore, to reduce the Project's emissions, we recommend consideration of SCAG's 2020 *RTP/SCS* PEIR's Air Quality Project Level Mitigation Measures ("PMM-AQ-1") and Greenhouse Gas Project Level Mitigation Measures ("PMM-GHG-1"), as described below: [13]

SCAG RTP/SCS 2020-2045
Air Quality Project Level Mitigation Measures – PMM-AQ-1: In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
a) Minimize land disturbance.
b) Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
c) Cover trucks when hauling dirt.
d) Stabilize the surface of dirt piles if not removed immediately.
e) Limit vehicular paths on unpaved surfaces and stabilize any temporary roads.
f) Minimize unnecessary vehicular and machinery activities.
g) Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.
h) Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities.
j) Require contractors to assemble a comprehensive inventory list (i.e., make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that could be used an aggregate of 40 or more hours for the construction project. Prepare a plan for approval by the applicable air district demonstrating achievement of the applicable percent reduction for a CARB-approved fleet.
k) Ensure that all construction equipment is properly tuned and maintained.

[13] "4.0 Mitigation Measures." Connect SoCal Program Environmental Impact Report Addendum #1, September 2020, available at: https://scag.ca.gov/sites/main/files/file-attachments/fpeir_connectsocal_addendum_4_mitigationmeasures.pdf?1606004420, p. 4.0-2 – 4.0-10; 4.0-19 – 4.0-23; See also: "Certified Final Connect SoCal Program Environmental Impact Report." Southern California Association of Governments (SCAG), May 2020, *available at:* https://scag.ca.gov/peir.

l) Minimize idling time to 5 minutes—saves fuel and reduces emissions.

m) Provide an operational water truck on-site at all times. Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas. Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway.

n) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.

o) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.

p) As appropriate require that portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, obtain CARB Portable Equipment Registration with the state or a local district permit. Arrange appropriate consultations with the CARB or the District to determine registration and permitting requirements prior to equipment operation at the site.

q) Require projects within 500 feet of residences, hospitals, or schools to use Tier 4 equipment for all engines above 50 horsepower (hp) unless the individual project can demonstrate that Tier 4 engines would not be required to mitigate emissions below significance thresholds.

s) Projects located within AB 617 communities should review the applicable Community Emissions Reduction Plan (CERP) for additional mitigation that can be applied to individual projects.

t) Where applicable, projects should provide information about air quality related programs to schools, including the Environmental Justice Community Partnerships (EJCP), Clean Air Ranger Education (CARE), and Why Air Quality Matters programs.

u) Projects should work with local cities and counties to install adequate signage that prohibits truck idling in certain locations (e.g., near schools and sensitive receptors).

z) Develop an ongoing monitoring, inspection, and maintenance program for the MERV filters.

aa) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities.

bb) The following criteria related to diesel emissions shall be implemented on by individual project sponsors as appropriate and feasible:

- Diesel nonroad vehicles on site for more than 10 total days shall have either (1) engines that meet EPA on road emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%
- Diesel generators on site for more than 10 total days shall be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.
- Nonroad diesel engines on site shall be Tier 2 or higher.
- Diesel nonroad construction equipment on site for more than 10 total days shall have either (1) engines meeting EPA Tier 4 nonroad emissions standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines for 50 hp and greater and by a minimum of 20% for engines less than 50 hp.
- Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.
- Diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend approved by the original engine manufacturer with sulfur content of 15 ppm or less.
- The construction contractor shall maintain a list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following:
    i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment.
    ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation.

iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.

- The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
- The contractor shall maintain a monthly report that, for each on road diesel vehicle, nonroad construction equipment, or generator onsite, includes:
    i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date.
    ii. Any problems with the equipment or emission controls.
    iii. Certified copies of fuel deliveries for the time period that identify:
        1. Source of supply
        2. Quantity of fuel
        3. Quantity of fuel, including sulfur content (percent by weight)

cc) Project should exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code). The following measures can be used to increase energy efficiency:

- Provide pedestrian network improvements, such as interconnected street network, narrower roadways and shorter block lengths, sidewalks, accessibility to transit and transit shelters, traffic calming measures, parks and public spaces, minimize pedestrian barriers.
- Provide traffic calming measures, such as:
    i. Marked crosswalks
    ii. Count-down signal timers
    iii. Curb extensions iv. Speed tables
    iv. Raised crosswalks
    v. Raised intersections
    vi. Median islands
    vii. Tight corner radii
    viii. Roundabouts or mini-circles
    ix. On-street parking
    x. Chicanes/chokers
- Create urban non-motorized zones
- Provide bike parking in non-residential and multi-unit residential projects
- Dedicate land for bike trails
- Limit parking supply through:
    i. Elimination (or reduction) of minimum parking requirements
    ii. Creation of maximum parking requirements
    iii. Provision of shared parking
- Require residential area parking permit.
- Provide ride-sharing programs
    i. Designate a certain percentage of parking spacing for ride sharing vehicles
    ii. Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
    iii. Providing a web site or messaging board for coordinating rides
    iv. Permanent transportation management association membership and finding requirement.

Greenhouse Gas Project Level Mitigation Measures – PMM-GHG-1

In accordance with provisions of sections 15091(a)(2) and 15126.4(a)(1)(B) of the *State CEQA Guidelines*, a Lead Agency for a project can and should consider mitigation measures to reduce substantial adverse effects related to violating air quality standards. Such measures may include the following or other comparable measures identified by the Lead Agency:
b) Reduce emissions resulting from projects through implementation of project features, project design, or other measures, such as those described in Appendix F of the State CEQA Guidelines.
c) Include off-site measures to mitigate a project's emissions.
d) Measures that consider incorporation of Best Available Control Technology (BACT) during design, construction and operation of projects to minimize GHG emissions, including but not limited to: i. Use energy and fuel-efficient vehicles and equipment; ii. Deployment of zero- and/or near zero emission technologies; iii. Use lighting systems that are energy efficient, such as LED technology; iv. Use the minimum feasible amount of GHG-emitting construction materials; v. Use cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production; vi. Incorporate design measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse; vii. Incorporate design measures to reduce energy consumption and increase use of renewable energy; viii. Incorporate design measures to reduce water consumption; ix. Use lighter-colored pavement where feasible; x. Recycle construction debris to maximum extent feasible; xi. Plant shade trees in or near construction projects where feasible; and xii. Solicit bids that include concepts listed above.
e) Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following: i. Promote transit-active transportation coordinated strategies; ii. Increase bicycle carrying capacity on transit and rail vehicles; iii. Improve or increase access to transit; iv. Increase access to common goods and services, such as groceries, schools, and day care; v. Incorporate affordable housing into the project; vi. Incorporate the neighborhood electric vehicle network; vii. Orient the project toward transit, bicycle and pedestrian facilities; viii. Improve pedestrian or bicycle networks, or transit service; ix. Provide traffic calming measures; x. Provide bicycle parking; xi. Limit or eliminate park supply; xii. Unbundle parking costs; xiii. Provide parking cash-out programs; xiv. Implement or provide access to commute reduction program;
f) Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network;
g) Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations; and

h) Adopting employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, providing end-of-trip facilities, and telecommuting programs including but not limited to measures that:

i. Provide car-sharing, bike sharing, and ride-sharing programs;
ii. Provide transit passes;
iii. Shift single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
iv. Provide incentives or subsidies that increase that use of modes other than single-occupancy vehicle;
v. Provide on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
vi. Provide employee transportation coordinators at employment sites;
vii. Provide a guaranteed ride home service to users of non-auto modes.

i) Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles, and provide adequate passenger loading and unloading for those vehicles;

j) Land use siting and design measures that reduce GHG emissions, including:

i. Developing on infill and brownfields sites;
ii. Building compact and mixed-use developments near transit;
iii. Retaining on-site mature trees and vegetation, and planting new canopy trees;
iv. Measures that increase vehicle efficiency, encourage use of zero and low emissions vehicles, or reduce the carbon content of fuels, including constructing or encouraging construction of electric vehicle charging stations or neighborhood electric vehicle networks, or charging for electric bicycles; and
v. Measures to reduce GHG emissions from solid waste management through encouraging solid waste recycling and reuse.

k) Consult the SCAG Environmental Justice Toolbox for potential measures to address impacts to low-income and/or minority communities. The measures provided above are also intended to be applied in low income and minority communities as applicable and feasible.

l) Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.

m) Encourage telecommuting and alternative work schedules, such as:

i. Staggered starting times
ii. Flexible schedules
iii. Compressed work weeks

n) Implement commute trip reduction marketing, such as:

i. New employee orientation of trip reduction and alternative mode options
ii. Event promotions
iii. Publications

o) Implement preferential parking permit program

p) Implement school pool and bus programs

q) Price workplace parking, such as:

i. Explicitly charging for parking for its employees;
ii. Implementing above market rate pricing;
iii. Validating parking only for invited guests;
iv. Not providing employee parking and transportation allowances; and
v. Educating employees about available alternatives.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. An EIR should be prepared to include all feasible mitigation measures, as well as include updated air quality, health risk, and GHG analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Attachment A: CalEEMod Output Files
Attachment B: Matt Hagemann CV
Attachment C: Paul E. Rosenfeld CV

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2206	1.7553	1.7427	4.0800e-003	0.1295	0.0751	0.2045	0.0393	0.0716	0.1109	0.0000	358.0225	358.0225	0.0454	0.0145	363.4872
2023	0.5434	0.4187	0.4740	1.0900e-003	0.0291	0.0171	0.0462	7.9200e-003	0.0163	0.0242	0.0000	95.5395	95.5395	0.0121	3.7200e-003	96.9507
Maximum	**0.5434**	**1.7553**	**1.7427**	**4.0800e-003**	**0.1295**	**0.0751**	**0.2045**	**0.0393**	**0.0716**	**0.1109**	**0.0000**	**358.0225**	**358.0225**	**0.0454**	**0.0145**	**363.4872**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2206	1.7553	1.7427	4.0800e-003	0.1295	0.0751	0.2045	0.0393	0.0716	0.1109	0.0000	358.0223	358.0223	0.0454	0.0145	363.4870
2023	0.5434	0.4187	0.4740	1.0900e-003	0.0291	0.0171	0.0462	7.9200e-003	0.0163	0.0242	0.0000	95.5394	95.5394	0.0121	3.7200e-003	96.9507
Maximum	**0.5434**	**1.7553**	**1.7427**	**4.0800e-003**	**0.1295**	**0.0751**	**0.2045**	**0.0393**	**0.0716**	**0.1109**	**0.0000**	**358.0223**	**358.0223**	**0.0454**	**0.0145**	**363.4870**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**3-23-2022**	**6-22-2022**	0.6247	0.6247
2	**6-23-2022**	**9-22-2022**	0.6427	0.6427
3	**9-23-2022**	**12-22-2022**	0.6415	0.6415
4	**12-23-2022**	**3-22-2023**	0.6046	0.6046
5	**3-23-2023**	**6-22-2023**	0.4270	0.4270
		Highest	0.6427	0.6427

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3496	517.3496	0.0318	5.2400e-003	519.7057
Mobile	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6754**	**1.6855**	**10.3790**	**0.0197**	**1.8926**	**0.0237**	**1.9162**	**0.5070**	**0.0226**	**0.5296**	**223.2112**	**2,336.7603**	**2,559.9714**	**13.5277**	**0.1180**	**2,933.3213**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3496	517.3496	0.0318	5.2400e-003	519.7057
Mobile	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6754**	**1.6855**	**10.3790**	**0.0197**	**1.8926**	**0.0237**	**1.9162**	**0.5070**	**0.0226**	**0.5296**	**223.2112**	**2,336.7603**	**2,559.9714**	**13.5277**	**0.1180**	**2,933.3213**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2120
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2120**

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3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2119
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2119**

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3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

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3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6817	180.6817	0.0349	0.0000	181.5532
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6817**	**180.6817**	**0.0349**	**0.0000**	**181.5532**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7800e-003	0.2246	0.0669	8.8000e-004	0.0273	2.0600e-003	0.0293	7.9000e-003	1.9700e-003	9.8600e-003	0.0000	83.9194	83.9194	3.6000e-004	0.0127	87.7117
Worker	0.0273	0.0192	0.2404	6.8000e-004	0.0772	4.1000e-004	0.0776	0.0206	3.8000e-004	0.0209	0.0000	62.5858	62.5858	1.9600e-003	1.8000e-003	63.1723
Total	**0.0351**	**0.2438**	**0.3074**	**1.5600e-003**	**0.1045**	**2.4700e-003**	**0.1069**	**0.0285**	**2.3500e-003**	**0.0308**	**0.0000**	**146.5053**	**146.5053**	**2.3200e-003**	**0.0145**	**150.8839**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6815	180.6815	0.0349	0.0000	181.5529
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6815**	**180.6815**	**0.0349**	**0.0000**	**181.5529**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7800e-003	0.2246	0.0669	8.8000e-004	0.0273	2.0600e-003	0.0293	7.9000e-003	1.9700e-003	9.8600e-003	0.0000	83.9194	83.9194	3.6000e-004	0.0127	87.7117
Worker	0.0273	0.0192	0.2404	6.8000e-004	0.0772	4.1000e-004	0.0776	0.0206	3.8000e-004	0.0209	0.0000	62.5858	62.5858	1.9600e-003	1.8000e-003	63.1723
Total	**0.0351**	**0.2438**	**0.3074**	**1.5600e-003**	**0.1045**	**2.4700e-003**	**0.1069**	**0.0285**	**2.3500e-003**	**0.0308**	**0.0000**	**146.5053**	**146.5053**	**2.3200e-003**	**0.0145**	**150.8839**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7715	47.7715	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7715**	**47.7715**	**9.0300e-003**	**0.0000**	**47.9973**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2700e-003	0.0510	0.0162	2.2000e-004	7.2100e-003	3.1000e-004	7.5200e-003	2.0900e-003	2.9000e-004	2.3800e-003	0.0000	21.4399	21.4399	6.0000e-005	3.2400e-003	22.4075
Worker	6.7100e-003	4.5000e-003	0.0591	1.7000e-004	0.0204	1.0000e-004	0.0205	5.4300e-003	9.0000e-005	5.5300e-003	0.0000	16.1169	16.1169	4.7000e-004	4.4000e-004	16.2608
Total	**7.9800e-003**	**0.0555**	**0.0753**	**3.9000e-004**	**0.0276**	**4.1000e-004**	**0.0280**	**7.5200e-003**	**3.8000e-004**	**7.9100e-003**	**0.0000**	**37.5568**	**37.5568**	**5.3000e-004**	**3.6800e-003**	**38.6683**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7714	47.7714	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7714**	**47.7714**	**9.0300e-003**	**0.0000**	**47.9973**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2700e-003	0.0510	0.0162	2.2000e-004	7.2100e-003	3.1000e-004	7.5200e-003	2.0900e-003	2.9000e-004	2.3800e-003	0.0000	21.4399	21.4399	6.0000e-005	3.2400e-003	22.4075
Worker	6.7100e-003	4.5000e-003	0.0591	1.7000e-004	0.0204	1.0000e-004	0.0205	5.4300e-003	9.0000e-005	5.5300e-003	0.0000	16.1169	16.1169	4.7000e-004	4.4000e-004	16.2608
Total	**7.9800e-003**	**0.0555**	**0.0753**	**3.9000e-004**	**0.0276**	**4.1000e-004**	**0.0280**	**7.5200e-003**	**3.8000e-004**	**7.9100e-003**	**0.0000**	**37.5568**	**37.5568**	**5.3000e-004**	**3.6800e-003**	**38.6683**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8179**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.4912**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.0000e-004	2.6200e-003	1.0000e-005	9.0000e-004	0.0000	9.1000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.7131	0.7131	2.0000e-005	2.0000e-005	0.7195
Total	**3.0000e-004**	**2.0000e-004**	**2.6200e-003**	**1.0000e-005**	**9.0000e-004**	**0.0000**	**9.1000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.7131**	**0.7131**	**2.0000e-005**	**2.0000e-005**	**0.7195**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.4912**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.0000e-004	2.6200e-003	1.0000e-005	9.0000e-004	0.0000	9.1000e-004	2.4000e-004	0.0000	2.4000e-004	0.0000	0.7131	0.7131	2.0000e-005	2.0000e-005	0.7195
Total	**3.0000e-004**	**2.0000e-004**	**2.6200e-003**	**1.0000e-005**	**9.0000e-004**	**0.0000**	**9.1000e-004**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**0.7131**	**0.7131**	**2.0000e-005**	**2.0000e-005**	**0.7195**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035
Unmitigated	1.2146	1.6056	10.3109	0.0192	1.8926	0.0176	1.9102	0.5070	0.0165	0.5235	0.0000	1,803.0820	1,803.0820	0.1297	0.1030	1,837.0035

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.3666	430.3666	0.0301	3.6500e-003	432.2058
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.3666	430.3666	0.0301	3.6500e-003	432.2058
NaturalGas Mitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
NaturalGas Unmitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.3666**	**0.0301**	**3.6400e-003**	**432.2058**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.3666**	**0.0301**	**3.6400e-003**	**432.2058**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Unmitigated	0.4521	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Total	**0.4521**	**1.0000e-005**	**9.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-003**	**1.8000e-003**	**0.0000**	**0.0000**	**1.9200e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.0000e-005	1.0000e-005	9.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-003	1.8000e-003	0.0000	0.0000	1.9200e-003
Total	**0.4521**	**1.0000e-005**	**9.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-003**	**1.8000e-003**	**0.0000**	**0.0000**	**1.9200e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.3078	0.4100	9.7900e-003	33.4766
Unmitigated	20.3078	0.4100	9.7900e-003	33.4766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	219.2302	12.9561	0.0000	543.1336
Unmitigated	219.2302	12.9561	0.0000	543.1336

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3035	17.2564	18.2093	0.0435	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,213.1239	4,213.1239	0.7698	0.1818	4,279.0322
2023	98.2973	15.9070	17.7852	0.0429	1.2535	0.6314	1.8849	0.3399	0.6049	0.9447	0.0000	4,154.7007	4,154.7007	0.5447	0.1748	4,218.2088
Maximum	**98.2973**	**17.2564**	**18.2093**	**0.0435**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,213.1239**	**4,213.1239**	**0.7698**	**0.1818**	**4,279.0322**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3035	17.2564	18.2093	0.0435	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,213.1239	4,213.1239	0.7698	0.1818	4,279.0322
2023	98.2973	15.9070	17.7852	0.0429	1.2535	0.6314	1.8849	0.3399	0.6049	0.9447	0.0000	4,154.7007	4,154.7007	0.5447	0.1748	4,218.2088
Maximum	**98.2973**	**17.2564**	**18.2093**	**0.0435**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,213.1239**	**4,213.1239**	**0.7698**	**0.1818**	**4,279.0322**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Total	**13.1913**	**11.1544**	**75.7464**	**0.1510**	**14.3949**	**0.1613**	**14.5562**	**3.8422**	**0.1534**	**3.9956**		**15,862.9518**	**15,862.9518**	**0.9601**	**0.7967**	**16,124.3738**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Total	**13.1913**	**11.1544**	**75.7464**	**0.1510**	**14.3949**	**0.1613**	**14.5562**	**3.8422**	**0.1534**	**3.9956**		**15,862.9518**	**15,862.9518**	**0.9601**	**0.7967**	**16,124.3738**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3568	0.1950	3.1002	8.4600e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		861.0793	861.0793	0.0229	0.0211	867.9441
Total	**0.4480**	**2.6524**	**3.8560**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,923.8426**	**1,923.8426**	**0.0276**	**0.1818**	**1,978.7092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3568	0.1950	3.1002	8.4600e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		861.0793	861.0793	0.0229	0.0211	867.9441
Total	**0.4480**	**2.6524**	**3.8560**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,923.8426**	**1,923.8426**	**0.0276**	**0.1818**	**1,978.7092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3316	0.1733	2.8792	8.1900e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		838.5880	838.5880	0.0208	0.0197	844.9612
Total	**0.3887**	**2.2830**	**3.5707**	**0.0179**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,865.1774**	**1,865.1774**	**0.0238**	**0.1748**	**1,917.8609**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3316	0.1733	2.8792	8.1900e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		838.5880	838.5880	0.0208	0.0197	844.9612
Total	**0.3887**	**2.2830**	**3.5707**	**0.0179**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,865.1774**	**1,865.1774**	**0.0238**	**0.1748**	**1,917.8609**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0353	0.5860	1.6700e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		170.6861	170.6861	4.2200e-003	4.0000e-003	171.9833
Total	**0.0675**	**0.0353**	**0.5860**	**1.6700e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**170.6861**	**170.6861**	**4.2200e-003**	**4.0000e-003**	**171.9833**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0353	0.5860	1.6700e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		170.6861	170.6861	4.2200e-003	4.0000e-003	171.9833
Total	**0.0675**	**0.0353**	**0.5860**	**1.6700e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**170.6861**	**170.6861**	**4.2200e-003**	**4.0000e-003**	**171.9833**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454
Unmitigated	10.6656	10.7165	75.3683	0.1484	14.3949	0.1280	14.5229	3.8422	0.1201	3.9623		15,337.5469	15,337.5469	0.9500	0.7871	15,595.8454

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Unmitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.64	100,000.00	0
Enclosed Parking with Elevator	1.00	1000sqft	0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/ND's model.

Land Use - See SWAPE comment on "Underestimated Land Use Size"

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	191,957.00
tblLandUse	LotAcreage	2.30	1.64
tblLandUse	LotAcreage	0.02	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2748	17.4815	17.9573	0.0427	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,129.1289	4,129.1289	0.7701	0.1855	4,196.2243
2023	98.2926	16.1083	17.5568	0.0422	1.2535	0.6314	1.8850	0.3399	0.6049	0.9448	0.0000	4,074.1591	4,074.1591	0.5452	0.1784	4,138.8161
Maximum	**98.2926**	**17.4815**	**17.9573**	**0.0427**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,129.1289**	**4,129.1289**	**0.7701**	**0.1855**	**4,196.2243**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2748	17.4815	17.9573	0.0427	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	4,129.1289	4,129.1289	0.7701	0.1855	4,196.2243
2023	98.2926	16.1083	17.5568	0.0422	1.2535	0.6314	1.8850	0.3399	0.6049	0.9448	0.0000	4,074.1591	4,074.1591	0.5452	0.1784	4,138.8161
Maximum	**98.2926**	**17.4815**	**17.9573**	**0.0427**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**4,129.1289**	**4,129.1289**	**0.7701**	**0.1855**	**4,196.2243**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Total	**11.1319**	**12.7648**	**81.1578**	**0.1407**	**14.3949**	**0.1614**	**14.5563**	**3.8422**	**0.1535**	**3.9957**		**14,793.8253**	**14,793.8253**	**1.1386**	**0.8696**	**15,081.4258**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Total	**11.1319**	**12.7648**	**81.1578**	**0.1407**	**14.3949**	**0.1614**	**14.5563**	**3.8422**	**0.1535**	**3.9957**		**14,793.8253**	**14,793.8253**	**1.1386**	**0.8696**	**15,081.4258**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3315	0.2434	2.8181	7.6300e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		775.8515	775.8515	0.0269	0.0245	783.8115
Total	**0.4193**	**2.8775**	**3.6041**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3669**		**1,839.8477**	**1,839.8477**	**0.0313**	**0.1855**	**1,895.9014**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3315	0.2434	2.8181	7.6300e-003	0.9283	4.6900e-003	0.9330	0.2462	4.3200e-003	0.2505		775.8515	775.8515	0.0269	0.0245	783.8115
Total	**0.4193**	**2.8775**	**3.6041**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3669**		**1,839.8477**	**1,839.8477**	**0.0313**	**0.1855**	**1,895.9014**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3085	0.2161	2.6255	7.3800e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		755.7832	755.7832	0.0244	0.0227	763.1700
Total	**0.3616**	**2.4844**	**3.3423**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3568**		**1,784.6358**	**1,784.6358**	**0.0272**	**0.1784**	**1,838.4683**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3085	0.2161	2.6255	7.3800e-003	0.9283	4.4500e-003	0.9327	0.2462	4.1000e-003	0.2503		755.7832	755.7832	0.0244	0.0227	763.1700
Total	**0.3616**	**2.4844**	**3.3423**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3568**		**1,784.6358**	**1,784.6358**	**0.0272**	**0.1784**	**1,838.4683**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5344	1.5000e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		153.8320	153.8320	4.9700e-003	4.6300e-003	155.3355
Total	**0.0628**	**0.0440**	**0.5344**	**1.5000e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**153.8320**	**153.8320**	**4.9700e-003**	**4.6300e-003**	**155.3355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	98.0381					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**98.2298**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5344	1.5000e-003	0.1889	9.1000e-004	0.1899	0.0501	8.3000e-004	0.0510		153.8320	153.8320	4.9700e-003	4.6300e-003	155.3355
Total	**0.0628**	**0.0440**	**0.5344**	**1.5000e-003**	**0.1889**	**9.1000e-004**	**0.1899**	**0.0501**	**8.3000e-004**	**0.0510**		**153.8320**	**153.8320**	**4.9700e-003**	**4.6300e-003**	**155.3355**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974
Unmitigated	8.6062	12.3269	80.7797	0.1380	14.3949	0.1281	14.5230	3.8422	0.1202	3.9624		14,268.4204	14,268.4204	1.1285	0.8600	14,552.8974

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Unmitigated	2.4775	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.5000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0221	0.0221	6.0000e-005		0.0236
Total	**2.4775**	**9.0000e-005**	**0.0103**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**		**0.0221**	**0.0221**	**6.0000e-005**		**0.0236**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.
- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

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Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

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Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International*

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Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

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Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

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Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

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Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

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Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

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Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

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Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 5-14-2021
Trial, October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty, Plaintiff vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No.: No. 18-L-6845
Rosenfeld Deposition, 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe, Plaintiff vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail, Defendants
Case No.: No. 17-cv-8517
Rosenfeld Deposition, 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al., Plaintiff vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case Number CV20127-094749
Rosenfeld Deposition: 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al *Plaintiffs*, vs. CNA Insurance Company et al.
Case Number 1:17-cv-000508
Rosenfeld Deposition: 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, *Plaintiff,* vs. Marathon Petroleum, LP, *Defendant.*
Case No.: 1716-CV10006
Rosenfeld Deposition. 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case No.: 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No.: 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case: No 1:19-cv-00315-RHW
Rosenfeld Deposition, 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

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July 21, 2022

Greg Bitter
Planning Manager
City of Roseville
311 Vernon Street
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Re: Sutter Parking Garage Expansion Project Appeal Hearing, PL22-0024

Dear Mr. Bitter:

Our firm represents Sutter Health concerning the Sutter Parking Garage Expansion Project (File PL22-0024) ("Project"). On August 3, 2022, the City Council will hear the Laborers International Union of North America, Local Union 185 ("Union") appeal from the Planning Commission's approval of the Project ("Appeal"). On behalf of Sutter Health, I have reviewed the comment letter attached to the Union's Appeal as well as the City's responses to evaluate the adequacy of the Negative Declaration as it relates to the Project. The Negative Declaration thoroughly evaluates all potential environmental impacts of the Project and finds that the Project does not have the potential to result in any significant impacts on the environment. City staff's responses to the Union's comment letter on the Sutter Parking Garage Expansion Project demonstrate that the Negative Declaration is adequate to comply with CEQA for the Sutter Parking Garage Expansion Project.

While the City may rely on the Negative Declaration to comply with CEQA, the City may also consider additional reasons approval of the Project complies fully with CEQA. For example, in *Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, the County of Colusa approved a development project based on a mitigated negative declaration. However, after a lawsuit was filed challenging the county's compliance with CEQA, the county asserted both that the mitigated negative declaration complied with CEQA and that the project was exempt from CEQA. In *Rominger*, the petitioner argued that because the county relied on a mitigated negative declaration, the county could not also claim the project was exempt from CEQA. The court rejected petitioner's argument and held that "notwithstanding its preparation of a mitigated negative declaration, the county is entitled to argue before this court that the … subdivision either did not qualify as a CEQA project or was subject to the commonsense exemption from CEQA." (*Id.* at p. 701.)

Here, evidence in the record demonstrates that the Project is exempt from CEQA pursuant to the categorical exemption for In-Fill Development Projects (CEQA Guidelines Section 15332). Specifically, in addition to the substantial evidence included in the Negative Declaration, Raney Planning & Management, Inc. prepared the Sutter Roseville Parking Garage Expansion Project Categorical Exemption Memorandum (July 2022) evaluating the Project in the context of the criteria for the Infill Exemption ("Infill Exemption Memo"). The Infill Exemption Memo demonstrates that the Project is exempt from CEQA under Section 15332, and does not meet any of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines.

Nevertheless, the Negative Declaration provides the public with extensive information about the Project and its impacts. Thus, while projects that are exempt from CEQA – such as this Project – do not require a negative declaration, Sutter Health requests that the City exceed the requirement of CEQA by adopting the Negative Declaration as a further basis for concluding that the City complied fully with CEQA.

Respectfully,
THOMAS LAW GROUP

Christopher J. Butcher
Attorney for Sutter Health

City of Roseville
Community Development Department

Sutter Roseville Parking Garage Expansion Project

Categorical Exemption Memorandum

July 2022

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
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APPENDICES

Appendix A: Noise Assessment

A. INTRODUCTION AND SUMMARY

The Sutter Roseville Medical Center (SRMC) is located north of Secret Ravine Parkway at 1 Medical Plaza Drive in the Northeast Roseville Specific Plan (NERSP) area in the City of Roseville, California. An Environmental Impact Report (EIR) dated March 11, 1987 was prepared for the NERSP, which established the NERSP Design Guidelines for the initial specific plan components, including office and business park uses. As part of approval of the SRMC within the NERSP, between 1990 and 1994, the City prepared and certified an EIR and two supplemental EIRs for the Sutter Roseville Medical Center Master Plan (State Clearinghouse Nos. 90020142 and 93092081), and through Specific Plan Amendment and Rezone applications, established the Sutter Roseville Medical Center Master Plan site zoning as Planned Development for Medical Campus (PD457) and authorized the development of the SRMC.

The City of Roseville adopted the General Plan 2035 and certified an associated EIR for the updated General Plan on August 5, 2020. [1,2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 *et seq*.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan.

Section 21084 of the Public Resources Code (PRC) requires the CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary of the Natural Resources Agency has found that several classes of projects listed in Article 19 do not have a significant effect on the environment and, thus, are declared to be categorically exempt from the requirement for the preparation of environmental documents.

The purpose of this Categorical Exemption Memorandum (Memorandum) is to evaluate the Parking Garage Expansion Project (proposed project) to determine whether the proposed project is exempt from review pursuant to CEQA. As will be demonstrated below, the proposed project can be considered exempt from CEQA, consistent with CEQA Guidelines Section 15332, In-Fill Development Projects. None of the exceptions to categorical exemptions identified by CEQA Guidelines Section 15300.2 are applicable to the proposed project. In addition, because the Medical Office Building 7 Project (MOB 7), which the Planning Commission approved on June 23, 2022, is located adjacent to the east of the project site, the Memorandum includes a discussion of MOB 7 in relevant portions of the analysis in order to evaluate potential cumulative impacts of development of the proposed project and the adjacent approved MOB 7 project.

B. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The project site is 0.94 acres and is located on the existing 49-acre SRMC campus in the City of Roseville, California (see Figure 1).

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1 City of Roseville. *City of Roseville General Plan 2035*. Adopted August 5, 2020.
2 City of Roseville. *City of Roseville 2035 General Plan Update Final Environmental Impact Report*. Certified August 5, 2020.

Figure 1
Regional Vicinity Map

The project site is identified by Assessor's Parcel Number (APN) 046-060-034. The City of Roseville General Plan designates the SRMC as Business Professional (BP) and the campus is zoned PD457.

More specifically, the project site is located at 12 Medical Plaza Drive and the approved MOB 7 project is located at 7 Medical Plaza Drive. The sites 0.94-acre and measure 1.64 acres, respectively (see Figure 2). The former location, which would be used to develop the proposed Parking Garage Expansion, is located west of Medical Plaza Drive and consists of a surface parking lot, light poles, and landscaped areas. The latter location, which would be used to develop the approved Medical Office Building (MOB 7), is currently developed to the east of Medical Plaza Drive with a surface parking lot, light poles, landscaped areas, and a temporary modular building and sterilization trailer. In addition, the MOB 7 site includes a portion of the Medical Drive Plaza right-of-way (ROW).

Medical Plaza Drive bisects the two sites. With respect to the project site (12 Medical Plaza), surrounding existing uses include the existing five-story SRMC parking garage to the north; the site for MOB 7 and commercial uses (i.e., Holt Orthodontics, Worth Orthodontics, Roseville Dental Group, Serenity Oral Surgery and Implant Center, Rai Care Center, Capital Allergy & Respiratory Disease Center, and Roseville Diagnostic Hearing Center, Inc.) to the east, across Medical Plaza Drive; associated SRMC buildings (MOB 8) and surface parking to the south; and associated SRMC buildings (MOB 3) to the west.

With respect to 7 Medical Plaza Drive, surrounding existing uses include an associated SRMC building (MOB 4) and surface parking to the to the north; multi-family residences (The Phoenician Apartments) to the east; the aforementioned commercial uses (i.e., Holt Orthodontics, Worth Orthodontics, Roseville Dental Group, Serenity Oral Surgery and Implant Center, Rai Care Center, Capital Allergy & Respiratory Disease Center, and Roseville Diagnostic Hearing Center, Inc.) to the south; the existing five-story SRMC parking garage, MOB 3, and the site for the proposed Parking Garage Expansion to the west, across Medical Plaza Drive; and an associated SRMC building (MOB 5) to the northwest.

Project Components

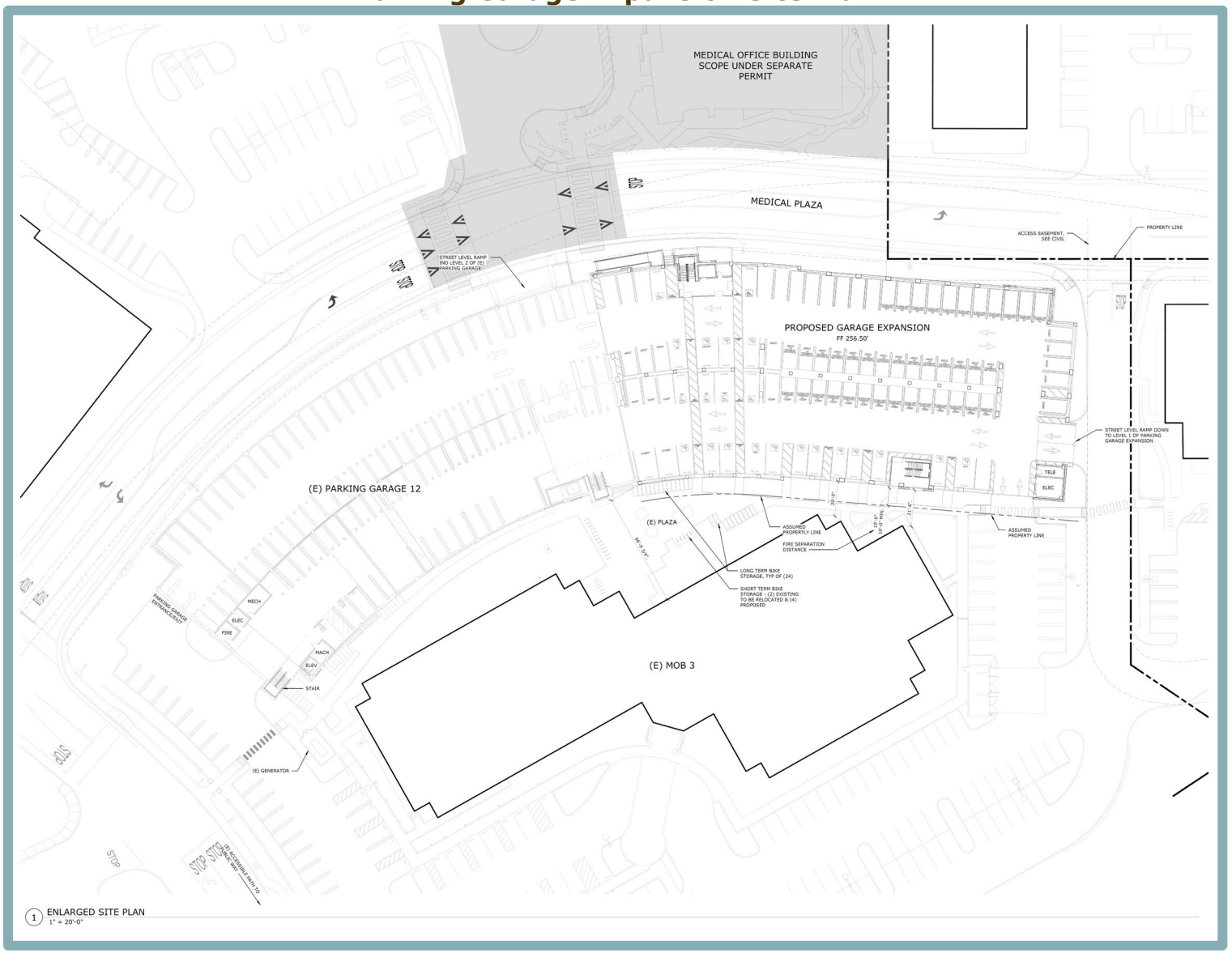
The proposed project would consist primarily of the Parking Garage Expansion. In addition, the project would include new utility improvements and new landscaping. Finally, the project would require City of Roseville approval of a Design Review Permit. The various project components are discussed below.

Parking Garage Expansion

Following the removal of the existing on-site pavement, parking islands, and landscaping vegetation, the proposed six-story Parking Garage Expansion would be constructed south of the existing five-story parking garage and would connect to the existing parking garage, allowing for access between each structure (see Figure 3). As the existing surface parking lot currently provides a total of 93 parking stalls, including a space for charging an electric vehicle (EV) and 22 stalls complaint with the Americans with Disabilities Act (ADA), development of the Parking Garage Expansion would displace a portion of the existing SRMC parking. In addition, construction of the proposed parking structure would necessitate the removal of a portion of the parking stalls within the existing five-story parking garage, and development of MOB 7 would further remove existing parking on the SRMC campus. However, because the proposed parking structure would result in 551 new parking stalls, including a range of standard, compact, Clean Air/EV, Clean Air, and ADA-compliant spaces, development of the new parking garage would result in a net increase of 345 parking stalls on the SRMC.

Figure 2
Project Site Boundaries

Figure 3
Parking Garage Expansion Site Plan



The number and type of parking stalls that would be provided on each level of the Parking Garage Expansion are provided in Table 1.

Table 1
Parking Garage Expansion – Parking Count

Level	Standard	Compact	Clean Air/EV	Clean Air	ADA
1	11	13	34	11	20
2	52	12	28	0	4
3	52	43	0	0	6
4	51	43	1	0	6
5	39	34	1	0	6
6	47	37	0	0	0

The Parking Garage Expansion would emulate the existing aesthetics of structures within the SRMC campus. Exterior finishes would be comprised of painted concrete in tones of beige of brown; concrete panels; and metal finishes (see Figure 4). Accounting for a light pole that would be installed on the sixth level, the new parking garage would be constructed at a height of 75 feet.

Access, Parking, and Circulation

Access to both the MOB 7 and Parking Garage Expansion sites would be provided by way of Medical Plaza Drive. Motorists would access MOB 7 through the existing entrance on the easterly side of Medical Plaza Drive, and access to the Parking Garage Expansion would be accommodated by the existing entrance immediately north of MOB 8 on the westerly side of the road. The proposed parking structure would allow for two-way travel for motorists circulating within the structure.

The Parking Garage Expansion's vehicle parking count is discussed above. The proposed parking structure would also provide for short-term bicycle parking, allowing for parking of seven bicycles, as well as an area for long-term bicycle parking, which would provide enough space to park 24 bicycles. In regard to pedestrian access and circulation, the existing sidewalks located adjacent to the site along Medical Plaza Drive would be maintained as part of development.

Utilities

Due to the nature of the proposed project, the Parking Garage Expansion would not require water or sewer service. As shown in Figure 5, a new 12-inch storm drain line would be installed primarily to the west of the proposed parking structure. Runoff from impervious surfaces within the ground floor and around the parking structure would be directed towards on-site inlets, which would collect the flows and release them to the new storm drain line. From the new storm drain line, flows would be released to an existing 12-inch storm drain line west of the Parking Garage Expansion site, which would ultimately discharge to the City's storm drain system.

Landscaping and Open Space

As shown in Figure 6, the Parking Garage Expansion site would include new landscaping in areas around the proposed structure. The landscaping would consist of various sizes of trees (e.g., Chinese pistache, red oak, prospector elm, Norway maple, incense cedar, atlas cedar, Japanese maple, western redbud, crape myrtle multi-trunk) and site shrubs (e.g., rockrose, golden breath of heaven, giant wild rye, fringe flower, heavenly bamboo, autumn sage, Chinese star jasmine), as well as new streetscape shrubs and groundcovers (e.g., coyote brush, sunset gold breath of heaven, blue chip juniper, ballerina Indian hawthorn, Mexican bush sage). All species would be drought-tolerant.

Figure 4
Parking Garage Expansion Exterior Finishes

Figure 5
Parking Garage Expansion Utility Plan

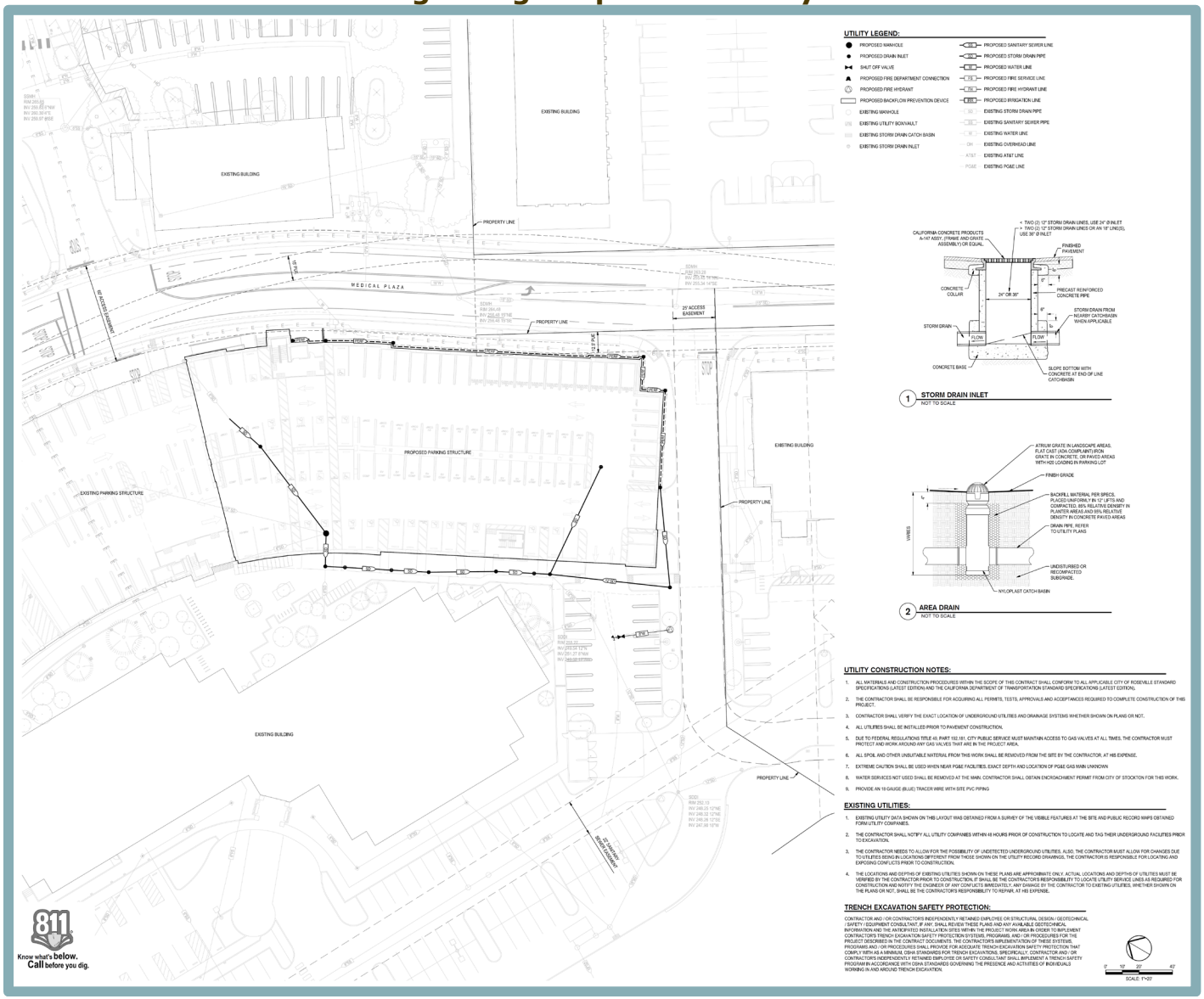
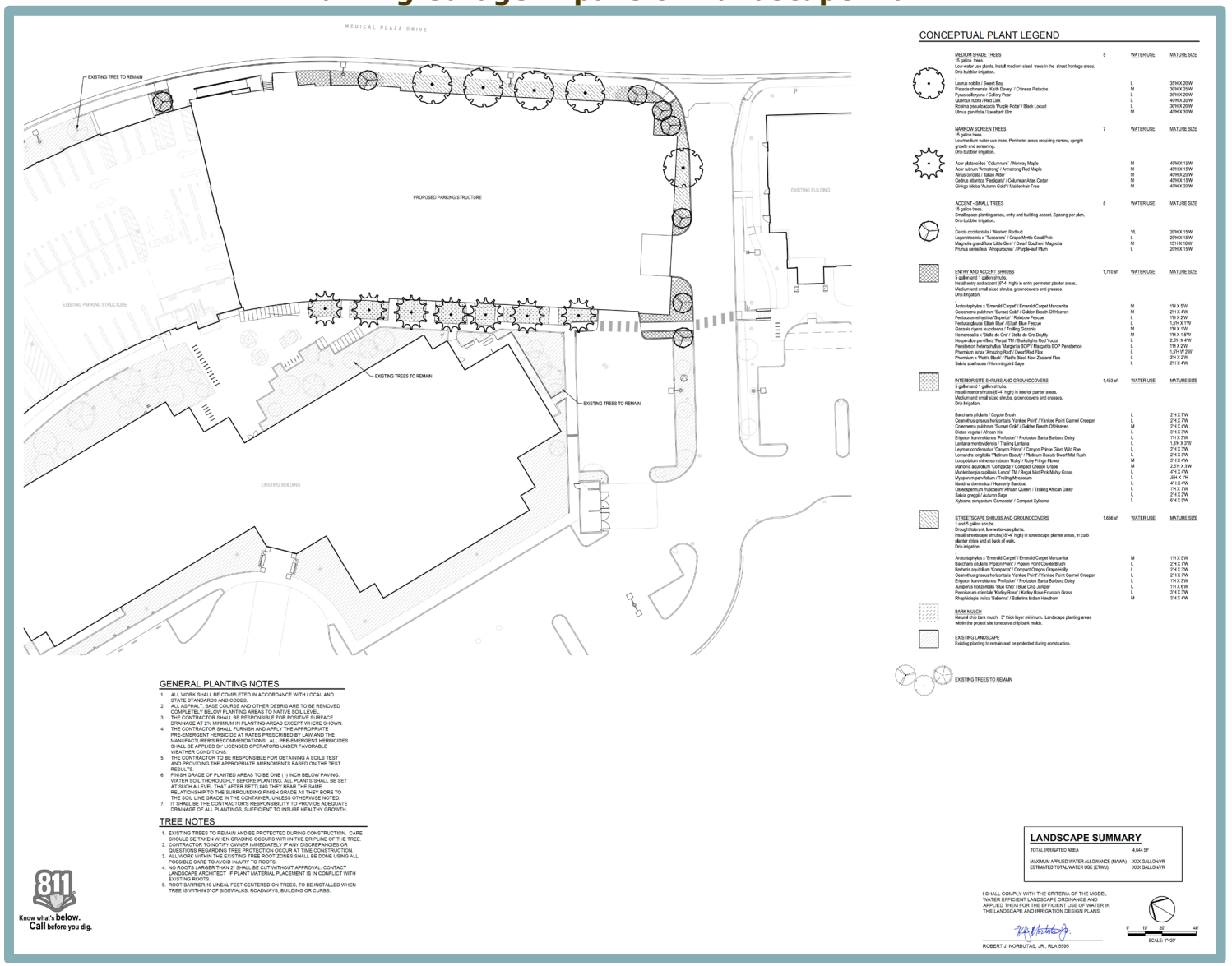


Figure 6
Parking Garage Expansion Landscape Plan



Requested/Required Entitlements

The proposed project would require the City's approval of the following discretionary entitlement:

- Design Review Permit.

Pursuant to Roseville Municipal Code Section 19.74.010, a Design Review Permit must be obtained prior to the issuance of a building permit or improvement plan for new construction of commercial projects, as well as for any significant site, circulation, and parking modifications. Thus, the proposed project would require approval of a Design Review Permit.

C. DISCUSSION

The following section contains substantial evidence showing that the proposed project can be considered exempt from CEQA and is not subject to any of the exceptions set forth in Section 15300.2 of the CEQA Guidelines. As demonstrated in the analysis below, the proposed project qualifies for exemption pursuant to CEQA Guidelines Section 15332, Class 32.

In-Fill Development Project Exemption

Article 19 of the CEQA Guidelines, Sections 15300 through 15333, includes a list of classes of projects that have been determined not to have a significant effect on the environment, and are, therefore, exempt from CEQA. Section 15332 of the CEQA Guidelines provides a categorical exemption for infill development projects that meet the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

The applicability of the above criteria to the proposed project is described in the following sections.

Criterion 15332(a): General Plan and Zoning Consistency

The BP land use designation is intended to allow for small and large office uses, including uses supportive of office uses. The proposed parking structure would support the existing and approved medical office buildings in the project vicinity, by providing 551 new parking stalls, including a range of standard, compact, Clean Air/EV, Clean Air, and ADA-compliant spaces (see Table 1). Development of the new parking garage would result in a net increase of 345 parking stalls on the SRMC, which would accommodate the parking needs of physicians, nurses, visitors, and other SRMC staff working in the on-campus office uses. As such, the proposed project would constitute a use supportive of the existing and approved medical office uses on the SRMC campus. In addition, the proposed parking structure would be consistent with applicable General Plan policies. For instance, consistent with General Plan Policy LU7.1 and pursuant to Roseville Municipal Code Section 19.74.010, construction of the Parking Garage Expansion would require City approval of a Design Review Permit. As part of the Design Review Permit process, the City would review the proposed parking structure to ensure exterior finishes and the architectural design of the parking garage complement the existing five-story parking garage to which the proposed Parking Garage Expansion would connect. As such, the Design Review Permit process would ensure development of the proposed project meets the requirements set forth by General Plan Policy LU7.2, which necessitates that design standards are applied to new development that

ensures compatibility between adjacent developments. Based on the above, the proposed Parking Garage Expansion would be consistent with the General Plan.

With respect to zoning consistency, pursuant to Roseville Zoning Ordinance Section 19.74.010, construction of the Parking Garage Expansion would require City approval of a Design Review Permit. As part of the Design Review Permit process, the City would review the proposed parking structure and improvements for consistency with applicable development standards set forth by the Roseville Zoning Ordinance, as well as those established by the City's Community Design Guidelines and the NERSP. NERSP Plan Policy 2 of the Medical Campus Component establishes design standards with which SRMC development must comply, including minimum setback distances; standards for minimum lot coverage and land coverage; requirements that new landscaping be consistent with existing SRMC landscaping and be composed of drought-tolerant materials; and preparation of a visual impact analysis concurrent with the submittal of development plans. The Design Review Permit process would ensure construction of the Parking Garage Expansion complies with the foregoing requirements. Therefore, development of the parking structure would be consistent with the requirements set forth for the PD457 district by the Roseville Zoning Ordinance.

Based on the above, the proposed project would be consistent with the Roseville General Plan's BP designation, applicable General Plan polices, the PD457 zoning district, and applicable zoning regulations. Therefore, the project meets the provisions of Criterion 15332(a).

Criterion 15332(b): Project Location, Size, and Context

The project site consists of 0.94-acre on the existing 49-acre SRMC campus in the City of Roseville. The site is currently developed and is surrounded by existing development. Thus, the proposed project meets the provisions of Criterion 15332(b).

Criterion 15332(c): Endangered, Rare, or Threatened Species

Endangered, rare, or threatened species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and/or State Endangered Species Act. Both acts afford protection to listed species and those proposed for listing.

A search of the California Natural Diversity Database (CNDDB) was conducted for the U.S. Geological Survey (USGS) topographic quadrangle in which the project site is located (Rocklin) to identify the potential for any endangered, rare, or threatened species to occur on-site.[3] The intent of the database review was to identify documented occurrences of endangered, rare, or threatened species in the project vicinity in order to determine their locations relative to the project site and to evaluate whether the site meets the habitat requirements of such species.

The project site is currently developed. As such, the project site does not contain sensitive habitats capable of supporting endangered, rare, or threatened species, and does not meet the habitat requirements for any of the documented endangered, rare, or threatened species known to occur within the project region. Additionally, all documented occurrences of the endangered, rare, or threatened species identified have occurred outside of the immediate project vicinity. Based on the limited habitat provided on-site, the developed nature of the SRMC campus, and the recorded CNDDB locations of endangered, rare, or threatened species occurrences in the project vicinity, endangered, rare, or threatened plant and wildlife species are unlikely to occur on the project site

[3] California Department of Fish and Wildlife. *RareFind.* Available at: https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx. Accessed July 2022.

and would not be impacted by the proposed project. Moreover, this section of the exemption criteria focuses narrowly on whether the project site has value as habitat for endangered, rare, or threatened species. Thus, the relevant inquiry is not whether any endangered, rare, or threatened species could occur on-site due to the habitat types present, but, more specifically, whether on-site habitats provide value to endangered, rare, or threatened species. As stated above, the project site does not contain any valuable habitat for endangered, rare, or threatened species and, thus, the proposed project meets the provisions of Criterion 15332(c).

Criterion 15332(d): Traffic, Noise, Air Quality, and Water Quality

The following sections present analysis regarding potential effects related to traffic, noise, air quality, and water quality resulting from implementation of the proposed project.

Traffic

Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts, with other relevant considerations consisting of the effects of the project on transit and non-motorized travel. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle trips, with one end within the project site. Typically, development projects that are farther from other complementary land uses (such as a business park far from housing) and in areas without transit or active transportation infrastructure (bike lanes, sidewalks, etc.) generate more driving than development near complementary land uses with more robust transportation options. Therefore, development projects located in a central business district with high density and diversity of complementary land uses and frequent transit services are expected to internalize trips and generate shorter and fewer vehicle trips than developments located in a suburban area with low density of residential developments and no transit service in the project vicinity.

As discussed above, the project site is located on the existing 49-acre SRMC campus in the City of Roseville. Surrounding existing uses include SRMC buildings (e.g., MOBs 3, 4, and 5) to the north, south, and west; commercial uses (i.e., Holt Orthodontics, Worth Orthodontics, Roseville Dental Group, Serenity Oral Surgery and Implant Center, Rai Care Center, Capital Allergy & Respiratory Disease Center, and Roseville Diagnostic Hearing Center, Inc.) to the east; and multi-family residences (The Phoenician Apartments) to the east. Additionally, single-family residential neighborhoods are located less than a mile to the east and south of the SRMC along Secret Ravine Parkway. Roseville Transit Routes A and B proceed through the SRMC campus, with a bus stop located 0.17-mile west of the Parking Garage Expansion site. The SRMC campus also includes sidewalks along campus roadways and areas that provide short-term and long-term bicycle parking.

The proposed project would be consistent with the site's BP land use designation and PD PD457 zoning district. Through the Design Review Permit process, the project would be required to demonstrate consistency with applicable development standards set forth by the Roseville Zoning Ordinance, as well as those established by the City's Community Design Guidelines and the NERSP, including those related to the provision of bicycle parking spaces and pedestrian facilities. As such, development of the proposed project would be consistent with the surrounding existing SRMC campus developments. Furthermore, as shown in Figure 3.10 of the Sacramento Area Council of Governments (SACOG) 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), the SRMC is located within an area currently below the

regional average of VMT per capita.[4] According to Figure 3.11 of the 2020 MTP/SCS, the area in which the project site is located is anticipated by SACOG to remain below the regional average of VMT per capita in 2040.[5] Furthermore, the proposed project would help to meet existing and future parking demand on the SRMC campus, thereby reducing the time and distance required for employees and visitors to find parking on-site. Considering that the proposed project would be consistent with the uses anticipated for the project site in the Roseville General Plan and NERSP and would be consistent with existing SRMC uses and complemented by existing residential uses in the project vicinity, the project would not result in a substantial number of new vehicle trips that would cause VMT per capita in the project region to significantly increase above the existing level of VMT in the region.

Therefore, the proposed project would not result in a significant effect related to VMT.

Noise

Decibels (dB) are logarithmic units that compare the wide range of sound intensities to which the human ear is sensitive. The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the typical range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. A-weighting of sound levels best reflects the human ear's reduced sensitivity to low frequencies, and the use of A-weighted sound level, expressed as dBA, has become the standard tool of environmental noise assessment.

Several time-averaged scales represent noise environments and consequences of human activities. Community Noise Equivalent Level (CNEL), which can be used to compare the noise level of neighborhoods, is the weighted average noise level over time, presented in dB. Community noise is also commonly described in terms of the ambient noise level, which is defined as the overall noise level associated with a given environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day-night average noise descriptor (L_{dn} or DNL), and represents a correlation with community response to noise. The L_{dn} is based on the average noise level over a 24-hour period, with an additional 10 dB weight applied to noise that occurs during nighttime hours (10:00 PM to 7:00 AM). The 10 dB nighttime penalty is applied to account for the assumption that people are more sensitive to nighttime noise exposures as compared to daytime noise exposures. Finally, the highest root-mean-square (RMS) sound level measured over a given period of time is expressed as L_{max}.

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include the existing multi-family residential uses located east of the project site (The Phoenician Apartments).

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4 Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy*. [pg. 56]. November 18, 2019.

5 Sacramento Area Council of Governments. *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy*. [pg. 57]. November 18, 2019.

Potential noise increases relative to existing ambient noise levels in the project vicinity that could occur during project construction and operation activities are discussed below.

Project Construction

During the construction of the proposed project, heavy equipment would be used for demolition and building construction, which would temporarily increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as backhoes, loaders, and trucks, would be used on-site.

As part of evaluating potential noise level increases that could occur through development of the proposed project at sensitive receptors in the project vicinity, an Environmental Noise Assessment (Noise Assessment) was prepared by Saxelby Acoustics.[6] Table 2 shows maximum noise levels associated with typical construction equipment. Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources. The noise levels from a source decrease at a rate of approximately 6.0 dB per every doubling of distance from the noise source.

Table 2
Construction Equipment Noise

Type of Equipment	Maximum Level, dBA at 50 Feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (Air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Saxelby Acoustics, 2022.

Although project construction activities would increase ambient noise levels in the project vicinity, pursuant to Roseville Municipal Code Section 9.24.030, construction activities conducted between 7:00 AM and 7:00 PM, Monday through Friday, and between 8:00 AM and 8:00 PM, Saturday and Sunday, are exempted from the sound level standards set forth in Roseville Municipal Code Section 9.24.100. Nonetheless, pursuant to the Roseville Noise Regulation, construction would occur only during allowable hours and all construction equipment would be fitted with muffling devices and maintained in good working order. Compliance with such provisions would ensure that noise generated by construction activities associated with the proposed project does not result in a significant effect.

[6] Saxelby Acoustics. *Environmental Noise Assessment: Sutter MOB 7 and Garage Expansion, City of Roseville, California*. July 20, 2022.

Project Operation

Noise generated by the proposed project would in large part be associated with vehicle trips to and from the on-site structures as well as operational noise of the structures. Pursuant to the Noise Assessment, the proposed project is not anticipated to generate a substantial increase in off-site traffic. The SRMC campus is accessed by way of East Roseville Parkway and Secret Ravine Parkway. East Roseville Parkway carries a daily traffic volume of approximately 64,600 vehicles, while Secret Ravine Parkway carries approximately 16,200 vehicles per day. Even if the proposed project were to add 5,000 vehicles per day to either roadway, Saxelby Acoustics determined that the increase in noise levels would only be 0.3 dBA for East Roseville Parkway and 1.2 dBA for Secret Ravine Parkway. Such increases would not be audible. Therefore, noise level increases during project operation associated with off-site vehicle trips would not result in a significant effect.

With respect to operational noise from the proposed on-site parking structure, pursuant to the Roseville General Plan Noise Element, the City maintains hourly noise level limits of 50 dBA L_{eq}/70 dBA L_{max} during the daytime (7:00 AM to 10:00 PM) and 45 dBA L_{eq}/65 dBA L_{max} during the nighttime (10:00 PM to 7:00 AM). As shown in Figure 7 and Figure 8, the proposed project is predicted to generate daytime noise levels of 44 dBA L_{eq} and nighttime noise levels of 41 dBA L_{eq} at the nearest residential property boundary. Such noise levels would lead to an increase in ambient noise levels of 0.6 dBA during daytime hours and 0.8 dBA during nighttime hours. As such, the proposed project would comply with the City's daytime and nighttime noise level standards without any additional noise control measures. Therefore, potential on-site noise level increases generated by the project operation would not result in a significant effect.

Conclusion

Based on the above, the proposed project would comply with the Roseville Noise Ordinance during project construction and would comply with the City's daytime and nighttime noise level standards without any additional noise control measures during project operation. Therefore, the proposed project would not result in a significant effect related to noise.

Air Quality

The project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter ($PM_{2.5}$) and the State particulate matter 10 microns in diameter (PM_{10}) standards, as well as for both the federal and State ozone standards. The federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the national ambient air quality standards (NAAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the project area is the Sacramento Regional 2009 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Ozone Attainment Plan), updated July 24, 2017. The Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the Clean Air Act (CAA) requirements, including the federal AAQS.

Figure 7
Daytime Noise Contours

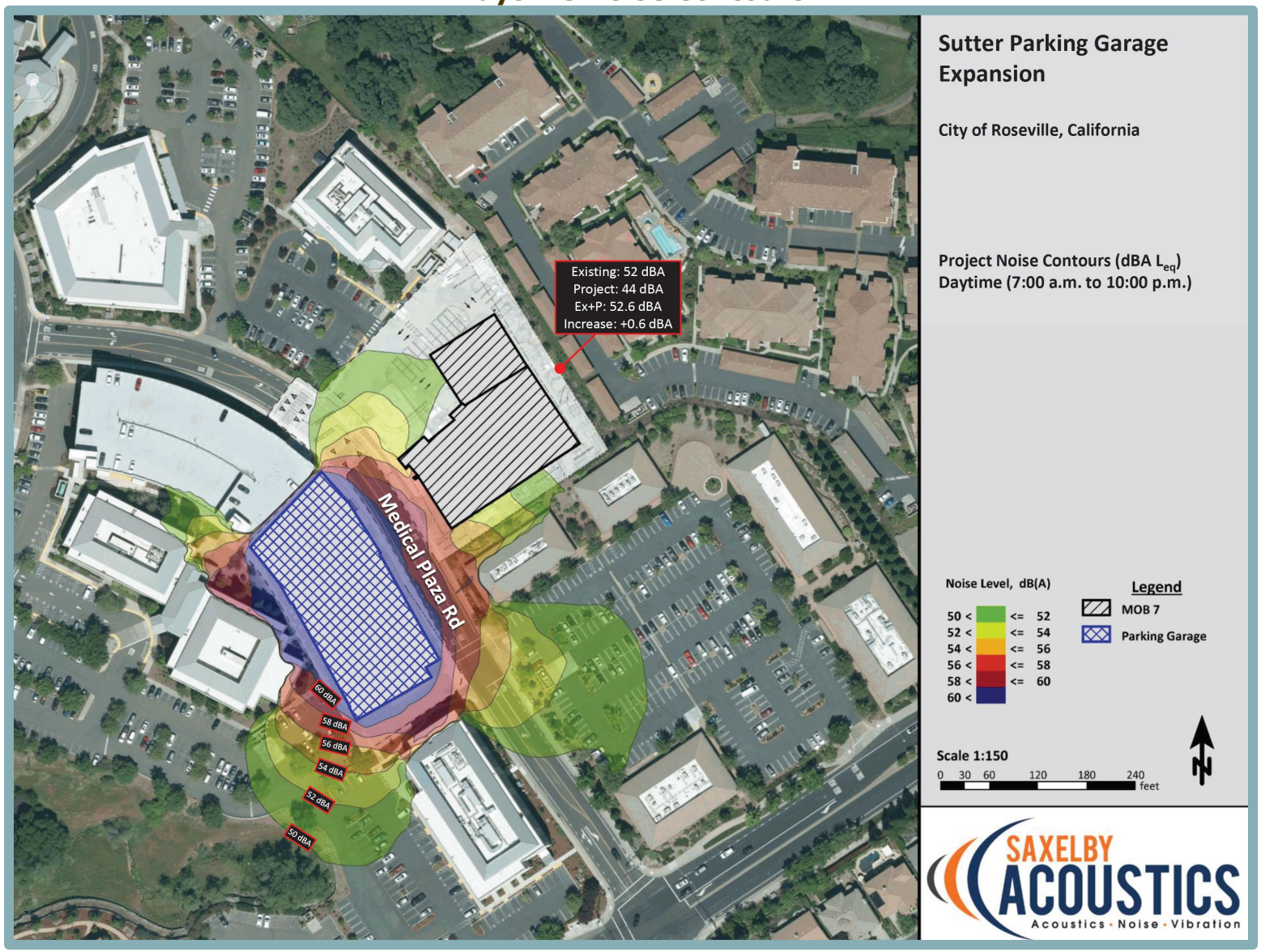
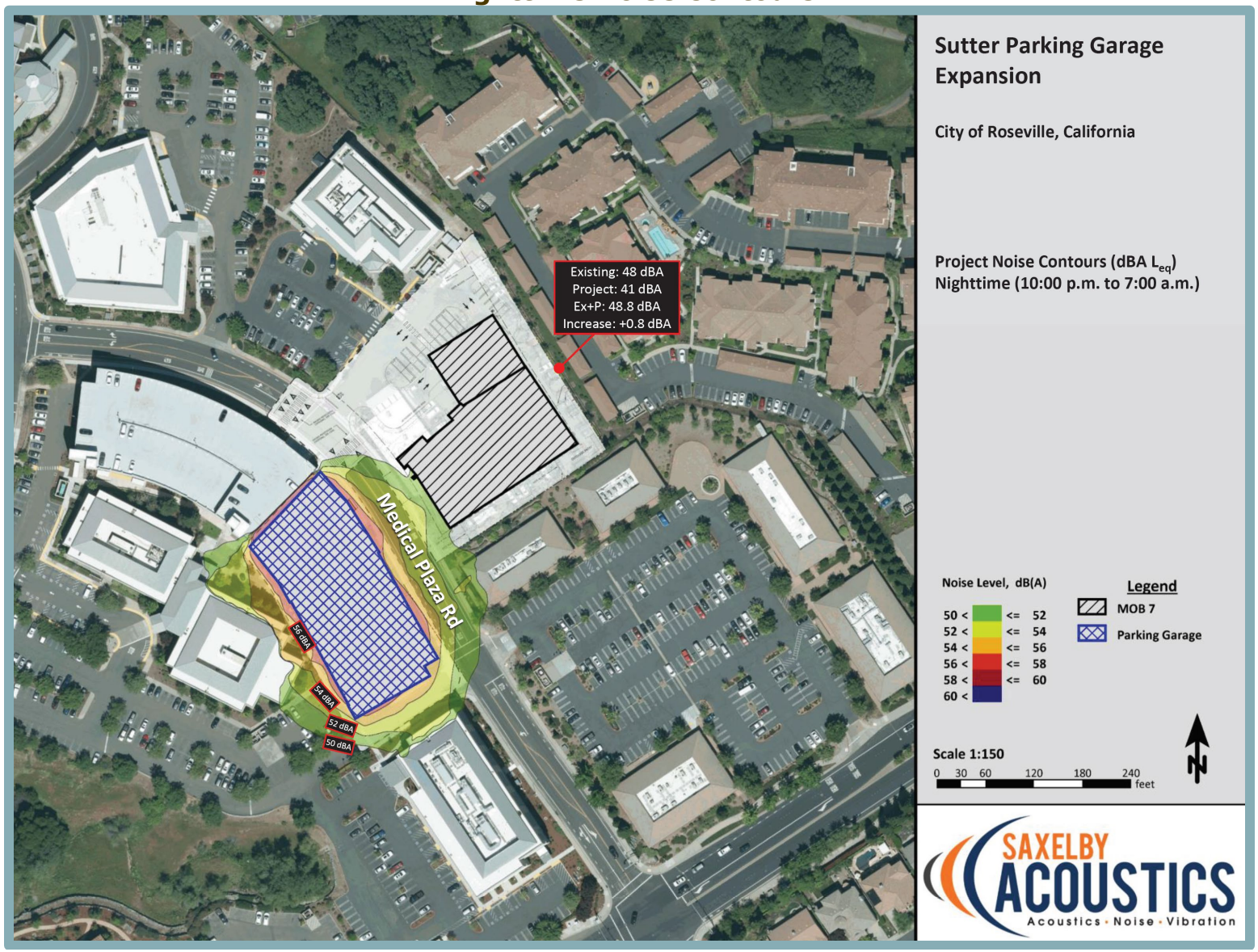


Figure 8
Nighttime Noise Contours



It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the U.S. Environmental Protection Agency (USEPA) also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard.

The SVAB remains classified as a severe nonattainment area for ozone with an attainment deadline of 2027. On October 26, 2015, the USEPA released a final implementation rule for the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). On April 30, 2018, the USEPA published designations for areas in attainment/unclassifiable for the 2015 ozone standards. The USEPA identified the portions of Placer County within the SVAB as nonattainment for the 2015 ozone standards. Due to the designation of the SVAB as nonattainment for the 2015 standards, the PCAPCD will work with other regional air districts to prepare a new ozone SIP for the revised 2015 standards.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any AAQS, increase the frequency or severity of an existing violation of any AAQS, or delay timely attainment of any AAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD has adopted recommended thresholds of significance for emissions of PM_{10} and the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X). On October 13, 2016, the PCAPCD adopted updated significance thresholds for the aforementioned pollutants.

If the proposed project's emissions would exceed the pollutant thresholds established by the PCAPCD, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan. Because the proposed project would only involve minimal consumption of electricity and would not generate new vehicle trips during project operation, only the anticipated emissions associated with construction of the proposed project have been modeled. The proposed project's construction emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 - a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including greenhouse gas (GHG) emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, etc. Where project-specific information is available, such information is applied in the model. Pursuant to the CalEEMod results, emissions generated during the proposed project's construction activities would not exceed the pollutant thresholds established by the PCAPCD. Therefore, project construction would not result in a significant air quality impact.

Greenhouse Gas Emissions

Emissions of 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.

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 (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

In recognition of the global scale of climate change, California has enacted several pieces of legislation in an attempt to curb GHG emissions. Specifically, Assembly Bill (AB) 32 and, more recently, Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the California Air Resources Board (CARB) has prepared the Climate Change Scoping Plan for California (Scoping Plan), approved in 2008 and updated in 2014 and 2017, which provides the outline for actions to reduce California's GHG emissions and achieve the emissions reduction targets required by AB 32 and SB 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 reduction targets, including AB 32 and SB 32.

Potential impacts related to GHG emissions are discussed in terms of the PCAPCD's thresholds of significance as well as the *Placer County Sustainability Plan* below.

PCAPCD Thresholds

On October 13, 2016, the PCAPCD adopted GHG emissions thresholds for construction and operations in concert with the criteria pollutant threshold update. For project construction, the PCAPCD established a threshold of 10,000 $MTCO_2e$/yr. Should construction of a proposed project emit GHG emissions in excess of 10,000 $MTCO_2e$/yr, the project would be considered to have a cumulatively considerable contribution to global climate change. Pursuant to the CalEEMod results, the estimated unmitigated maximum construction-related GHG emissions for the proposed project would be well below the PCAPCD's bright-line threshold of 10,000 $MTCO_2e$/yr. Therefore, project construction would not be considered to result in a cumulatively considerable contribution to global climate change.

Conclusion

As discussed above, the proposed project is not anticipated to result in short-term construction-related or long-term operational emissions of air quality pollutants that would be considered to have the potential to result in significant effects on the environment.

Water Quality

Project construction activities such as grading, excavation, and trenching for site improvements would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in

sufficient quantities. Impacts from construction-related activities would generally be short-term and of limited duration.

Water quality degradation is regulated by the federal National Pollutant Discharge Elimination System (NPDES) Program, established by the Clean Water Act (CWA), which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the State Water Resources Control Board (SWRCB) through nine Regional Water Quality Control Boards (RWQCBs). New development that disturbs one or more acres of land must comply with the NPDES Construction General Permit. Compliance with the Construction General Permit would include the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which would incorporate Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. In addition, as shown in Figure 9, the Parking Garage Expansion includes erosion sediment control plans, detailing the various short-term BMPs that would be incorporated during construction activities to ensure polluted runoff does not enter the City's storm drain system. Such BMPs include installation of silt fencing around drain inlets, fiber rolls near slopes, concrete washouts, and gravel bags at drop inlets. As such, with incorporation of the short-term erosion control measures shown on the erosion control plans, the proposed project would not result in significant effects related to water quality during project construction.

With respect to potential water quality impacts during project operation, pursuant to Roseville Municipal Code Section 14.20.170, site development construction plans must be accompanied by a stormwater management plan designed in compliance with the standards set forth in the *West Placer Storm Water Quality Design Manual*. Prior to the issuance of a building permit and installation of BMPs specified in the project-specific stormwater management plan, the plan would be required to have been reviewed and approved by the City Engineer. The stormwater management plan must detail how stormwater generated from a project site during operation would be controlled, managed, and treated, including, but not limited to, through the incorporation of Low Impact Development (LID) designs and hydromodification management concepts. In accordance with Roseville Municipal Code Section 14.20.170, a stormwater management plan would be required to be prepared for the Parking Garage Expansion and would be subject to City approval prior to issuance of building permits to ensure the plans have been designed in accordance with applicable City standards. Based on the above, the proposed project would not result in significant effects related to water quality during project operation.

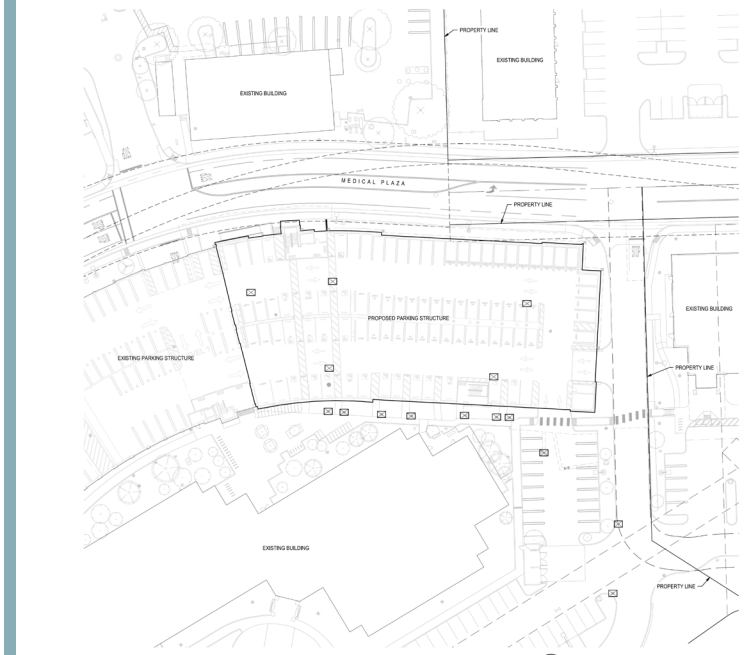
Conclusion

Based on the above, the proposed project is not anticipated to result in any significant effects related to traffic, noise, air quality, or water quality during construction or operation. Thus, the project would meet the provisions of Criterion 15332(d).

Criterion 15332(e): Utilities and Public Services

Due to the nature of the proposed project, the Parking Garage Expansion would not require water or sewer service. Considering the project site's location within the existing 49-acre SRMC in the City of Roseville, existing utilities are located in the immediate area of the Parking Garage Expansion site. As such, the relocation or construction of new or expanded off-site water, wastewater treatment, stormwater drainage, or other utility infrastructure would not be required. In addition, given that the proposed project is consistent with the site's General Plan land use designation, increases in demand on existing utilities and public services such as fire, police, and schools, associated with the project have been previously anticipated in the General Plan and accounted for in local planning efforts. Thus, the site would be adequately served by all required utilities and public services and the proposed project would meet the provisions of Criterion 15332(e).

Figure 9
Parking Garage Expansion Erosion Control Plan



EROSION CONTROL PLAN
SCALE: 1" = 30'

EROSION CONTROL GENERAL NOTES:

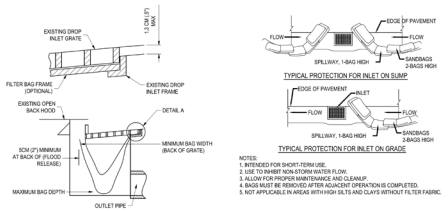
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS. CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS

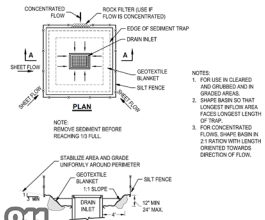
EROSION CONTROL LEGEND:

SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
—— X ——	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)
	GRAVEL BAGS



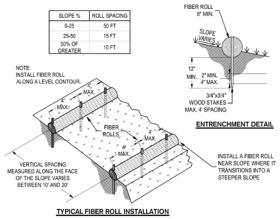
NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

5 CATCH BASIN FILTER BAGS & PROTECTION
NO SCALE

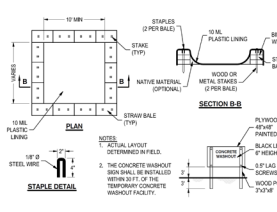


NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATION WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

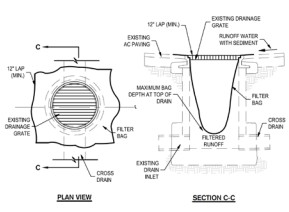
1 PROTECTION - TYPE 2
SCALE: NTS



2 FIBER ROLLS
SCALE: NTS



3 CONCRETE WASHOUT
SCALE: NTS



NOTES:
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN .06 HECTACRES (2 ACRES).
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20 SIEVE, AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/SQFT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DRAINAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1.3CM (.5") ABOVE THE INLET FRAME (SEE DETAIL A).
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR IT'S FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.

4 TEMPORARY GRAVEL BAG FILTER AT DROP INLET
SCALE: NTS

811 Know what's below. Call before you dig.

Exceptions to Categorical Exemptions analysis

Even if a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following analysis addresses whether any of the exceptions to the CEQA exemption apply to the proposed project.

Criterion 15300.2(a): Location

CEQA exemption classes 3, 4, 5, 6, or 11 are qualified by consideration of where the project is to be located. Given that the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32, an exception to the exemption under CEQA Guidelines Section 15300.2(a) does not apply to the proposed project.

Criterion 15300.2(b): Cumulative Impact

Pursuant to CEQA Guidelines Section 15300.2(b), in applying this exception, the cumulative impact must result from "successive projects of the same type in the same place." Both the "same type" and "same place" limitations restrict the scope of this exception.[7] The project site is located within the existing 49-acre SRMC campus in the City of Roseville, which is developed.

Because the proposed project is consistent with the project site's General Plan land use designation, cumulative impacts associated with buildout of the project site have been previously anticipated by the City and analyzed in the General Plan EIR. As discussed above, the project would not require off-site utility upsizing or other related improvements with the potential to result in cumulatively considerable impacts. The project does not include any unique features that would result in new or more severe cumulative impacts beyond what have been analyzed and identified in the General Plan EIR.

[7] Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition* [pg. 5-68]. March 2019 Update.

Additionally, similar to the proposed project, MOB 7 is consistent with the BP land use designation and the PD PD457. The BP land use designation is intended to allow for small and large office uses, including uses supportive of office uses. According to the General Plan's Land Use Element, the BP land use designation primary uses include administrative, professional, government, and medical offices, and research and development (not including any manufacturing or assembly). The General Plan does not address the compatibility of medical-related research (educational or instructional) uses, such as the proposed Graduate Medical Education program, in the BP land use category. The General Plan, therefore, relies on the PD 457 district to determine the appropriate location and design of medical-related research (educational or instructional) uses through the City's Conditional Use Permit process. As discussed below, the proposed MOB 7 is consistent with PD 457; therefore, the proposed MOB 7 is consistent with the General Plan.

Roseville Zoning Ordinance Section 19.26.030 establishes off-street parking requirements for Specialized Education and Training uses. The parking requirement for vocational and specialty schools is one space per 50 square feet of instructional area and one space per 250 square feet of office space. MOB 7 includes a Graduate Medical Education program on the ground floor, which required City approval of a Conditional Use Permit. Although the final floor plan for the Graduate Medical Education program has yet to be finalized, the program would occupy only the first floor of MOB 7. The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission, if justified through a parking study. A Parking Study was prepared for MOB 7 by Fehr and Peers,[8] which compared parking demand trends from previous years with current on-campus parking demand. Due to a recent shift in tele-medicine appointments, the Parking Study found a decrease in on-campus parking demand. Additionally, the study also noted that a comparison between 2016 and 2021 data showed a decrease in parking demand, as the November 2016 parking demand rate was based on "occupied" square footage, while the 2021 rate was based on gross square footage of the campus. It should be noted that the Roseville Zoning Ordinance does not account for the fact that the MOB 7 would be located on-campus and would, therefore, not be considered a standalone project. Due to the on-campus location of MOB 7, physicians, nurses, and other SRMC staff would likely park once and walk between buildings during the course of the workday. For instance, doctors would walk between MOB 7 and the hospital to see patients. As such, the Parking Study found a parking ratio that is adequate for the campus. The study identified a medical office parking ratio of 3.31 spaces per 1,000 square feet of gross building area, which encompasses the Graduate Medical Education program square footage and the new MOB 7. Because the Parking Garage Expansion would provide sufficient parking stalls for users of MOB 7, including the Graduate Medical Education program, the medical program would be consistent with applicable standards and requirements of the set forth by the Roseville Zoning Ordinance.

In addition, consistent with General Plan Policy LU7.1 and pursuant to Roseville Zoning Ordinance Section 19.74.010, construction of MOB 7 required City approval of a Design Review Permit. As part of the Design Review Permit process, the City reviewed the MOB 7 structures and improvements for consistency with applicable development standards set forth by the Roseville Zoning Ordinance, as well as those established by the City's Community Design Guidelines and the NERSP. The Design Review Permit process ensured construction of MOB 7 complies with the foregoing requirements. Therefore, development of MOB 7 will be consistent with the requirements set forth for the PD457 district by the Roseville Zoning Ordinance.

Therefore, an exception to the exemption pursuant to CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

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[8] Fehr and Peers. *Parking Study for Sutter Roseville Medical Center (SRMC)*. January 31, 2022.

Criterion 15300.2(c): Significant Effect

In listing a class of projects as exempt, the Secretary has determined that the environmental changes typically associated with projects in that class are not significant effects within the meaning of CEQA, even though an argument might be made that they are potentially significant. The plain language of CEQA Guidelines Section 15300.2, subdivision (c), requires that a potentially significant effect must be "due to unusual circumstances" for the exception to apply.

The determination as to whether there are "unusual circumstances" (CEQA Guidelines Section 15300.2 subdivision [c]) is reviewed pursuant to PRC Section 21168.5's substantial evidence prong. Whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry. As to this question, the lead agency serves as "the finder of fact".

As the courts have noted, local conditions are relevant in determining whether the environmental effects of a proposed project are unusual or typical. In general, the project site does not contain any unique or unusual features with the potential to result in a potentially significant effect. For example, the project site does not include any aquatic features and, as discussed further below, is not included on any lists of hazardous waste sites. Moreover, the proposed project is consistent with the type and amount of development anticipated as part of the SRMC. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

Criterion 15300.2(d): Scenic Highway

According to the California Scenic Highway Mapping System, the project site is not located within the vicinity of an officially designated State scenic highway.[9] The nearest officially designated State scenic highway is the portion of U.S. Route 50 (US-50) beginning west of Placerville and is not visible from the project site. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

Criterion 15300.2(e): Hazardous Waste Sites

The California Environmental Protection Agency provides a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. Pursuant to the SWRCB GeoTracker, which identifies sites that require cleanup, such as Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program sites, hazardous waste sites are not identified on or adjacent to the project site.[10] In addition, the Department of Toxic Substances Control (DTSC) EnviroStor database does not identify such sites on or adjacent to the project site.[11] Therefore, the project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Thus, an exception to the exemption pursuant to CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

It should be noted that hazardous materials are routinely used on the SRMC campus as part of operation of the medical campus; however, such materials are used in conformance with applicable regulations. As such, the SRMC campus does not constitute a hazardous waste site.

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9 California Department of Transportation. *California State Scenic Highway System Map*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed July 2022.

10 State Water Resources Control Board. *GeoTracker*. Available at: https://geotracker.waterboards.ca.gov/. Accessed July 2022.

11 Department of Toxic Substances Control. *EnviroStor*. Available at: https://dtsc.ca.gov/dtscs-cortese-list/. Accessed July 2022.

Criterion 15300.2(f): Historical Resources

The project site consists of impervious surfaces. Therefore, the proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption pursuant to CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

D. CONCLUSION

This Memorandum demonstrates that the proposed project, even when considered in the cumulative context of MOB 7, can be considered exempt from CEQA under Section 15332, and does not meet any of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines.

Appendix A

Noise Assessment

Environmental Noise Assessment

Sutter MOB 7 and Garage Expansion

City of Roseville, California

July 20, 2022

Project #220703

Prepared for:

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INTRODUCTION

The Sutter MOB 7 and Parking Garage project includes the construction of a medical office building divided into two phases and the expansion to the 12 Medical Plaza Drive parking garage structure. Phase 1 will consist of an 85,000 square-foot four-story building with a drop-off area and 32 adjacent parking spaces. It will displace an existing surface lot with 99 parking spaces and a 6,700 square-foot modular building. Phase 2 will include a 15,000 square-foot two-story building attached to the Phase 1 MOB 10 building and removal of 24 adjacent parking spaces. The expansion of the 12 Medical Plaza Drive garage will construct a six-story parking structure attached to the existing five-story parking garage. The expansion will include 556 new parking stalls and will displace an existing surface lot with 93 spaces. The project is located at the corner of the intersection of Secret Ravine Parkway and Medical Plaza Drive in the City of Roseville, California.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

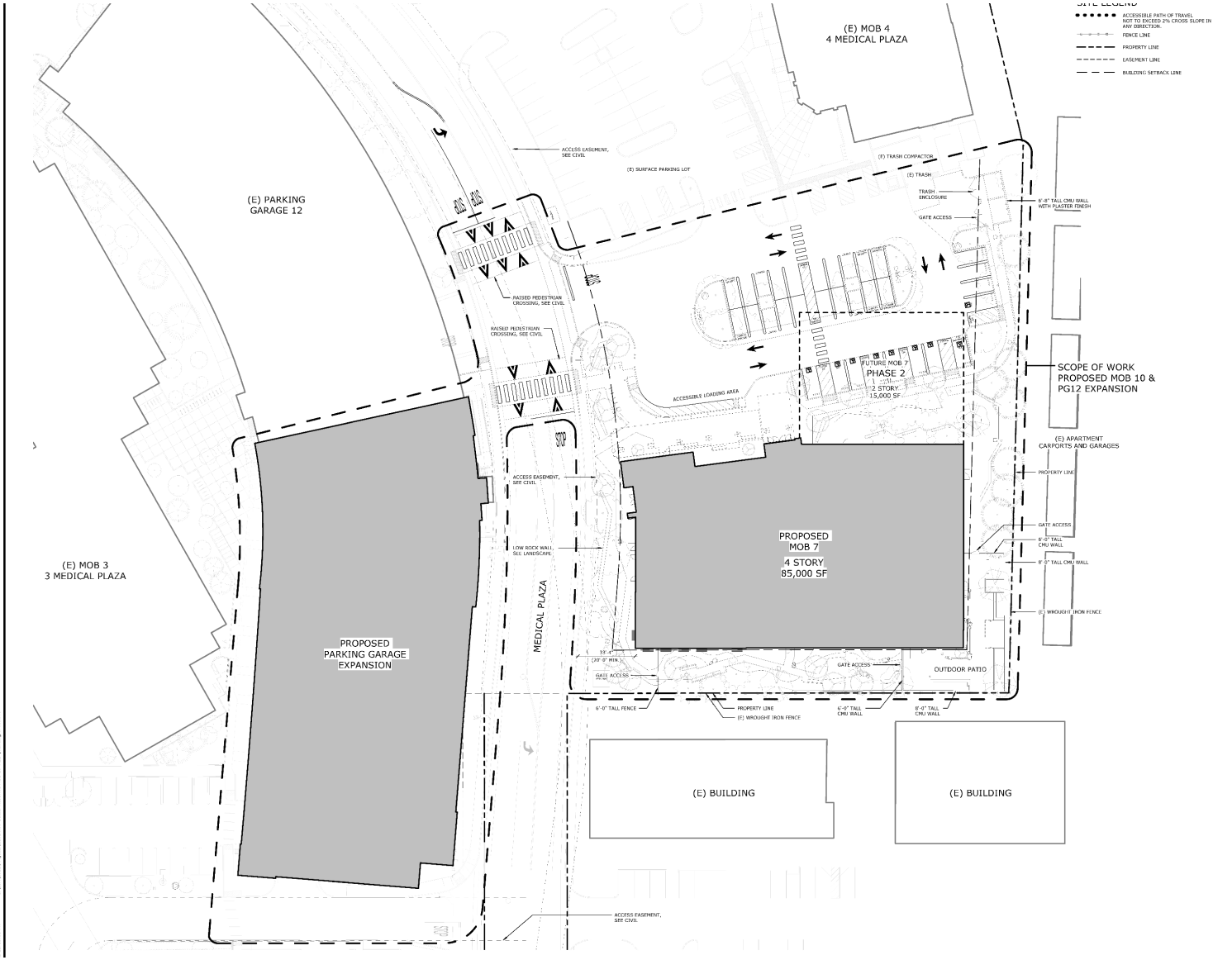
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.



Dreyfuss+Blackford architecture

CITY APPROVAL STAMP

City of Roseville Approval

ENTITLEMENT PACKAGE

REVISION BY DATE

SUTTER ROSEVILLE MEDICAL CENTER
MEDICAL OFFICE
BUILDING 7

7 MEDICAL PLAZA
ROSEVILLE, CA 95661

CEQA SITE PLAN - PROPOSED
MOB & PARKING GARAGE

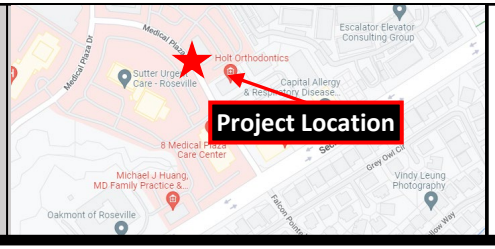
C1014.00
AS SHOWN
2 MAY 2022

Sutter MOB 7 and Parking Garage Expansion

City of Roseville, California

Figure 1

Project Site Plan



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City of Roseville, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- Noise Measurement Site - Long Term

25 ft 75 ft 125 ft 175 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 07/19/2022

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The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level ($_{DN}L$ or L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AND FUTURE NOISE AND VIBRATION ENVIRONMENTS

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing multi-family residential uses located east of the project site.

EXISTING GENERAL AMBIENT NOISE LEVELS

Saxelby Acoustics conducted a continuous noise measurement survey to quantify the existing ambient noise environment at the project site. The noise measurement location is shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meter was programmed to record the maximum, median, and average noise levels at the project site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used for the ambient noise level measurement survey. The meter was calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq} Low-High (Average)	Day L_{50} Low-High (Average)	Day L_{max} Low-High (Average)	Night L_{eq} Low-High (Average)	Night L_{50} Low-High (Average)	Night L_{max} Low-High (Average)
LT-1	7/15/2022 (Friday)	58	50-68 (58)	50-53 (51)	60-89 (69)	46-52 (49)	45-51 (48)	57-69 (63)
LT-1	7/16/2022 (Saturday)	55	49-54 (52)	48-53 (51)	59-85 (68)	45-50 (48)	45-50 (47)	51-67 (60)
LT-1	7/17/2022 (Sunday)	61	49-54 (52)	47-53 (51)	58-82 (66)	46-62 (55)	46-49 (47)	58-86 (69)

Notes:

- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics 2022*

FUTURE TRAFFIC NOISE ENVIRONMENT AT OFF-SITE RECEPTORS

Off-Site Traffic Noise Impact Assessment Methodology

The proposed project is not predicted to generate substantial increase in off-site traffic. The medical campus is accessed via E. Roseville Parkway and Secret Ravine Parkway. E. Roseville Parkway carries a daily traffic volume of approximately 64,600 vehicles while Secret Ravine carries approximately 16,200 vehicles per day. Even if the project added 5,000 vehicles per day to either roadway the increase in noise levels would only be 0.3 dBA for E. Roseville Parkway and 1.2 dBA for Secret Ravine. These increases would not be audible. Therefore, off-site traffic noise increases are not considered further in this analysis.

EVALUATION OF PROJECT OPERATIONAL NOISE AT RESIDENTIAL RECEPTORS

Project site traffic circulation and HVAC operational noise are considered to be the primary noise sources for this project. The following is a list of assumptions used for the noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

Parking Structures: Approximately 556 trips per hour are assumed for parking structure traffic. Parking structure movement for cars is predicted to generate a sound exposure level (SEL) of 71 dBA SEL at 50 feet. It was assumed that nighttime (10:00 p.m. to 7:00 a.m.) parking garage utilization would be 25% of the peak hour volume. Saxelby Acoustics data.

Rooftop HVAC Units: Three Trane SXHLF75 75-ton packaged rooftop units operating continuously during the daytime and 50% of the time at night. The HVAC unit is expected to generate a sound exposure level of 62 dBA L_{eq} at 50 feet. Manufacturer's data.

Rooftop Heat Pump Unit: 11 Mini-split heat pump condensers operating continuously during the daytime, and 50% of the time at night. Mini-split heat pump condensers are predicted to generate a maximum sound exposure level of 50 dBA L_{eq} at 50 feet. Manufacturer's data.

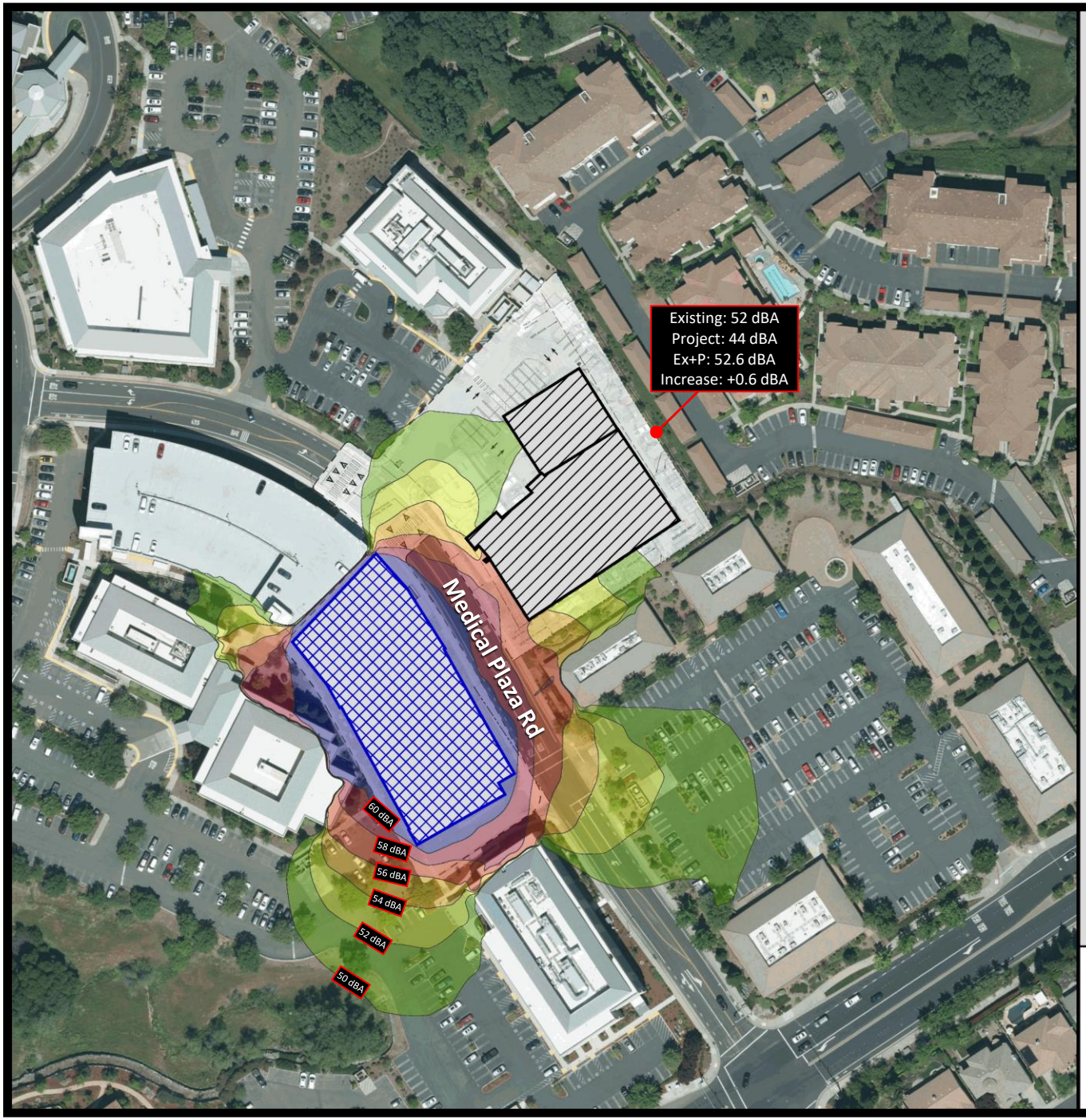
Rooftop Exhaust Fan Unit: One exhaust fan operating continuously during the daytime, and 50% of the time at night. Exhaust fan is precited to generate a continuous noise level of 50 dBA L_{eq} at 50 feet. Saxelby Acoustics data.

Rooftop Boiler Unit: Boiler Unit operating continuously during the daytime, and 50% of the time at night. Boiler unit is assumed to generate a continuous noise level of 62 dBA L_{eq} at 50 feet. Saxelby Acoustics data.

It should be noted that the noise-generating uses associated with the proposed project are not predicted to generate maximum noise levels more than 20 dBA above the average (L_{eq}) noise levels. The City of Roseville maximum noise level standards for both daytime and nighttime hours are 20 dBA above the average noise level standards. Therefore, where the average project-generated noise levels comply with the City's standards, project-generated maximum noise levels will also comply.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization

(ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. **Figure 3** shows the noise level contours resulting from operation of the project during daytime (7:00 a.m. to 10:00 p.m.) operation. **Figure 4** shows the noise level contours during nighttime (10:00 p.m. to 7:00 a.m.) operation.



Sutter MOB 7 and Parking Garage Expansion

City of Roseville, California

Figure 3

Project Noise Contours (dBA L_{eq})
Daytime (7:00 a.m. to 10:00 p.m.)

Noise Level, dB(A)	
50 <	<= 52
52 <	<= 54
54 <	<= 56
56 <	<= 58
58 <	<= 60
60 <	

Legend
MOB 7
Parking Garage

Scale 1:150
0 30 60 120 180 240 feet

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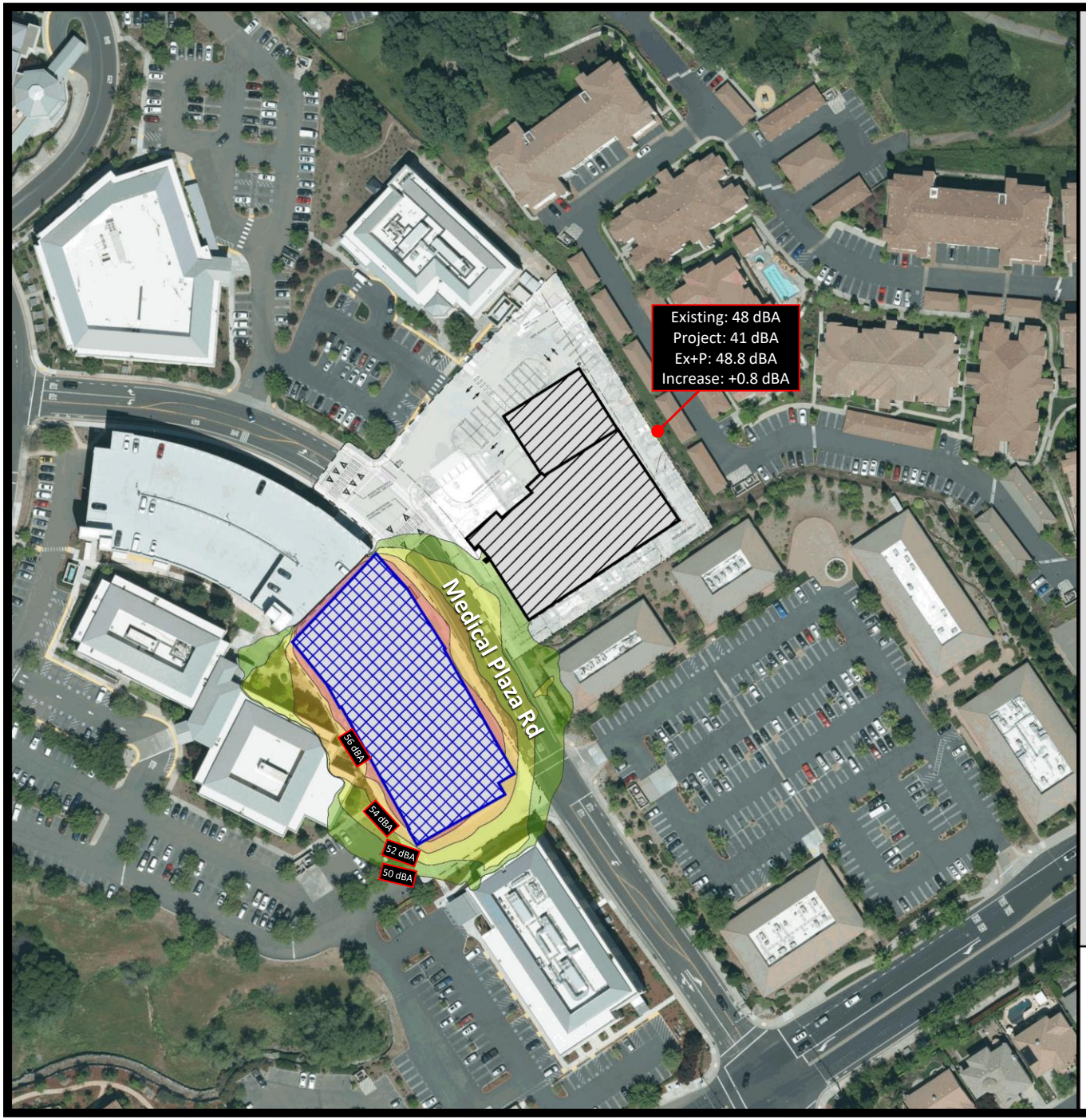

Sutter MOB 7 and Parking Garage Expansion

City of Roseville, California

Figure 4

Project Noise Contours (dBA L_{eq})
Nighttime (10:00 p.m. to 7:00 a.m.)

Noise Level, dB(A)		
50 <	<=	52
52 <	<=	54
54 <	<=	56
56 <	<=	58
58 <	<=	60
60 <		

Legend
MOB 7
Parking Garage

Scale 1:150
0 30 60 120 180 240 feet

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CONSTRUCTION NOISE ENVIRONMENT

During the construction of the proposed project noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 3**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

TABLE 3: CONSTRUCTION EQUIPMENT NOISE

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Roadway Construction Noise Model User's Guide. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. **Table 4** shows the typical vibration levels produced by construction equipment.

TABLE 4: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: Transit Noise and Vibration Impact Assessment Guidelines. Federal Transit Administration. May 2006.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed more below under the Thresholds of Significance section.

LOCAL

City of Roseville General Plan

The City of Roseville General Plan Noise Element Table 1X-3 (**Table 5**) establishes an acceptable exterior noise levels for stationary noise sources.

TABLE 5: CITY OF ROSEVILLE STATIONARY NOISE LEVEL STANDARDS

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	50	45
Maximum Level, dB	70	65

For municipal power plants consisting primarily of broadband, stead state noise sources, the hourly (L_{eq}) noise standards may be increased up to 10 dB(A), but no exceed 55 dB(A) Hourly L_{eq}, dB.

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recuring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to resident units established in conjunction with industrial or commercial uses.

No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.

Source: City of Roseville General Plan Noise Element 2035.

Based upon review of the City of Roseville General Plan Noise Element standards, hourly noise level limits of 50 dBA L_{eq} / 70 dBA L_{max} during the daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA L_{eq} / 65 dBA L_{max} during the nighttime (10:00 p.m. to 7 a.m.).

CRITERIA FOR ACCEPTABLE VIBRATION

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 5**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

TABLE 6: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" dam age and possibly minor structural damage

Source: Transportation Related Earthborne Vibrations. Caltrans. TAV-02-01-R9601. February 20, 2002.

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-f]).

Would the project:

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Generate excessive groundborne vibration or groundborne noise levels?

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

NOISE LEVEL INCREASE CRITERIA FOR LONG-TERM PROJECT-RELATED NOISE LEVEL INCREASES

The California Environmental Quality Act (CEQA) guidelines define a significant impact of a project if it "increases substantially the ambient noise levels for adjoining areas." Generally, a project may have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas or expose people to severe noise levels. In practice, more specific professional standards have been developed. These standards state that a noise impact may be considered significant if it would generate noise that would conflict with local project criteria or ordinances, or substantially increase noise levels at noise sensitive land uses. The potential increase in traffic noise from the project is a factor in determining significance. Research into the human perception of changes in sound level indicates the following:

- A 3-dB change is barely perceptible,
- A 5-dB change is clearly perceptible, and
- A 10-dB change is perceived as being twice or half as loud.

A limitation of using a single noise level increase value to evaluate noise impacts is that it fails to account for pre-project-noise conditions. **Table 7** is based upon recommendations made by the Federal Interagency Committee on Noise (FICON) to provide guidance in the assessment of changes in ambient noise levels resulting from aircraft operations. The recommendations are based upon studies that relate aircraft noise levels to the percentage of persons highly annoyed by the noise. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, it has been accepted that they are applicable to all sources of noise described in terms of cumulative noise exposure metrics such as the L_{dn}.

TABLE 7: SIGNIFICANCE OF CHANGES IN NOISE EXPOSURE

Ambient Noise Level Without Project, L_{dn}	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: Federal Interagency Committee on Noise (FICON)

Based on the **Table 7** data, an increase in the traffic noise level of 5 dB or more would be significant where the pre-project noise levels are less than 60 dB L_{dn}, or 3 dB or more where existing noise levels are between 60 to 65 dB L_{dn}. Extending this concept to higher noise levels, an increase in the traffic noise level of 1.5 dB or more may be significant where the pre-project traffic noise level exceeds 65 dB L_{dn}. The rationale for the **Table 7** criteria is that, as ambient noise levels increase, a smaller increase in noise resulting from a project is sufficient to cause annoyance.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 1: ***Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Operational Noise at Sensitive Receptors

The City of Roseville General Plan Noise Element standards, hourly noise level limits of 50 dBA L_{eq} / 70 dBA L_{max} during the daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA L_{eq} / 65 dBA L_{max} during the nighttime (10:00 p.m. to 7 a.m.).

As shown on **Figures 3 and 4,** the proposed project is predicted to generate daytime noise levels of 44 dBA L_{eq} and nighttime noise levels of 41 dBA L_{eq} at the nearest residential property boundary. This will lead to an increase in ambient noise levels of +0.6 dBA during daytime hours and +0.8 dBA during nighttime hours.

The proposed medical office building and parking garage expansion comply with the City's daytime and nighttime noise level standards without any additional noise control measures. Therefore, impacts resulting from operation of mechanical equipment and parking garage circulation noise would be considered ***less-than-significant.***

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 3**Error! Reference source not found.**,** activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours.

The City of Roseville Municipal Code limits hours of construction activities when construction is located 500 feet or closer to a residential zone. Construction is limited to between the hours of 7:00 a.m. and 7:00

p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. on Saturday and Sunday. The nearest residential uses are located approximately 150 feet to the north, as measured from the center of construction area. At this distance, maximum construction noise levels would be in the range of 62-76 dBA L_{max} at the nearest residential uses. Existing daytime ambient noise levels at the property line of the nearest residential uses was found to be in the range of 59-89 dBA L_{max}.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered ***potentially significant***.

Mitigation Measure

1(a) The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:

- Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the daytime hours of 7 AM and 7 PM daily.
- Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- When not in use, motorized construction equipment shall not be left idling for more than 5 minutes.
- Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.

Implementation of mitigation measures 1(a) would help to reduce construction-generated noise levels. With mitigation, this impact would be considered ***less-than-significant***.

Impact 2: ***Would the project generate excessive groundborne vibration or groundborne noise levels?***

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

The **Table 5** data indicate that construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from typical construction activities. At these distances construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours.

This is a **less-than-significant** impact and no mitigation is required.

Impact 3: ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

There are no projects within 2 miles of the project site. Therefore, this impact is not applicable to the proposed project.

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

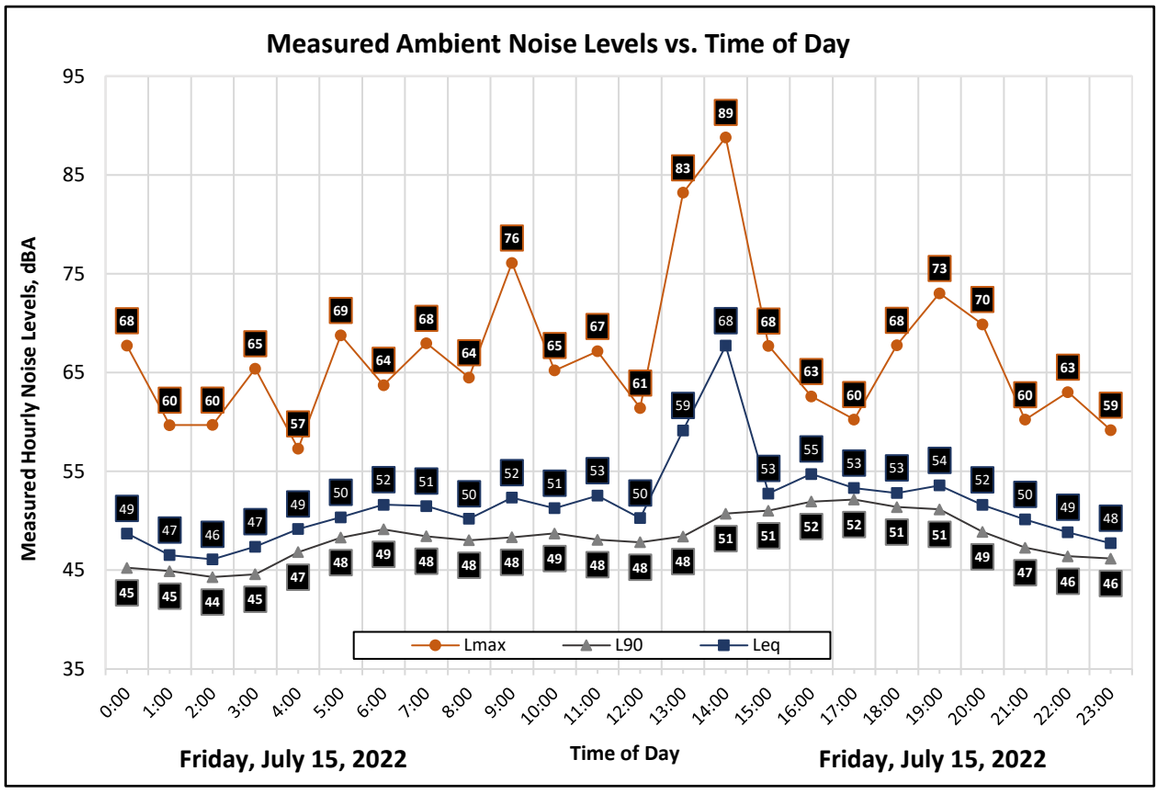
Appendix B: Continuous Ambient Noise Measurement Results

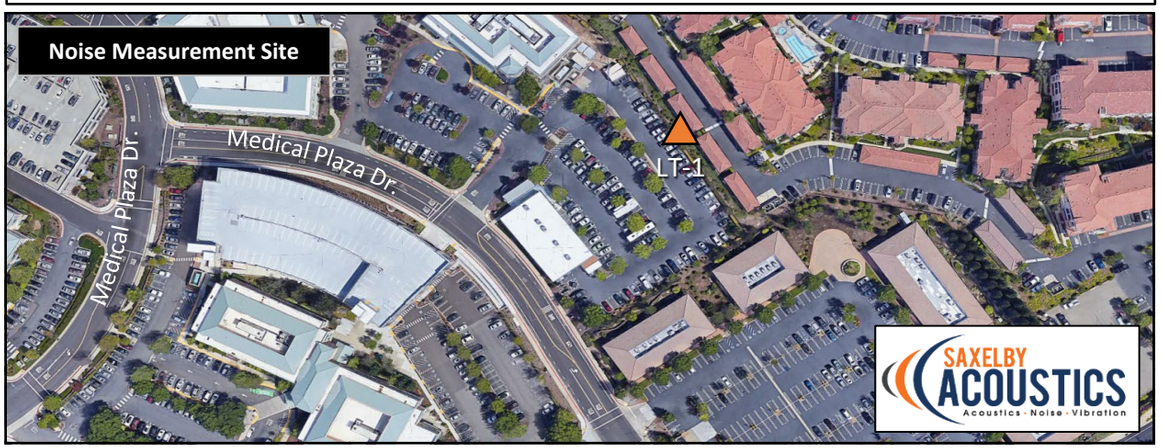
Appendix B1a: Continuous Noise Monitoring Results

Site: LT-1
Project: Sutter MOB 7 and Parking Garage Expansion
Meter: LDL 820-1
Location: Northern Project Boundary
Calibrator: CAL200
Coordinates: 38.7658774°, -121.2447125°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, July 15, 2022	0:00	49	68	47	45
Friday, July 15, 2022	1:00	47	60	46	45
Friday, July 15, 2022	2:00	46	60	45	44
Friday, July 15, 2022	3:00	47	65	46	45
Friday, July 15, 2022	4:00	49	57	48	47
Friday, July 15, 2022	5:00	50	69	50	48
Friday, July 15, 2022	6:00	52	64	51	49
Friday, July 15, 2022	7:00	51	68	51	48
Friday, July 15, 2022	8:00	50	64	50	48
Friday, July 15, 2022	9:00	52	76	50	48
Friday, July 15, 2022	10:00	51	65	50	49
Friday, July 15, 2022	11:00	53	67	50	48
Friday, July 15, 2022	12:00	50	61	50	48
Friday, July 15, 2022	13:00	59	83	51	48
Friday, July 15, 2022	14:00	68	89	52	51
Friday, July 15, 2022	15:00	53	68	52	51
Friday, July 15, 2022	16:00	55	63	53	52
Friday, July 15, 2022	17:00	53	60	53	52
Friday, July 15, 2022	18:00	53	68	53	51
Friday, July 15, 2022	19:00	54	73	52	51
Friday, July 15, 2022	20:00	52	70	51	49
Friday, July 15, 2022	21:00	50	60	50	47
Friday, July 15, 2022	22:00	49	63	48	46
Friday, July 15, 2022	23:00	48	59	47	46

Statistics	Leq	Lmax	L50	L90
Day Average	58	69	51	49
Night Average	49	63	48	46
Day Low	50	60	50	47
Day High	68	89	53	52
Night Low	46	57	45	44
Night High	52	69	51	49
Ldn	58	Day %		94
CNEL	58	Night %		6



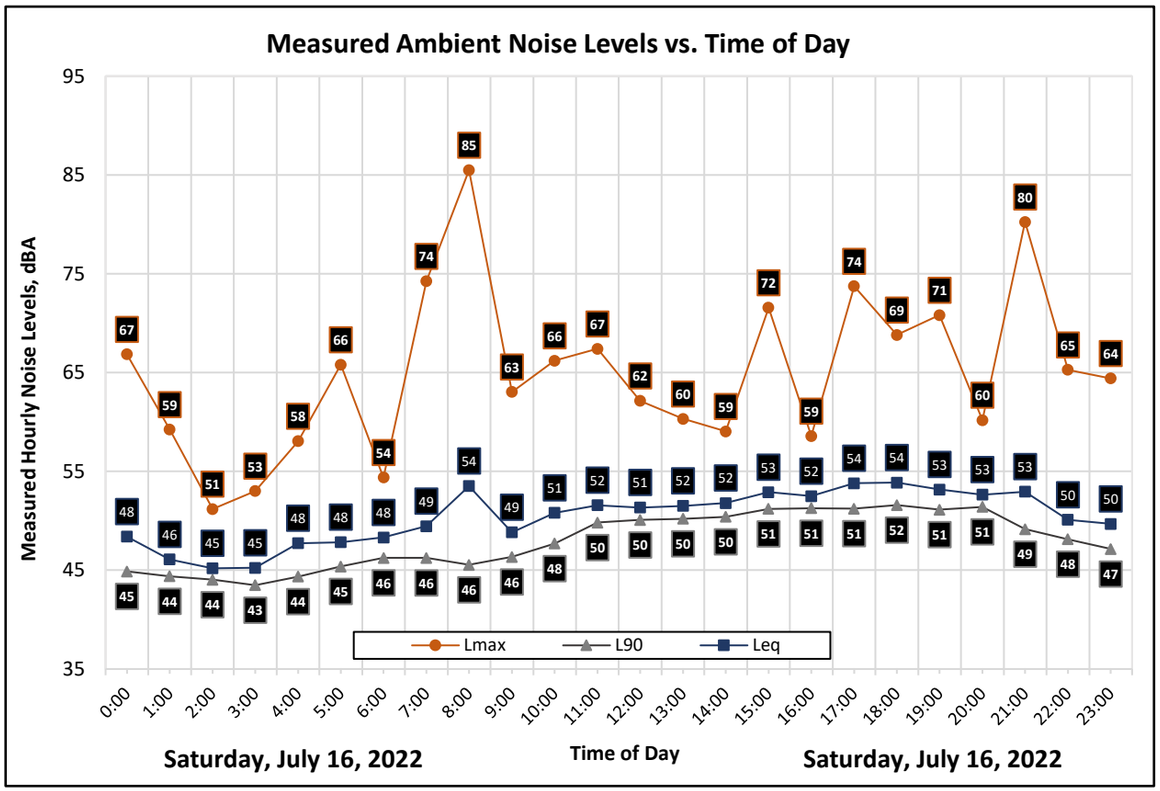


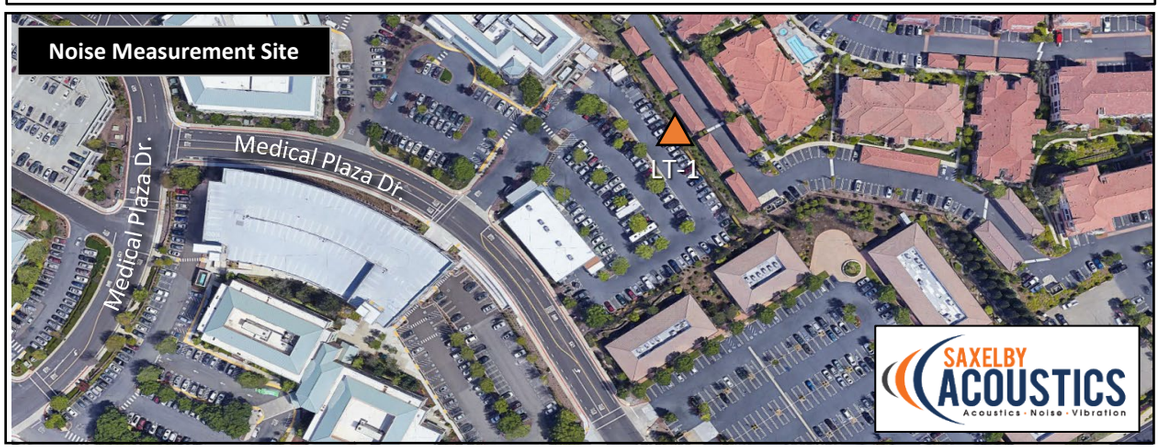
Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1
Project: Sutter MOB 7 and Parking Garage Expansion **Meter:** LDL 820-1
Location: Northern Project Boundary **Calibrator:** CAL200
Coordinates: 38.7658774°, -121.2447125°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, July 16, 2022	0:00	48	67	46	45
Saturday, July 16, 2022	1:00	46	59	46	44
Saturday, July 16, 2022	2:00	45	51	45	44
Saturday, July 16, 2022	3:00	45	53	45	43
Saturday, July 16, 2022	4:00	48	58	46	44
Saturday, July 16, 2022	5:00	48	66	47	45
Saturday, July 16, 2022	6:00	48	54	48	46
Saturday, July 16, 2022	7:00	49	74	48	46
Saturday, July 16, 2022	8:00	54	85	48	46
Saturday, July 16, 2022	9:00	49	63	48	46
Saturday, July 16, 2022	10:00	51	66	50	48
Saturday, July 16, 2022	11:00	52	67	51	50
Saturday, July 16, 2022	12:00	51	62	51	50
Saturday, July 16, 2022	13:00	52	60	51	50
Saturday, July 16, 2022	14:00	52	59	52	50
Saturday, July 16, 2022	15:00	53	72	52	51
Saturday, July 16, 2022	16:00	52	59	52	51
Saturday, July 16, 2022	17:00	54	74	52	51
Saturday, July 16, 2022	18:00	54	69	53	52
Saturday, July 16, 2022	19:00	53	71	52	51
Saturday, July 16, 2022	20:00	53	60	52	51
Saturday, July 16, 2022	21:00	53	80	51	49
Saturday, July 16, 2022	22:00	50	65	50	48
Saturday, July 16, 2022	23:00	50	64	49	47

Statistics	Leq	Lmax	L50	L90
Day Average	52	68	51	50
Night Average	48	60	47	45
Day Low	49	59	48	46
Day High	54	85	53	52
Night Low	45	51	45	43
Night High	50	67	50	48
Ldn	55	Day %		85
CNEL	55	Night %		15



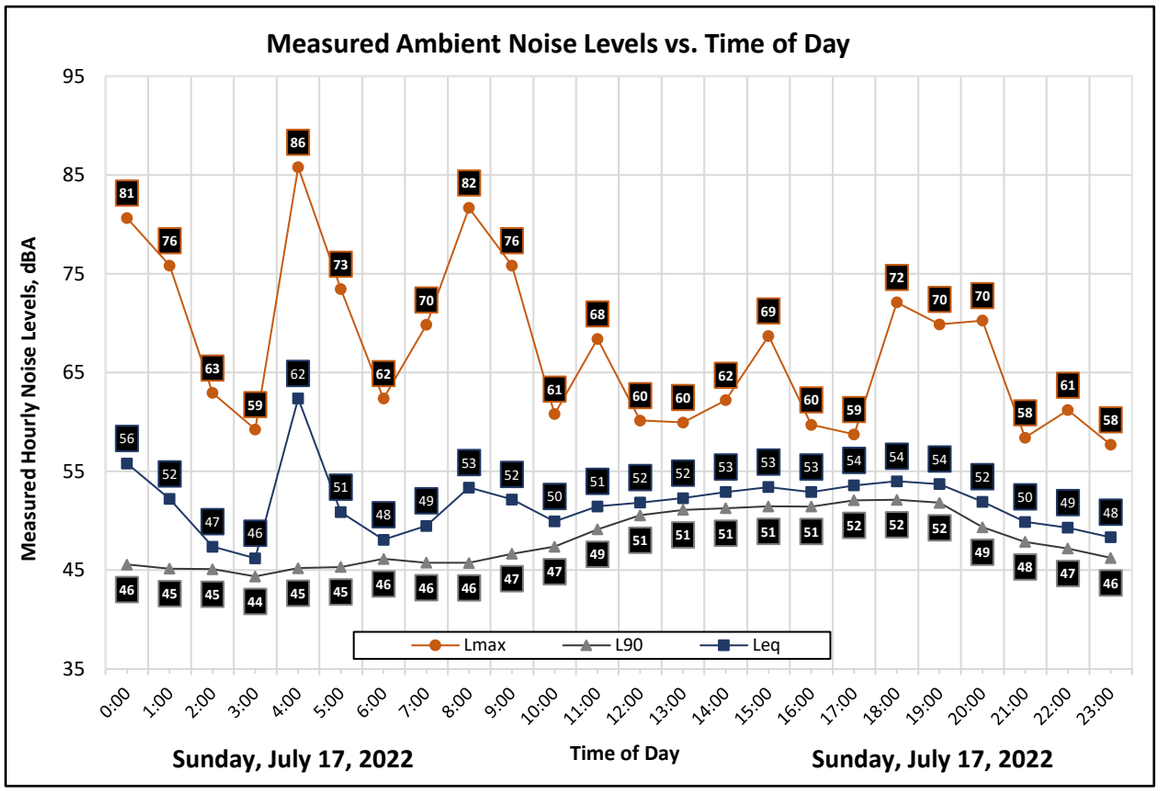


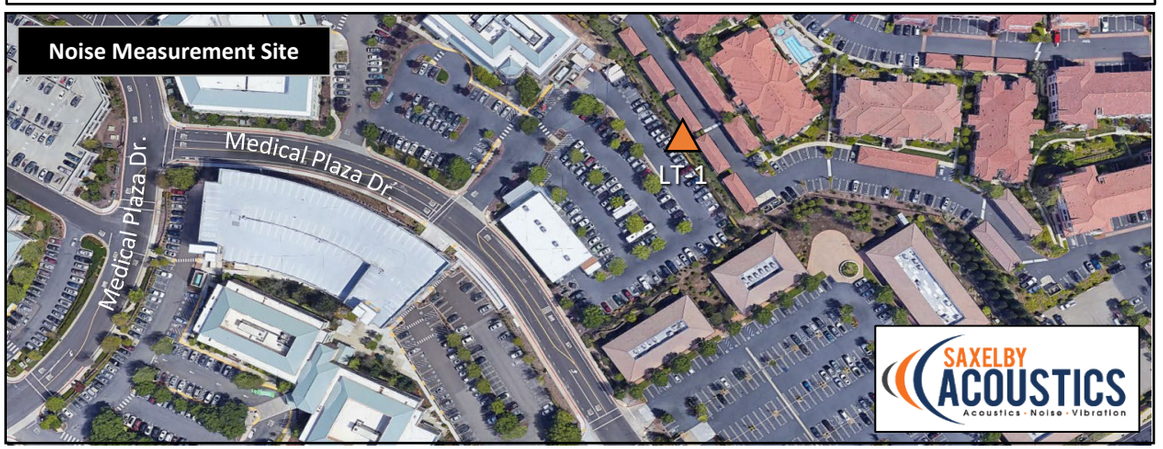
Appendix B1c: Continuous Noise Monitoring Results

Site: LT-1
Project: Sutter MOB 7 and Parking Garage Expansion **Meter:** LDL 820-1
Location: Northern Project Boundary **Calibrator:** CAL200
Coordinates: 38.7658774°, -121.2447125°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, July 17, 2022	0:00	56	81	47	46
Sunday, July 17, 2022	1:00	52	76	47	45
Sunday, July 17, 2022	2:00	47	63	46	45
Sunday, July 17, 2022	3:00	46	59	46	44
Sunday, July 17, 2022	4:00	62	86	47	45
Sunday, July 17, 2022	5:00	51	73	47	45
Sunday, July 17, 2022	6:00	48	62	47	46
Sunday, July 17, 2022	7:00	49	70	47	46
Sunday, July 17, 2022	8:00	53	82	48	46
Sunday, July 17, 2022	9:00	52	76	49	47
Sunday, July 17, 2022	10:00	50	61	49	47
Sunday, July 17, 2022	11:00	51	68	51	49
Sunday, July 17, 2022	12:00	52	60	52	51
Sunday, July 17, 2022	13:00	52	60	52	51
Sunday, July 17, 2022	14:00	53	62	52	51
Sunday, July 17, 2022	15:00	53	69	53	51
Sunday, July 17, 2022	16:00	53	60	53	51
Sunday, July 17, 2022	17:00	54	59	53	52
Sunday, July 17, 2022	18:00	54	72	53	52
Sunday, July 17, 2022	19:00	54	70	53	52
Sunday, July 17, 2022	20:00	52	70	51	49
Sunday, July 17, 2022	21:00	50	58	49	48
Sunday, July 17, 2022	22:00	49	61	49	47
Sunday, July 17, 2022	23:00	48	58	48	46

Statistics	Leq	Lmax	L50	L90
Day Average	52	66	51	50
Night Average	55	69	47	46
Day Low	49	58	47	46
Day High	54	82	53	52
Night Low	46	58	46	44
Night High	62	86	49	47
Ldn	61	Day %		50
CNEL	61	Night %		50





NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Negative Declaration for the project referenced below. This Negative Declaration is available for public review and comment.

Project Title/File#: NERSP PCL 25 – Sutter Parking Garage Expansion & Sutter MOB 7; File#PL22-0024 and PL22-0061

Project Location: 12 and 7 Medical Plaza, Roseville, Placer County; 046-060-034-000

Project Owner: Sutter Valley Hospitals; P.O. Box 619051 Roseville, CA 95661

Project Applicant: Tony Amato & Sarah Bergman, Dreyfuss + Blackford Architecture

Project Planner: Escarlet Mar, Associate Planner – City of Roseville; (916) 774-5247

Project Description:
The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5

Document Review and Availability: The public review and comment period begins on **April 12, 2022** and ends on **May 2, 2022**. The Negative Declaration may be reviewed online at: https://www.roseville.ca.us/environmentaldocuments under Private Development Projects.

Written comments on the adequacy of the Negative Declaration may be submitted to Escarlet Mar, Associate Planner at emar@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on May 2, 2022.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. The tentative hearing date is May 12, 2022.

Mike Isom
Development Services Director

Dated: April 11, 2022

Publish: April 12, 2022

CITY OF ROSEVILLE CALIFORNIA

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

NEGATIVE DECLARATION

Project Title/File Number:	NERSP PCL 25 – Sutter Parking Garage Expansion & Sutter MOB 7;File#PL22-0024 and PL22-0061
Project Location:	12 and 7 Medical Plaza, Roseville, Placer County; 046-060-034-000
Project Applicant:	Tony Amato & Sarah Bergman, Dreyfuss + Blackford Architecture; (916) 453-1234; 3540 Folsom Boulevard, Sacramento CA 95816
Property Owner:	Sutter Valley Hospitals; P.O. Box 619051 Roseville, CA 95661
Lead Agency Contact Person:	Escarlet Mar, Associate Planner - City of Roseville; (916) 774-5247
Date:	April 12, 2022

Project Description:

The project site is within the Northeast Roseville Specific Plan area. The two (2) proposed buildings are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The campus includes frontage on Secret Ravine Parkway and an entrance along East Roseville Parkway; the campus is predominately surrounded by open space along the south and west portions of the campus. Throughout the years the campus has been developed with a main hospital building, acute care buildings, and outlying medical buildings and parking garages. In 2006, the Planning Commission approved a Conditional Use Permit which authorized expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. At full buildout, the Sutter Roseville Medical Center would contain a total of 738,500 square feet of licensed acute care spaces, 361,500 square feet of medical office building space for non-acute care and physician's offices, and a total of 3,864 surface and parking structure spaces (parking space square footage is not included in the 1,100,000 square feet). The two (2) proposed projects are both within the previously analyzed and approved campus square footage. The applicant requests approval of two (2) Design Review Permits for the expansion of an existing five-story parking garage with a six-story parking addition and a new medical office building (MOB). The garage expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level; this would allow vehicles and pedestrians to go between the two sides. The new six-story parking addition would use the existing vehicles ramps on the existing parking garage to access each level of the new expansion. The architecture design of the proposed expansion would emulate the existing parking garage design, the same finish materials and color palette are proposed to be used on the proposed expansion. The proposed MOB 7 would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB 4. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB project site is currently occupied by a temporary modular building and sterilization trailer, which both are proposed to be removed with the construction of MOB 7. The MOB 7 is proposed to be constructed in two-phases, Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building. A private outdoor area is proposed along the east side of MOB 7, this private outdoor area would be used by the faculty and students of the new GME program. The overall architectural and site design of the project would emulate the existing campus aesthetics. As part of the MOB 7 construction, Sutter proposes a new Graduate Medical Education (GME) program on the first floor of MOB 7. As such, the applicant requests approval of a Conditional Use Permit to permit the new GME program. The project site where the parking garage expansion and the new medical office building are proposed have been previously disturbed for surface parking.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

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

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NERSP PCL 25 – Sutter Parking Garage Expansion & Sutter MOB 7; File#PL22-0024 and PL22-0061
Project Location:	12 and 7 Medical Plaza, Roseville, Placer County; 046-060-034-000
Project Description:	The proposed project (Project) evaluated in this Initial Study consist of two (2) Design Review Permits (DRP) and one (1) Conditional Use Permit. The applicant proposes to expand the existing five-story garage located along Medical Plaza (Figure 2). The expansion is proposed directly to the east of the existing five-story parking garage, where currently a surface parking lot for the campus exists. The proposed expansion will consist of six-levels tied into the existing five-level parking garage. The proposed six-story parking garage will resemble the existing parking garage through the use of the same color palette and building materials. The second DRP is for the construction of a 100,000 square foot medical office building constructed in two phases; Phase 1 totaling 85,000 square feet would be constructed immediately after City approval and Phase 2 totaling 15,000 square feet in size would be constructed at a later date. The new MOB proposes a new accessible drop off zone with an overhead canopy, and accessible parking stalls immediately in front of the proposed building. The proposed project is located along the east edge of the campus, northeast of the existing five-story parking garage, north of an existing private dental clinic, and south of an existing apartment complex. The site is currently occupied by a temporary modular building and sterilization trailer, which are both slated to be removed as part of this project. The proposed MOB 7 will house outpatient healthcare clinics and the Graduate Medical Education program, a training program for resident physicians.
Project Applicant:	Tony Amato & Sarah Bergman, Dreyfuss + Blackford Architecture; (916) 453-1234; 3540 Folsom Boulevard, Sacramento CA 95816
Property Owner:	Sutter Valley Hospitals; P.O. Box 619051 Roseville, CA 95661
Lead Agency Contact:	Escarlet Mar, Associate Planner – City of Roseville; (916) 774-5247

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 (see Attachments) 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.

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PROJECT DESCRIPTION

Project Location

The approximately 49-acre Sutter Roseville Medical Center is located in the Northeast Roseville Specific Plan area (NERSP). The Sutter Roseville Medical Center campus located east of Secret Ravine Parkway and north of Roseville Parkway (Figure 1). The two (2) projects are located at 7 and 12 Medical Plaza (APN 046-060-034-000). The Parking Garage Expansion site is approximately 0.94 acres in size and contains an existing surface parking lot with lighting and landscaping. The Sutter MOB 7 project site is approximately 1.64 acres in size and is developed with surface parking, lighting, and landscaping; a temporary modular building and sterilization trailer are both currently on the site but are proposed to be removed at the time of the construction of MOB 7. Both project have a land use designation of Business Professional (BP) and a zoning designation of Planned Development for Medical Office (PD457).

Figure 1: Project Location

Background

Location	Zoning	General Plan Land Use	Actual Use of Properties
Site	Planned Development for Medical Office (PD457)	Business Professional (BP)	Surface parking lot and temporary modular building and sterilization trailer
Northeast	Multi-Family Housing (R3)	High Density Residential (HDR)	A multi-family apartment complex

South	PD457	BP	Sutter Roseville Medical Center MOB 6
East	Business Professional (BP/SA-SR)	BP	Medical Offices
West	PD457	BP	Sutter Roseville Medical Center

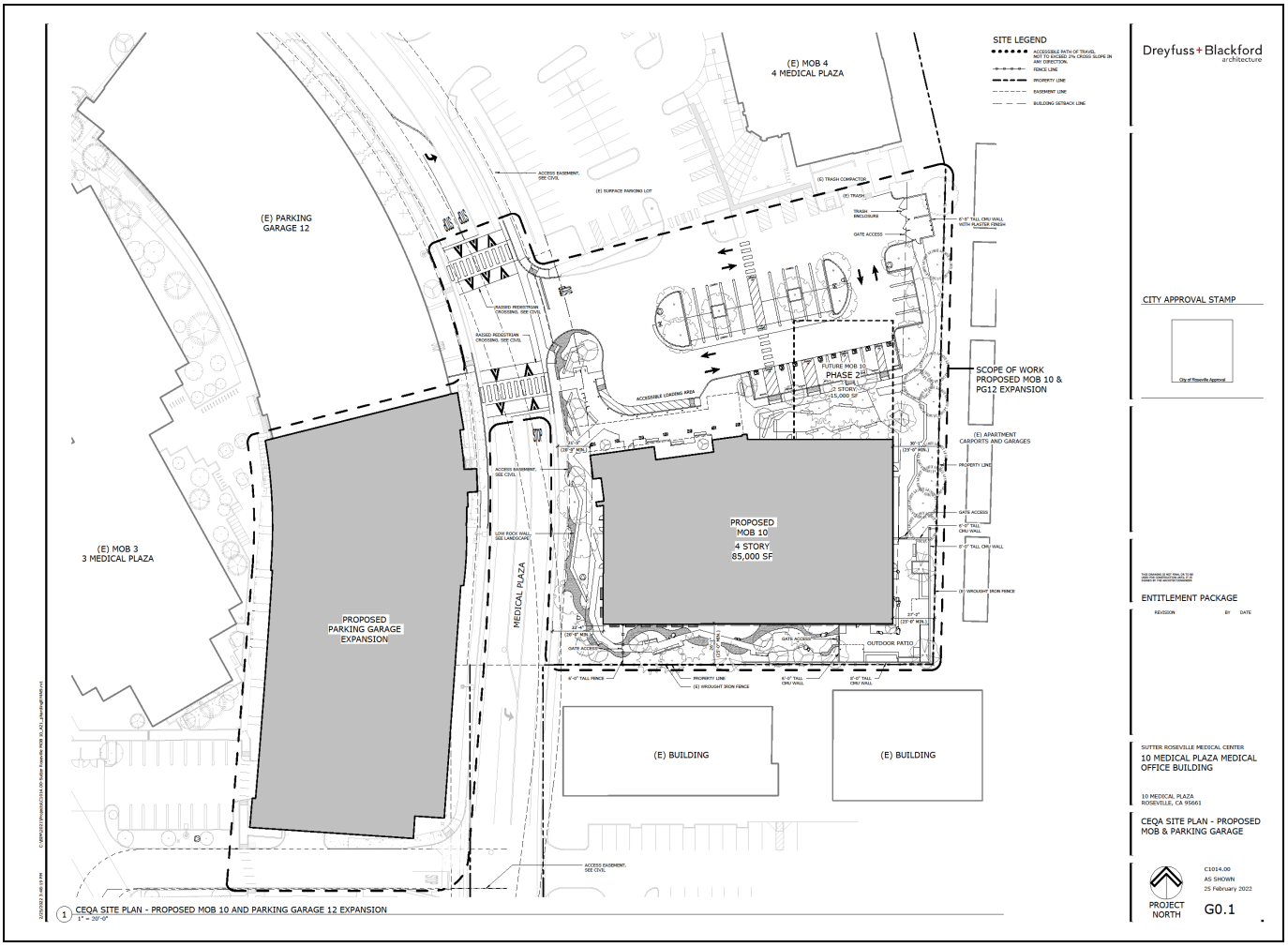
Environmental Setting

Both projects are located in an area of the campus that has been previously disturbed. Both project sites are developed with a surface parking lot, lighting, and landscaping. A temporary modular building and sterilization trailer are both located on the site where the MOB 7 is proposed. Again, both project areas have been previously disturbed and graded as part of the project improvements for the Sutter Roseville Medical Center campus.

Proposed Project

The project site is within the Northeast Roseville Specific Plan area. The two (2) proposed buildings are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The campus includes frontage on Secret Ravine Parkway and an entrance along East Roseville Parkway; the campus is predominately surrounded by open space along the south and west portions of the campus. Throughout the years the campus has been developed with a main hospital building, acute care buildings, and outlying medical buildings and parking garages. In 2006, the Planning Commission approved a Conditional Use Permit which authorized expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. At full buildout, the Sutter Roseville Medical Center would contain a total of 738,500 square feet of licensed acute care spaces, 361,500 square feet of medical office building space for non-acute care and physician's offices, and a total of 3,864 surface and parking structure spaces (parking space square footage is not included in the 1,100,000 square feet). The two (2) proposed projects are both within the previously analyzed and approved campus square footage. The applicant requests approval of two (2) Design Review Permits for the expansion of an existing five-story parking garage with a six-story parking addition and a new medical office building (MOB). The garage expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level; this would allow vehicles and pedestrians to go between the two sides. The new six-story parking addition would use the existing vehicles ramps on the existing parking garage to access each level of the new expansion. The architecture design of the proposed expansion would emulate the existing parking garage design, the same finish materials and color palette are proposed to be used on the proposed expansion. The proposed MOB 7 would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB 4. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB project site is currently occupied by a temporary modular building and sterilization trailer, which both are proposed to be removed with the construction of MOB 7. The MOB 7 is proposed to be constructed in two-phases, Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building (Figure 2). A private outdoor area is proposed along the east side of MOB 7, this private outdoor area would be used by the faculty and students of the new GME program. The overall architectural and site design of the project would emulate the existing campus aesthetics. As part of the MOB 7 construction, Sutter proposes a new Graduate Medical Education (GME) program on the first floor of MOB 7. As such, the applicant requests approval of a Conditional Use Permit to permit the new GME program. The project site where the parking garage expansion and the new medical office building are proposed have been previously disturbed for surface parking.

Figure 2: Project Site Plan



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 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). 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.

- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])

- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan
    - Landscape Design Guidelines for North Central Roseville Specific Plan
    - North Roseville Specific Plan and Design Guidelines
    - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
    - North Roseville Area Design Guidelines
    - Northeast Roseville Specific Plan Landscape Design Guidelines
    - Southeast Roseville Specific Plan Landscape Design Guidelines
    - Stoneridge Specific Plan and Design Guidelines
    - Highland Reserve North Specific Plan and Design Guidelines
    - West Roseville Specific Plan and Design Guidelines
    - Sierra Vista Specific Plan and Design Guidelines
    - Creekview Specific Plan and Design Guidelines
    - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020
- Northeast Roseville Specific Plan Environmental Impact Report (SCH #86042805), adopted March 11, 1987
- Sutter Roseville Medical Center Master Plan Environmental Impact Report (SCH #90020142 and 93092081)

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 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, 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.

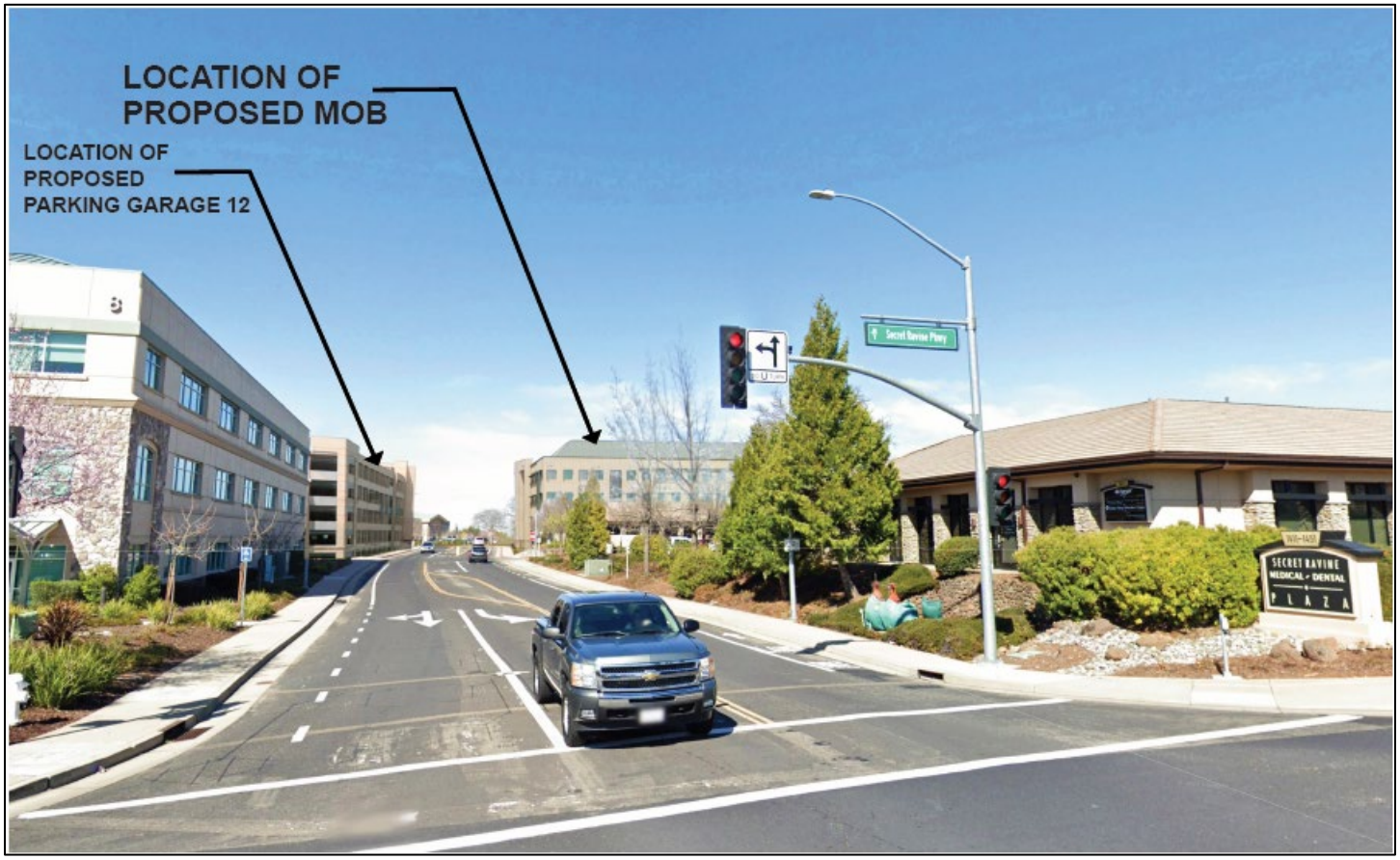
INITIAL STUDY CHECKLIST

I. Aesthetics

The Project is located in a developed area of the City, specifically in the eastern portion of the City. Each site is developed with a surface parking lot with lighting and landscaping. The MOB 7 site currently hosts a temporary modular building and a trailer, both of which will be removed upon the construction of MOB 7. The site is

surrounded by residential and business professional office uses. The area surrounding the Sutter Roseville Medical Center campus has been developed with office buildings, single-family, and multi-family dwelling units. The only public view of the Project is from Secret Ravine Parkway (see Figure 3). The Parking Garage Expansion is set approximately 398-feet from the closest apartment building to the north and approximately 520-feet from the closest single-family residential dwelling unit to the south. Surrounding the proposed Parking Garage Expansion is the existing five-story parking garage and several two and three-story Sutter medical office buildings. Conversely, the proposed MOB 7 is proposed adjacent to the existing multi-family apartment complex to the northeast, existing single-story medical offices to the southeast, and an existing Sutter medical office and a five-story parking garage to the south and east respectively. The project applicant prepared visual analysis illustrating the proposed Parking Garage Expansion and MOB 7 in comparison to the existing visual aesthetics of the area (Attachment #1). Additionally, the applicant provided night time view studies for both proposed buildings which illustrate the proposed parking garage and MOB providing a similar light glare as the existing parking garage and MOBs in the vicinity (Attachment #2).

Figure 3: View from Secret Ravine Parkway



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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the

community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. The parking garage expansion is proposed to be six (6) floors in height, one (1) floor taller than the existing five (5) story parking garage. The garage expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level; this would allow vehicles and pedestrians to go between the two sides. The new six-story parking addition would use the existing vehicles ramps on the existing parking garage to access each level of the new expansion. The site and surrounding properties are developed with a hospital, office buildings, single-family dwelling units, and lodging services (e.g. hotels). The project applicant prepared a visual analysis which shows the project will have minimal impacts on visual resources (Attachment #1). As proposed, light and glare will not increase above the existing condition. Light and glare associated with the proposed project would result from the proposed parking garage expansion and the exterior MOB lighting. Existing light and glare from the parking garage is already present, the parking garage expansion light and glare would mirror the existing parking garage. The MOB 7 has the potential of creating additional daytime glare caused by the reflections from the windows on the building, however, the additional glare would not be substantially different than what is currently present from the existing MOB buildings on the site. Sources of light and glare exist along the major roadways in the project vicinity, the applicant has prepared a Nighttime View Study for both the parking garage expansion and the MOB 7 (Attachment #2). Accordingly, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users (Attachment #2). However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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 PM_{10} standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a–c, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis

of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook* (*Handbook*) recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

The Project involves construction of a 100,000 square foot medical office building and a 191,957 square foot parking garage expansion on a 2.58-acre project area. The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to model the construction emission of the Project (see Attachment #3). According to the model results, the project will result in maximum daily emissions of 5.66 lb/day of ROG and 17 lb/day pf NO_x during construction; these emissions fall below the 82-lb/day thresholds for these constituents. Therefore, construction air quality impacts are less than significant.

The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts resulting from project operation. The screening thresholds indicates a General Office project must involve more than 648,000 square feet of building area before the PCAPCD significance thresholds for criteria pollutants are likely to be exceed. The proposed MOB includes 100,000 square feet of building area, and the parking garage expansion includes approximately 200,000 square feet of building area, which is well below the screening thresholds; therefore, the project will not result in operational emissions which exceed established thresholds.

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts due to substantial pollutant concentrations are less than significant.

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

IV. Biological Resources

The Sutter Roseville Medical Center campus is developed with office buildings, surface parking lots, parking garages, and landscaping. The Project site has been previously disturbed for the construction of the surface parking lots. No natural resources exist on the subject property; therefore, no impacts to biological resources are expected.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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” and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines

the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

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

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

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

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

Discussion of Checklist Answers:

a-c, e) As previously discussed, the Sutter Roseville Medical Center campus is developed with office buildings, surface parking lots, and landscaping; which does not contain native trees, shrubs, wetland resources, or other sensitive natural communities which are protected by federal, state, or local policies. The entire campus is surrounded by a paved roadway and other development. No natural resources exist on the Project site; therefore, no impacts to biological resources are expected.

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.

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

V. Cultural Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Thresholds of Significance and Regulatory Setting:

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

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be

historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–b and d) The Northeast Roseville Specific Plan EIR identified sites in the Specific Plan as unreported prehistoric sites. The sites identified in the Specific Plan are not within the proposed project site. However, standard mitigation measures apply which are designed to reduce impacts to cultural 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 Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project site per the Northeast Roseville Specific Plan EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

VI. Energy

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a & b) The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation in the Specific Plan. The Environmental Impact Report (EIR) for the Northeast Roseville Specific Plan included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			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 direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–f listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant archeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code Section is only applicable to public land; this section prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

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

Discussion of Checklist Answers:

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

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

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

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. 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.

[1] United States Geological Survey, http://earthquake.usgs.gov/learn/glossary/?term=active%20fault, Accessed January 2016

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 Exchequer very stony loam, 2 to 15 percent slopes, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site per the Northeast Roseville Specific Plan EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the United States Environmental Protection Agency[2], 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 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, and has been updated twice.

The current 2017 Scoping Plan updated the target year from 2020 to 2030, based on the targets established in Senate Bill 32 (SB 32). SB 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. Critically, the 2017 Scoping Plan also sets the path toward compliance

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

with the 2050 target embodied within Executive Order S-3-05 as well. According to the 2017 Scoping Plan the statewide 2030 target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide 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, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 1 below.

Table 1: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO_2e/capita/yr)	**7.21**	**4.00**	**3.22**	**1.19**
Per Service Population Emissions Efficiency Targets (MT CO_2e/SP/yr)	**5.07**	**2.79**	**2.25**	**0.83**
Projects which use these thresholds for environmental analysis should include a brief justification of the type of efficiency target and the target year selected. Per capita is most applicable to projects which only include residential uses, or in cases where reliable data to generate a service population estimate is unavailable. Projects should generally use the 2035 target year. Note that future projects consistent with the General Plan will not require further analysis, per the tiering provisions of CEQA. Note: MMT CO_2e = million metric tons of carbon dioxide equivalent; Service Population (SP) = population + employment				

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. Greenhouse gases from vehicles is assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential projects, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use location is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The Project proposes construction of a 100,000 square foot medical office building and expand the existing parking garage by approximately 200,000 square feet. As discussed in the Transportation section of this Initial Study, the project is consistent with the City's General Plan and will not create additional trips that have not already been evaluated in the General Plan EIR.

The City's General Plan Update (GPU) EIR included an analysis of GHG emissions, which would result from buildout of the City's General Plan. The EIR concluded that General Plan build out would exceed the City's threshold of 2.25 MT CO2e per service population and that the affect was cumulatively considerable. Although mitigation measures were adopted as part of the General Plan, those measures would not reduce impacts to less-than-significant levels and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions,

including implementation of the latest Cal-Green and energy efficiency code requirements. The medical office building will incorporate several alternative transportation measures like bike racks immediately in front of the medical office building. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant.

Based on the foregoing, project-generated GHG emissions would not conflict with and are consistent with statewide goals for greenhouse gas emissions reduction. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

There are no hazardous cleanup sites of record within 1,000 feet of the Project site according to both the Department of Toxic Substances Control Envirostor database (http://www.envirostor.dtsc.ca.gov/public/) and the State Water Resources Control Envirostor (http://geotracker.waterboards.ca.gov/). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to 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 though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–g listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

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

The project is not within an airport land use plan or within two miles of a public or private use airport. Therefore, no further discussion is provided for item e.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including 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 65962.5[3]; therefore, no impact will occur.

e) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

[3] http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?				X
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

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

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the City's Urban Water Master Plan and evaluated in the General Plan EIR. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide evaluation of water supply. Project impacts related to groundwater extraction are less than significant. Furthermore, all

permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

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

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

XI. Land Use and Planning

The Project site is located in the Northeast Roseville Specific Plan and has a land use designation of Business Professional (BP) and a zoning designation of Planned Development for Medical Office (PD457). Surrounding land uses include an existing multi-family apartment complex to the north, a private dental clinic to the east, and an existing parking garage and medical office buildings to the south and west.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) The proposed Project is consistent with the Northeast Roseville Specific Plan and does not conflict with policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact. Impacts are less than significant.

XII. Mineral Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The Project consists of a new medical office building and an extension of an existing parking garage on the Sutter campus. Potential sources of noise at the medical office building include people talking, people moving in and out of the building, and vehicles moving throughout the Project site. Potential sources of noises at the parking garage expansion include vehicles moving through the parking garage. These are typical noises, which occur in any non-residential development and typically do not generate substantial noise volumes. Further, the Sutter

Roseville Medical Center campus is developed with multiple medical office buildings within the vicinity of the Project area which are similar in nature to the proposed medical office building and parking expansion and would not generate new and substantial increase in noise. The nearest sensitive receptors are the residents within the multi-family dwelling units to the northeast of the Project site. The nearest apartment building to the Project site is approximately 120-feet away, the apartment building is located between a an existing wrought iron fence and proposed six-foot masonry wall, existing carports, and garages (Attachment 1).

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The proposed Project includes construction of a medical office building and an extension to an existing parking garage. The Project anticipates short term increase of noise levels during the construction phase of the Project. Construction activities on the site could expose the nearby residents of the apartment complex to increase noise levels, including ground-born vibrations. These impacts are temporary in nature being associated with the construction of the Project and are not anticipated to result in any unusual or excessive ground-born vibration or noise levels. Further, the Project construction hours are limited by the City's Municipal Code Section 9.24 to daytime hours (7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m., Saturday, Sunday, and Holidays). The parking garage and medical office building is a principally permitted use on the site, which typically generates low to moderate noise levels through the use of mechanical equipment, such as roof top air conditioning units. The medical office building is located in an area of the campus where other office buildings are present, similar in nature to the proposed office building. The parking garage is proposed as an extension of the existing parking garage, therefore, no new noise levels are proposed that are not already existing. Lastly, a unique component of the medical office building is the proposed graduate medical education (GME) physician training residency and fellowship programs. The GME is proposed to occupy the first floor of the medical office building and utilize the proposed outdoor patio area located at adjacent to the existing apartment complex. The students and faculty would utilize the outdoor patio area as a break area during and between their classes. The outdoor patio area would not generate new ambient noises not already present on campus. Typically with outdoor patio areas an increase in noise is associated with these areas as people converse outdoors. However, the increase in noise would not affect the adjacent residence as the applicant proposes to install a new 6-foot tall masonry wall and the patio area is proposed to sit significantly lower in grade to the apartment complex. Therefore, the project would not generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of City standards; thus, impacts are less than significant.

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

XIV. Population and Housing

The project site is located within the Northeast Roseville Specific Plan and has a land use designation of Business Professional (BP). The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?			X	

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is 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 Northeast Roseville Specific Plan EIR. Therefore, the impact of the project is less than significant.

b) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and 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 EIR for the Specific Plan addressed the level of public services which would need to be

provided in order to serve planned growth in the community. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services; the project is consistent with the Specific Plan. 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) Pursuant to the Development Agreement for the project area, 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 as part of the Specific Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

d) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) Pursuant to the Development Agreement for the project area, 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.

XVI. Recreation

There are no existing or planned parks or other recreation facilities immediately adjacent to the Project site. The nearest recreation area is the Harry Crabb Park, located less than 0.40-miles east of the site on Secret Ravine Parkway and Scarborough Drive.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The EIR for the Specific Plan addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan and Specific Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the Specific Plan, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

Both the proposed medical office building and parking expansion have frontage on to Medical Plaza, which is a two-lane private roadway with left-turning lanes. Medical Plaza has fully constructed frontage improvements with bike lanes and sidewalks.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT); effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 General Plan Update project approved in July 2020. The detailed evaluation and justification is contained within the General Plan EIR.

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that the project would generate VMT which is equivalent to or less than what was assumed in the General Plan EIR. Examples of such projects include:

- Local-serving retail and other local-serving development, which generally reduces existing trip distances by providing services in closer proximity to residential areas, and therefore reduce VMT.

- Multi-family residences, which generally have fewer trips per household than single-family residences, and therefore also produce less VMT per unit.

- Infill projects in developed areas generally have shorter trips, reduced vehicle trips, and therefore less VMT.

- Pedestrian, bicycle, transit, and electric vehicle transportation projects.

- Residential projects in low per-capita household VMT areas and office projects in low per-worker VMT areas (85 percent or less than the regional average) as shown on maps maintained by SACOG or within low VMT areas as shown within Table 4.3-8 of the General Plan EIR.

When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the General Plan EIR, provided the cumulative context of the 2035 General Plan has not changed substantially. Since approval of the 2035 General Plan, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions which would require an update to the City's VMT thresholds contained within the General Plan EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

Given the Project is consistent with the General Plan, further VMT analysis is not required pursuant to the tiering provisions of CEQA.

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

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The medical office building proposes 17 short-term bicycle parking spaces and the parking garage proposes 7 short-term bicycle parking spaces and 24 long-term bicycle parking spaces in the parking garage. Because the Project is proposed in an area of the campus where public improvements are present, the Project would not be required to install new public improvements. The proposed Project is consistent with the underlying land use designation and does not contribute new, unanticipated trips; a cumulative conditions traffic model is not required.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts as specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. Projects which substantially increase trips to a specific area may in fact decrease VMT in the City. As an example, if a new grocery store is added to an area, customers who go to that store were already going to a grocery store elsewhere, and are most likely to choose the new store because it is closer to home or on their way to another location (e.g. work). So while the store would generate substantial new trips, it would lower Citywide VMT. Unless a project includes unique characteristics, nonresidential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway. The parking garage expansion and MOB 7 are both consistent with the General Plan land use designation. The proposed parking addition and new MOB 7 were previously analyzed and included in the 2006 approved CUP. The Planning Commission in 2006 approved the expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. The proposed parking garage expansion and MOB 7 were both anticipated and analyzed in the Sutter campus expansion from 2006. Further, the Sutter campus expansion was reviewed and anticipated in the General Plan Update. Assumptions of the overall campus and square footage are consistent with the General Plan update and the previously approved campus expansion. Therefore, impacts would be less than significant.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to

all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

XVIII. Tribal Cultural Resources

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
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 Northeast Roseville Specific 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 Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. A request for consultation was not received. As discussed in item a, above, no resources are known to occur in the area. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

Water and sewer services will be provided by the City of Roseville. The developer will be responsible for extending new lines onto the site in order to serve the project. Storm water will be collected on-site and transferred via the existing storm drain system 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. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. 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) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project is consistent with the Specific Plan, and will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the General Plan EIR 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 General Plan EIR. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years. The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treatingn8.9 mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the General Plan EIR, 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. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that the project design is in compliance.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?				
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 Specific Plan EIR, and mitigation measures have already been incorporated via the Specific 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 project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that 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:***

STAFF TO DELETE INAPPLICALBE STATEMENT

[**X**] I find that the proposed project WILL NOT have a significant effect on the environment and a *NEGATIVE DECLARATION* has been prepared.

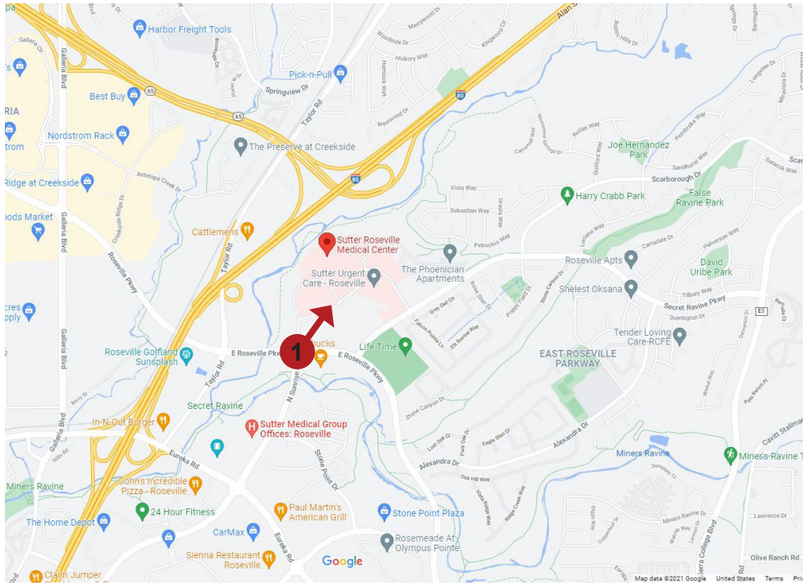
Initial Study Prepared by:

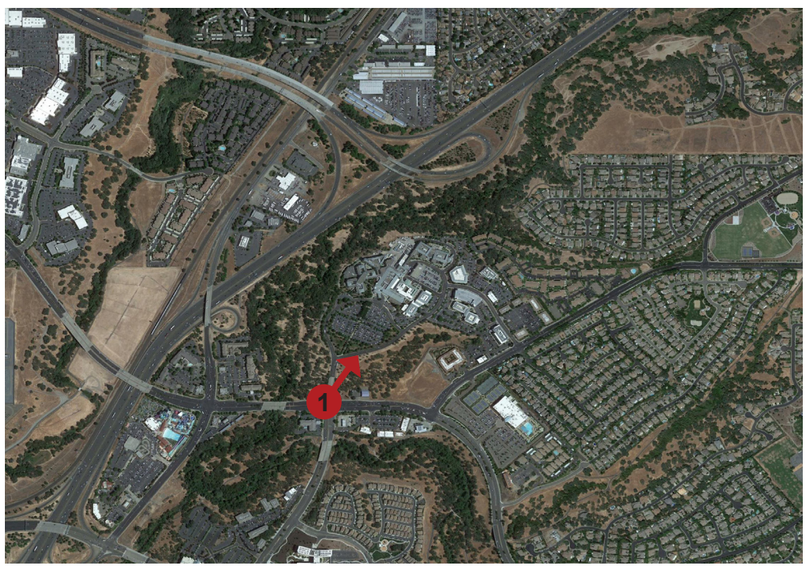
Escarlet Mar, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Visual Analysis
2. Nightview Study
3. CalEEMod Report

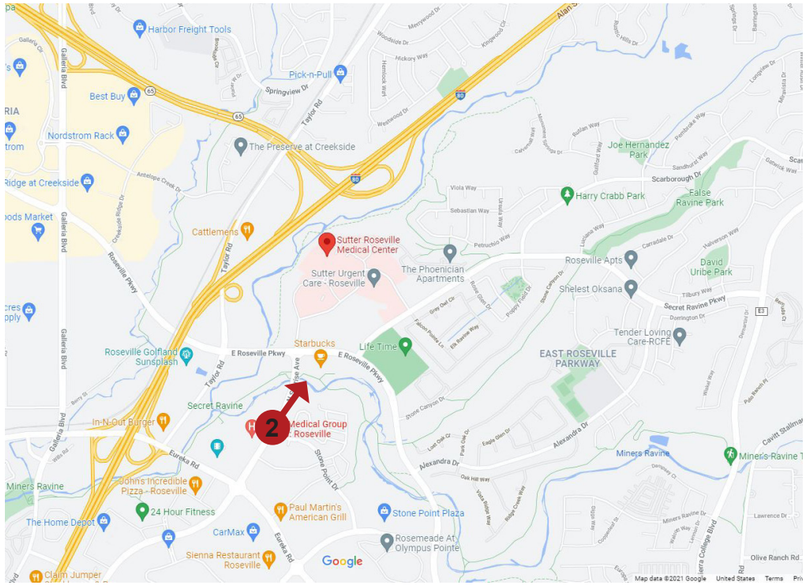
VIEW 1

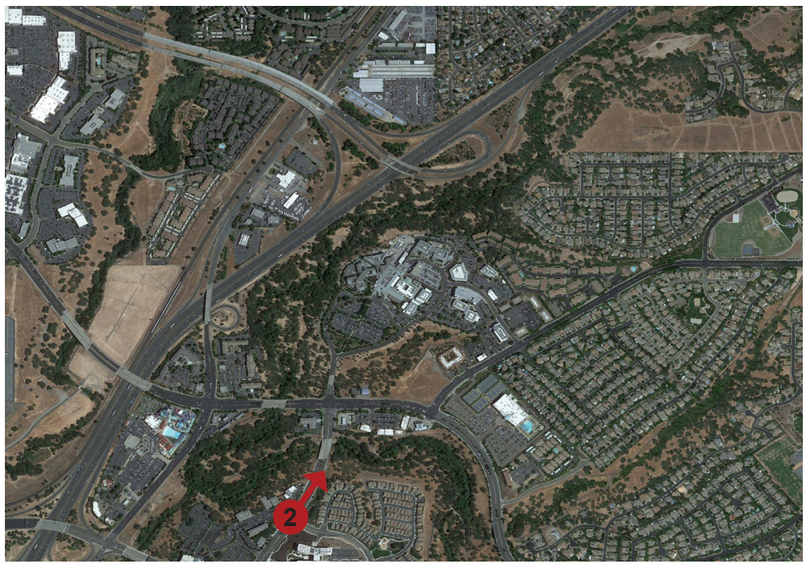




E. Roseville Parkway & N. Sunrise Ave.

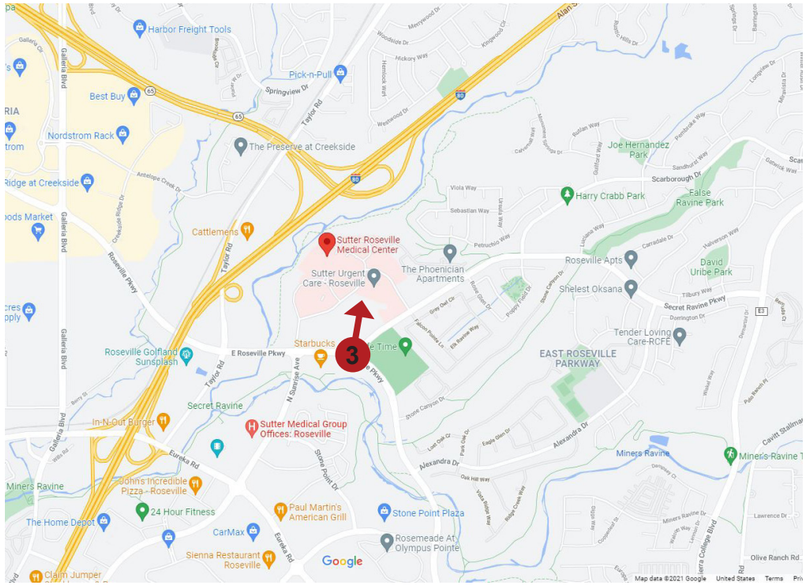
VIEW 2

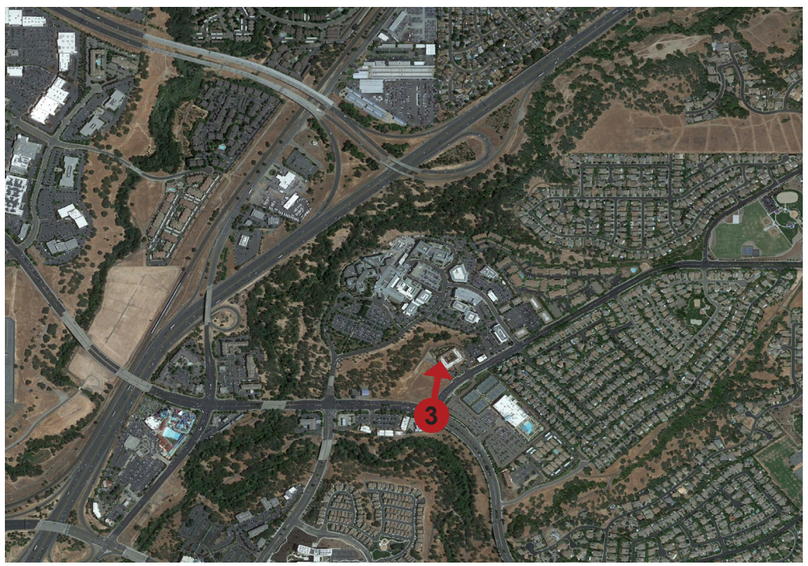




Stone Point Drive & N. Sunrise Ave.

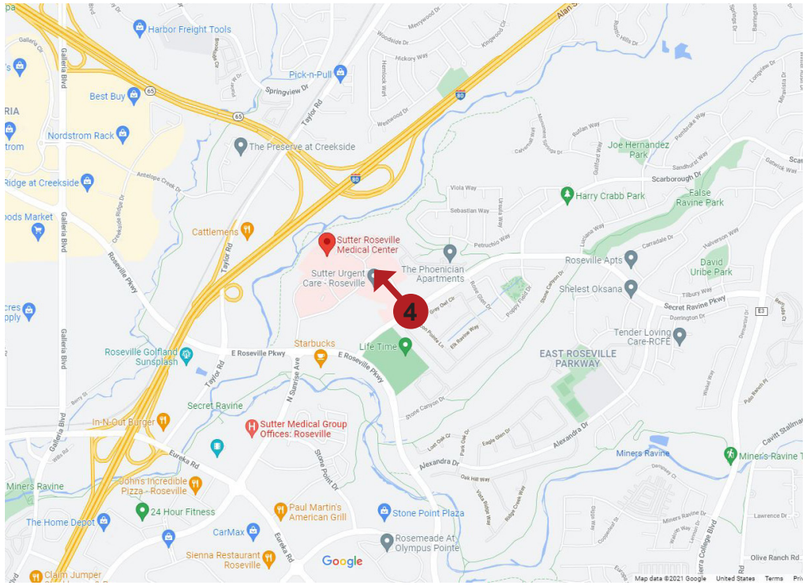
VIEW 3

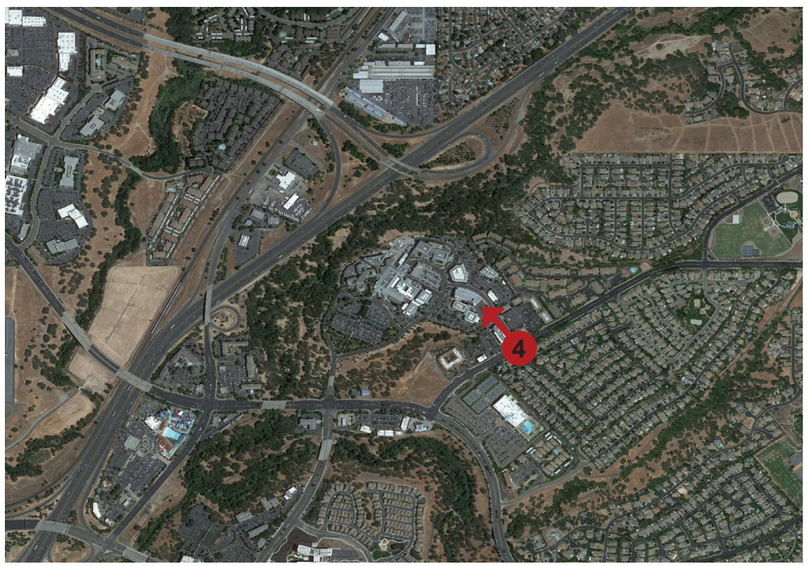




E. Roseville Parkway & Secret Ravine Parkway

VIEW 4





Secret Ravine Parkway & Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

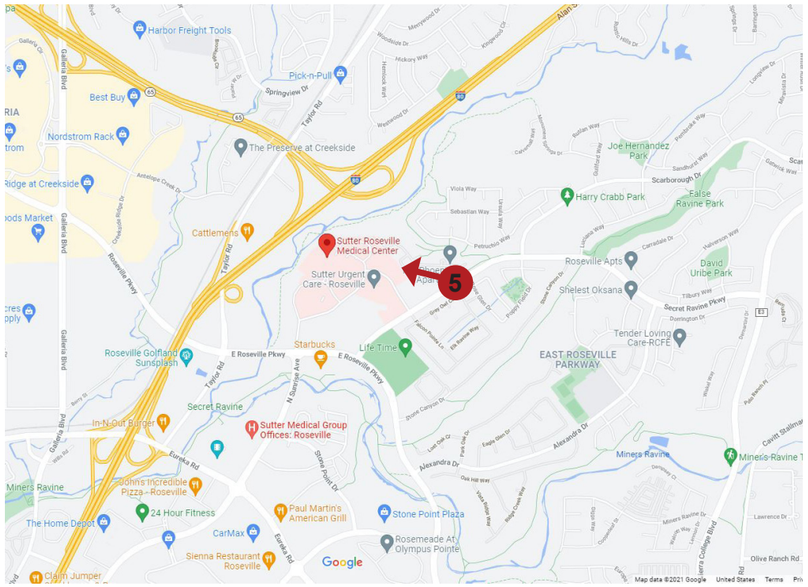
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

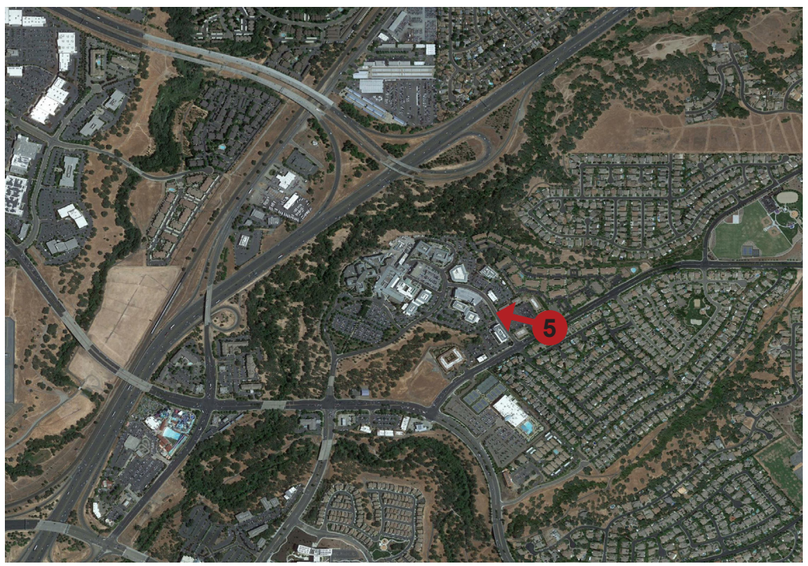
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 5





Secret Ravine Parkway North of Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

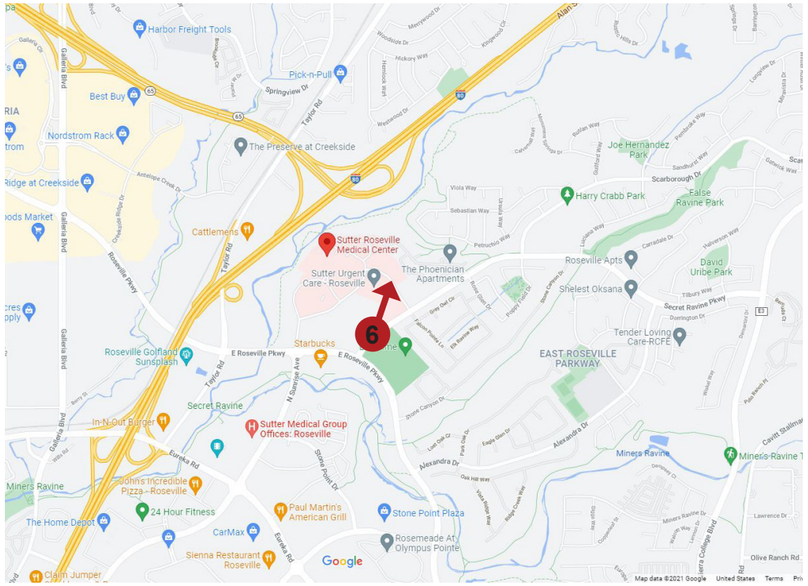
SEPAROVICH/DOMICH

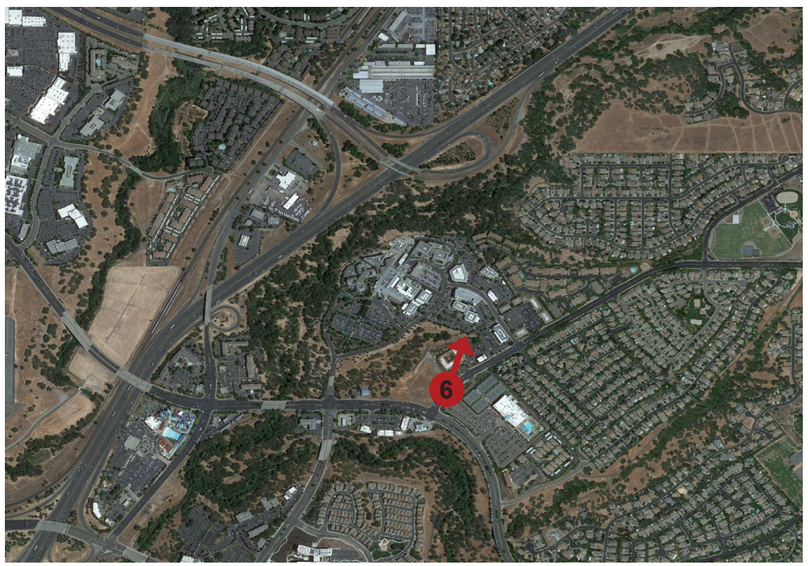
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 6





Secret Ravine Parkway - South

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

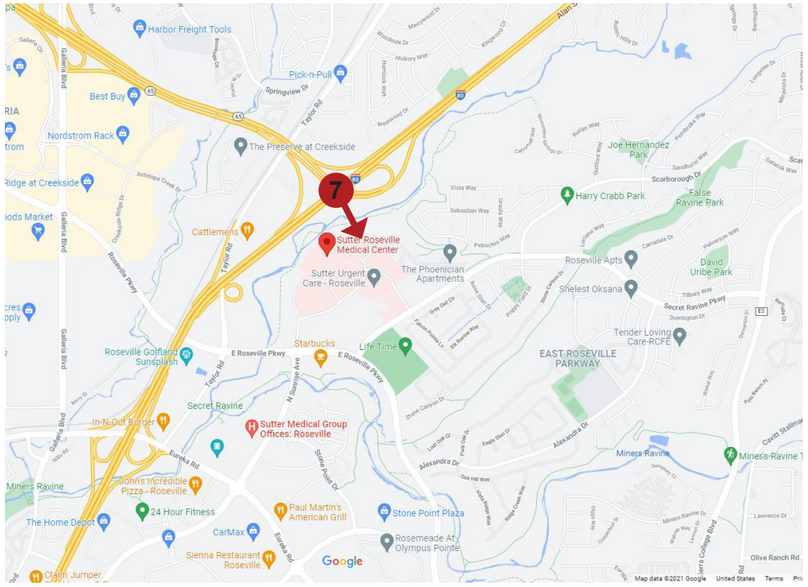
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

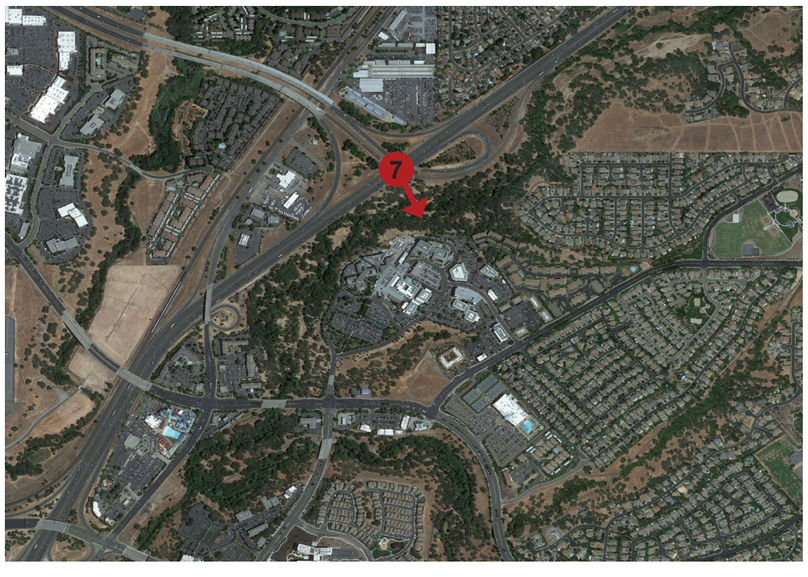
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 7





Interstate 80 & Highway 65

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

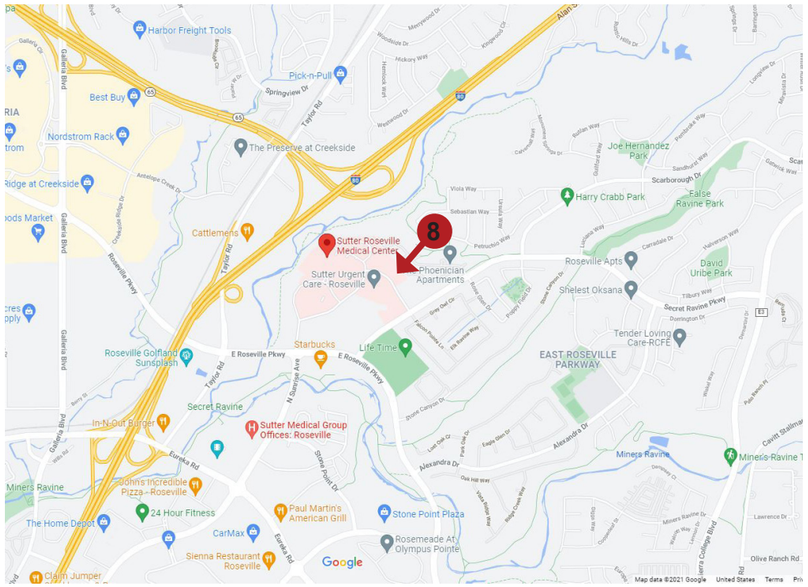
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

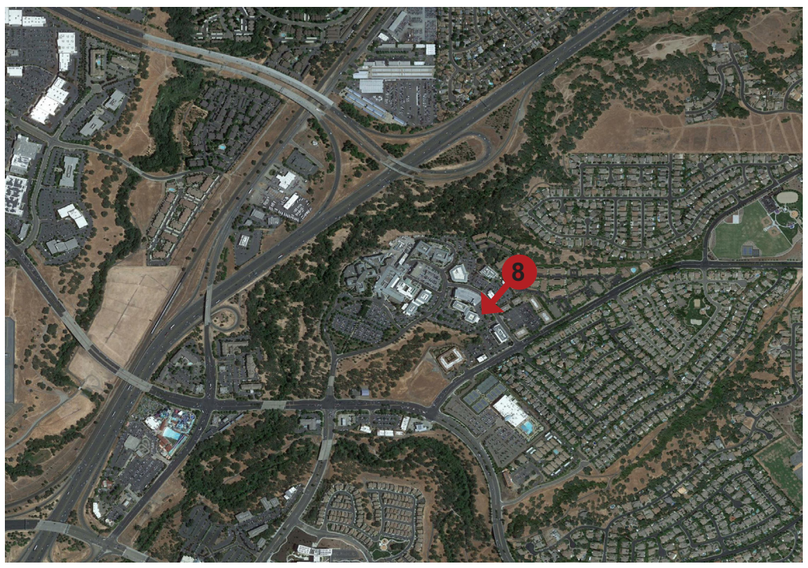
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

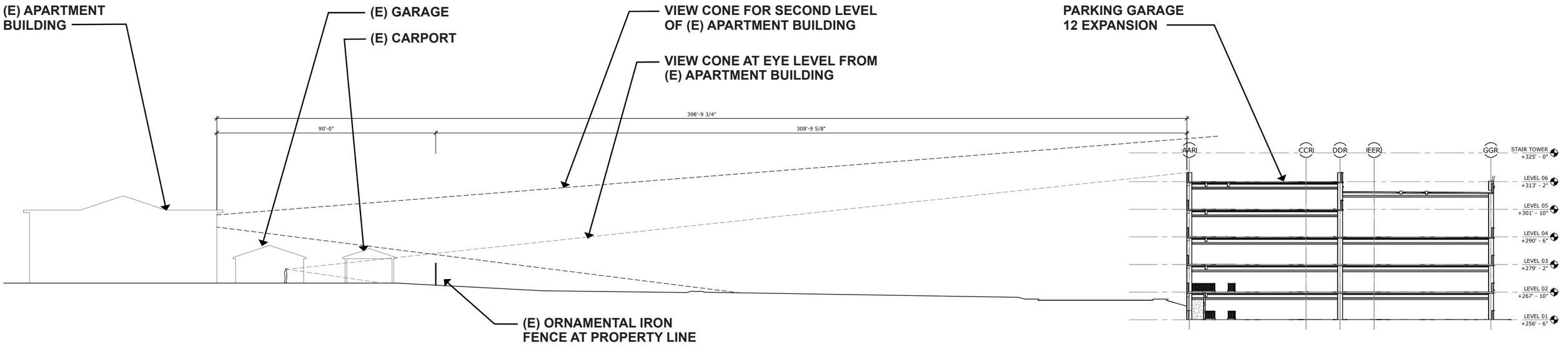
VIEW 8

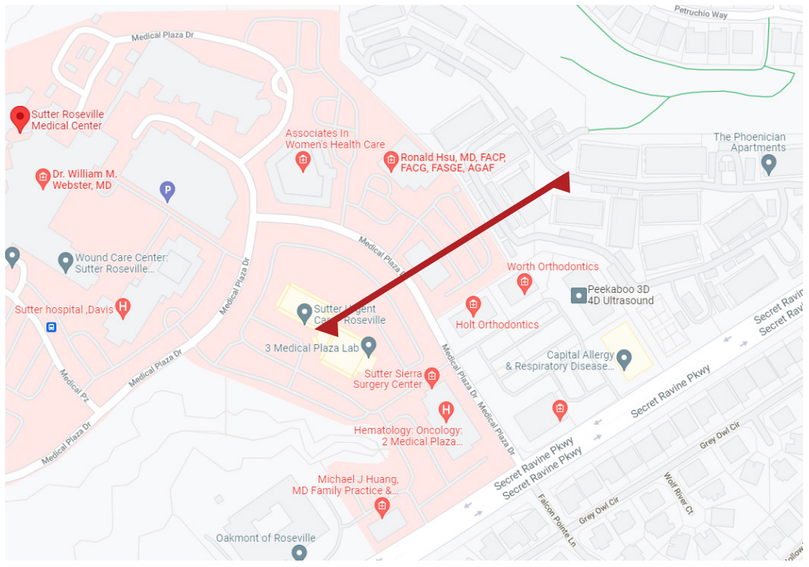




View from the Apartments

VIEW FROM APTS.





Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

BUILDERS

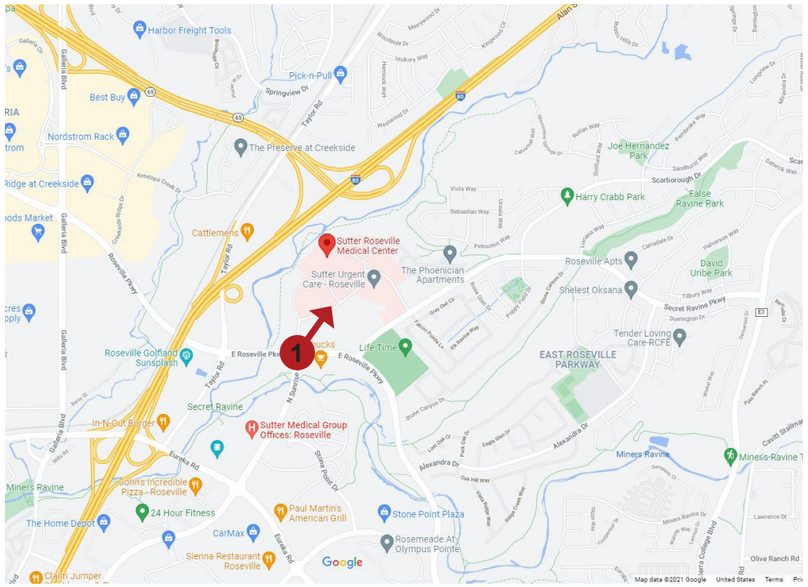
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

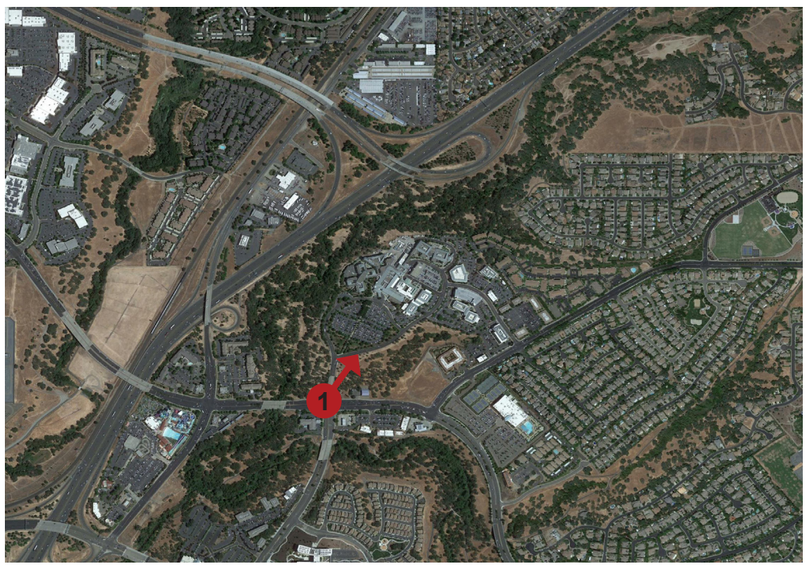
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/04/22

VIEW 1





E. Roseville Parkway & N. Sunrise Ave.

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

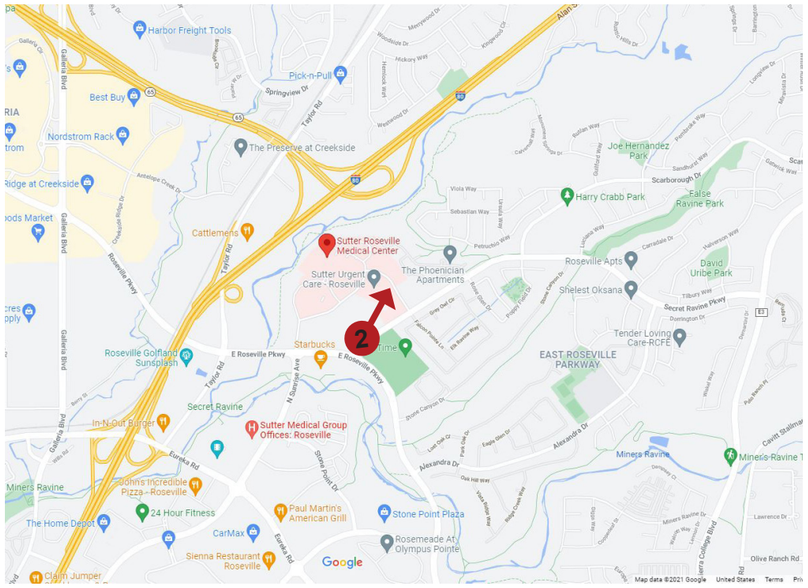
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

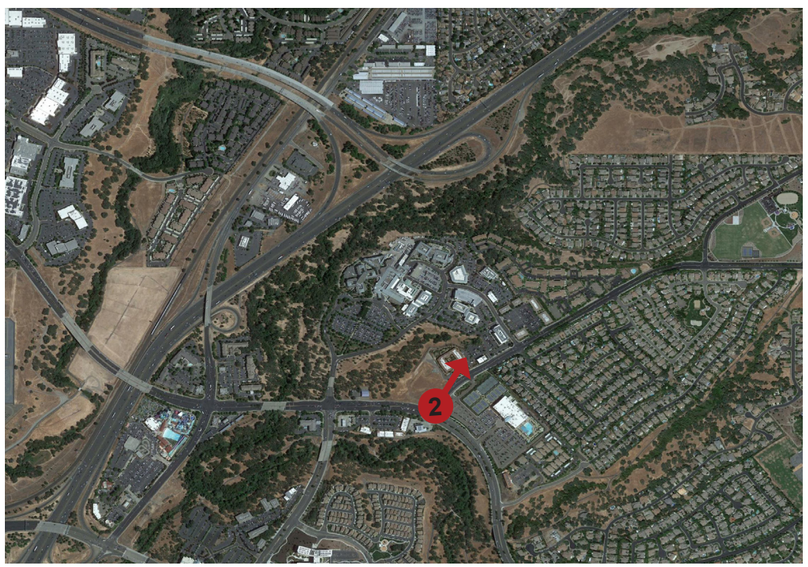
RAVEL RASMUSSEN PROPERTIES

SUTTER ROSEVILLE MEDICAL CENTER MOB 7

02/25/22

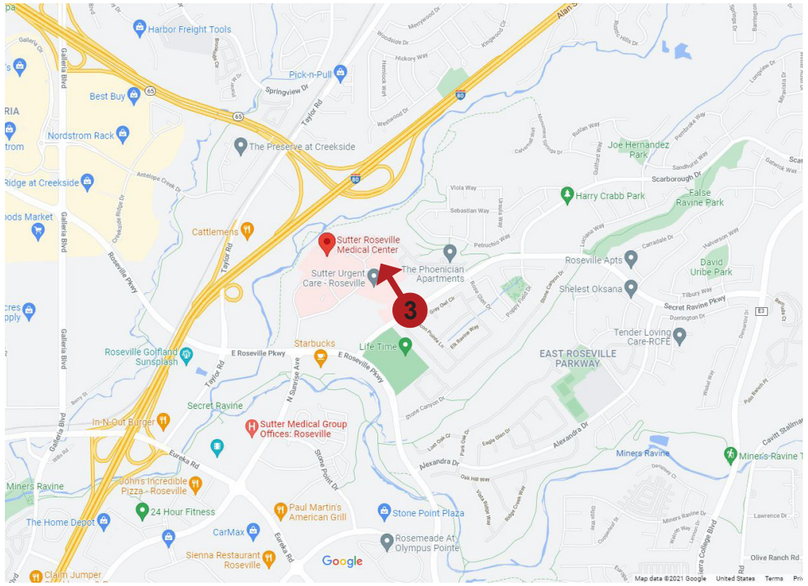
VIEW 2

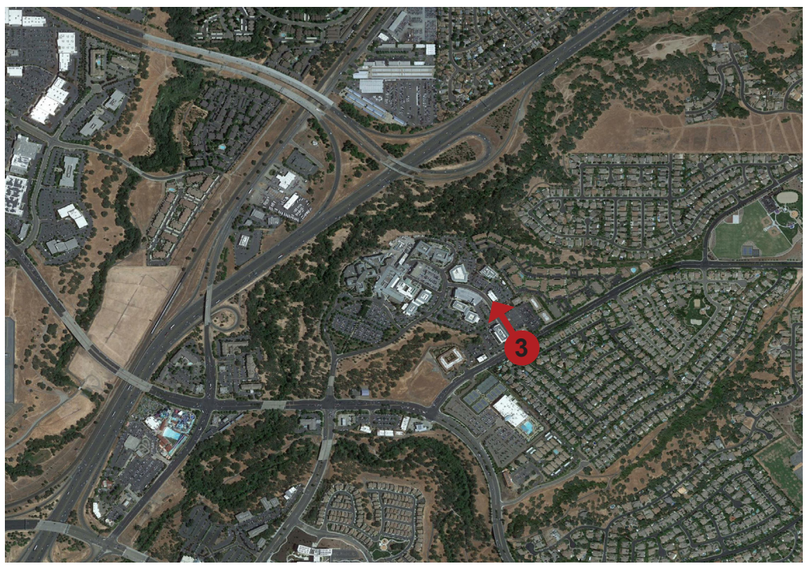


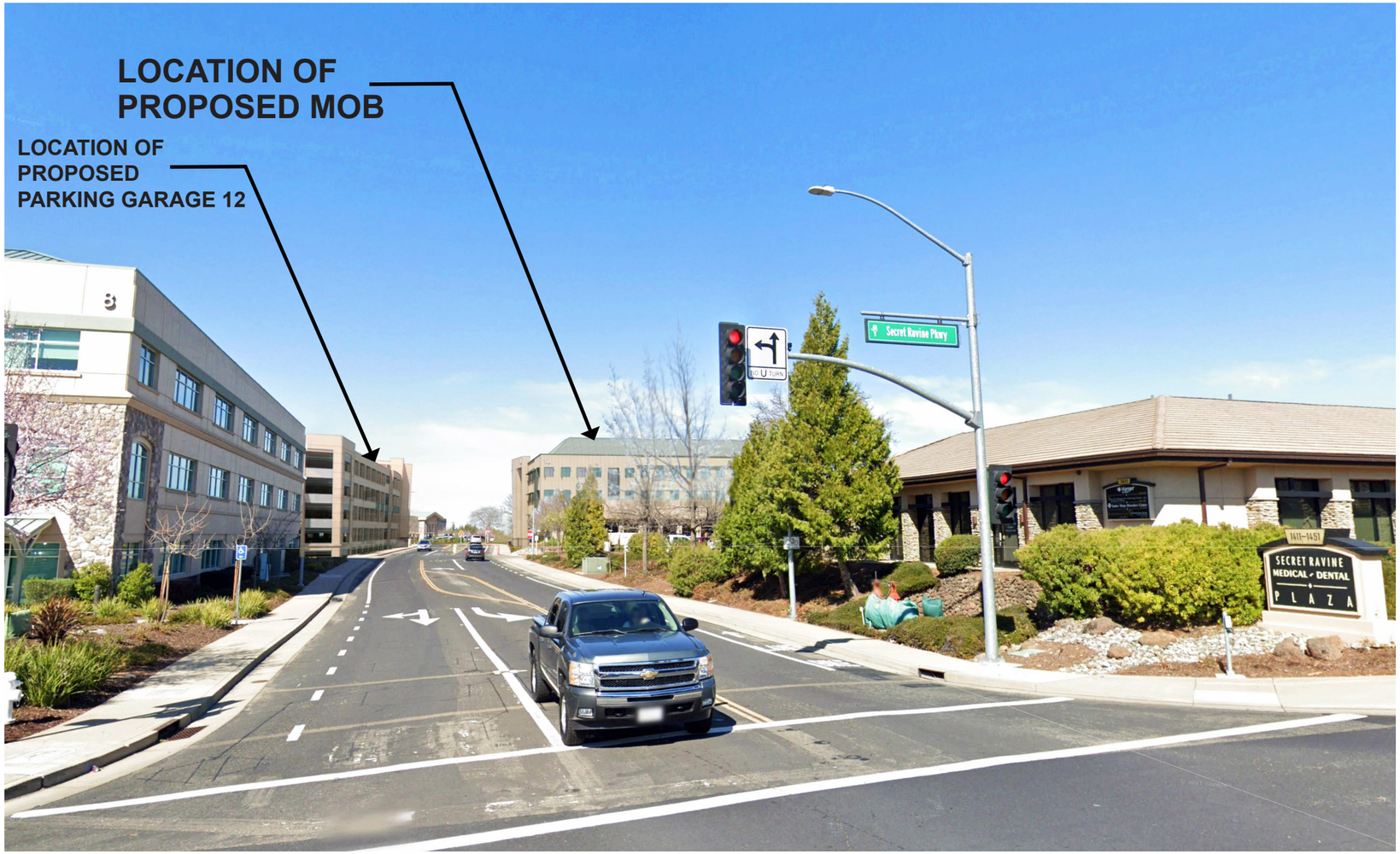


E. Roseville Parkway & Secret Ravine Parkway

VIEW 3







Secret Ravine Parkway & Medical Plaza Drive

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

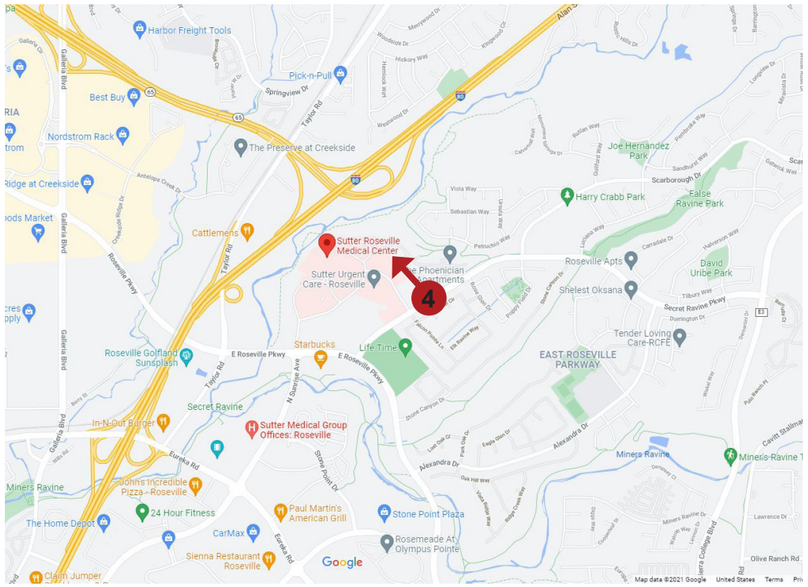
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

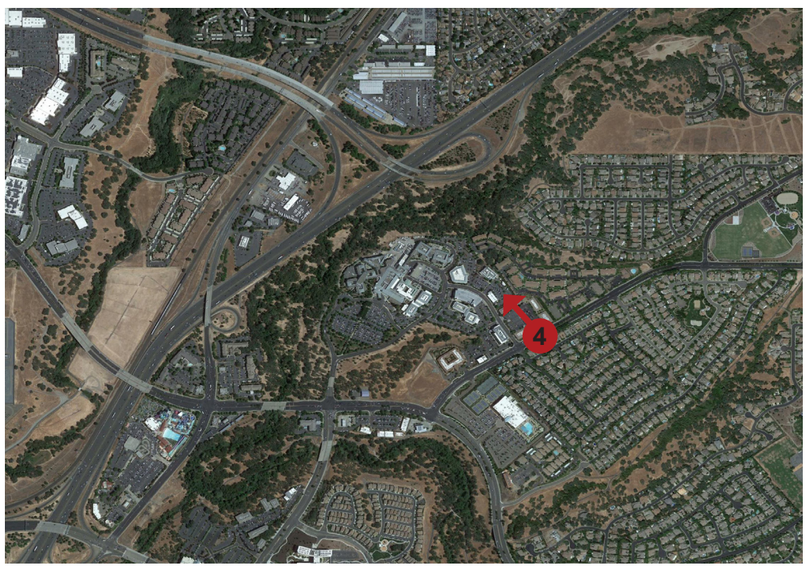
RAVEL RASMUSSEN PROPERTIES

SUTTER ROSEVILLE MEDICAL CENTER MOB 7

02/25/22

VIEW 4





Secret Ravine Parkway - North

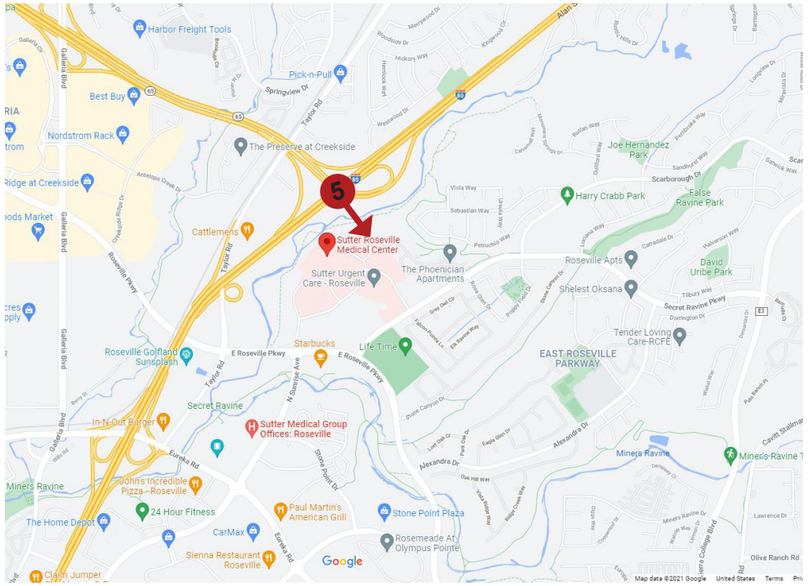
Sutter Health
Sutter Roseville Medical Center

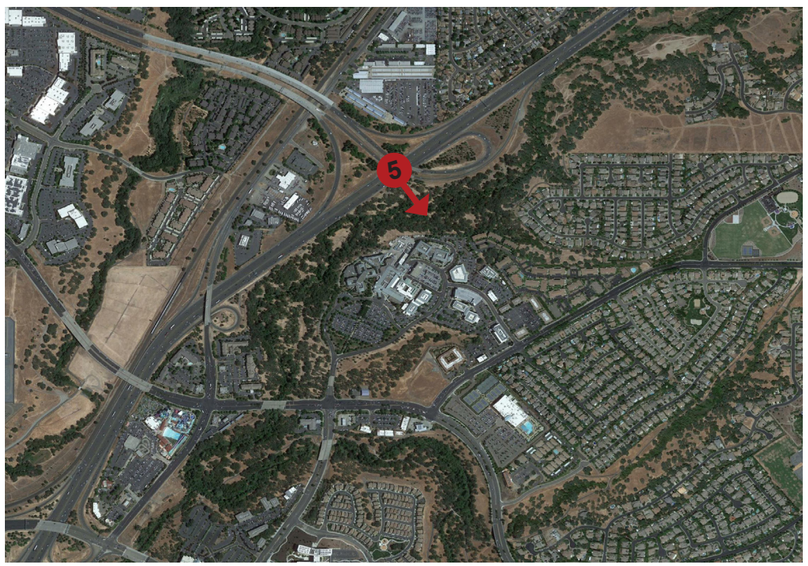
Dreyfuss+ Blackford

SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

RAVEL RASMUSSEN PROPERTIES

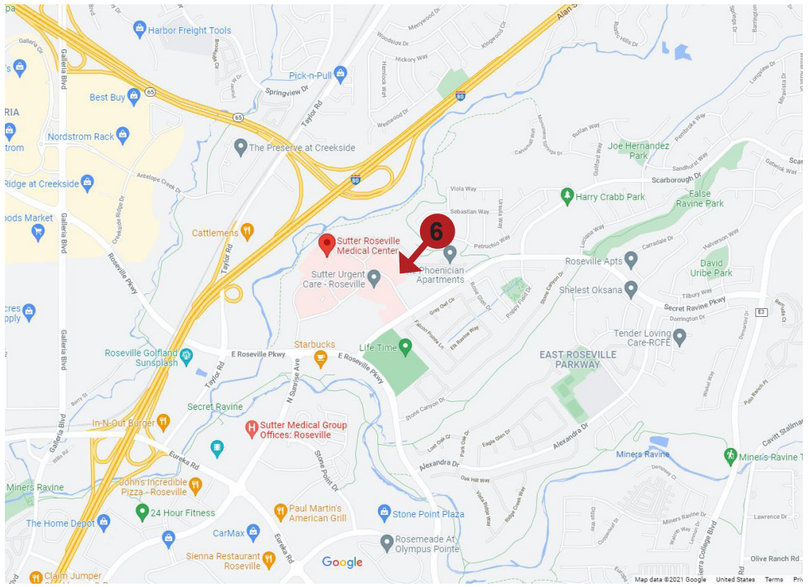
VIEW 5

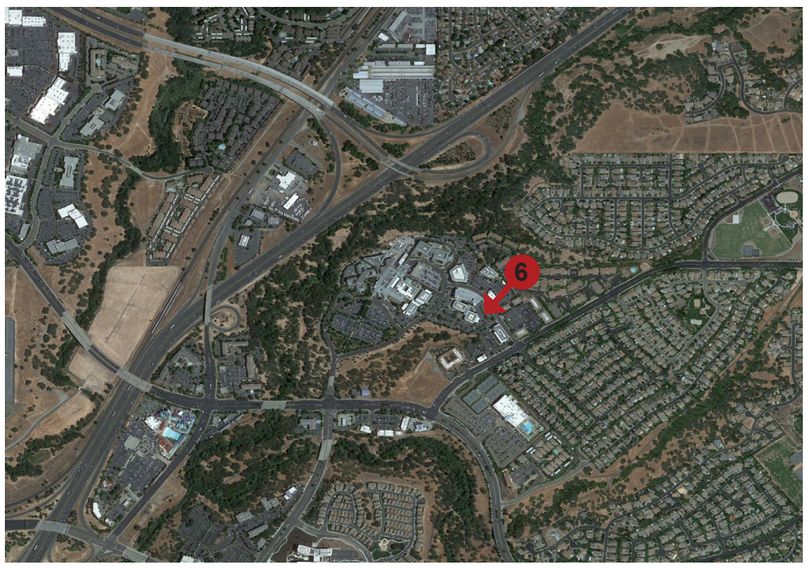




Interstate 80 & Highway 65

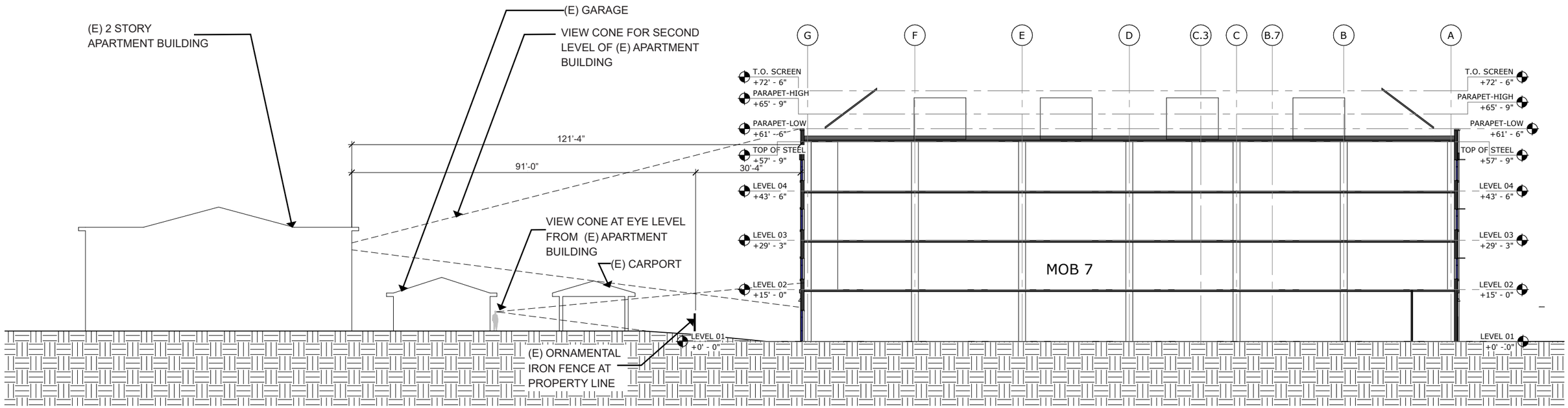
VIEW 6

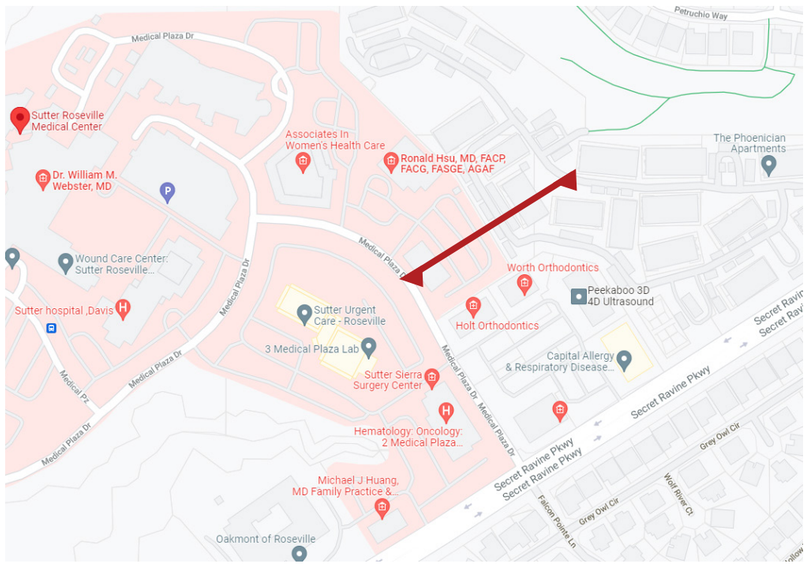




View from the Apartments

SITE SECTION





Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

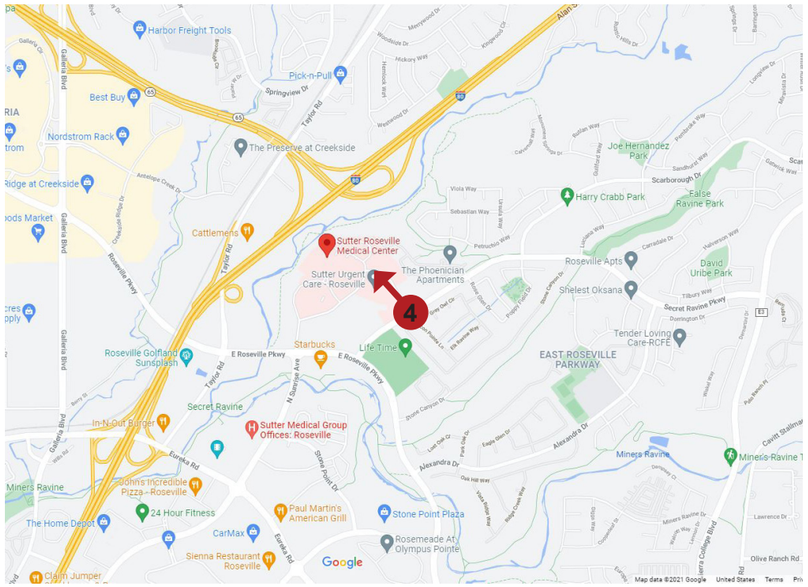
SEPAROVICH/DOMICH

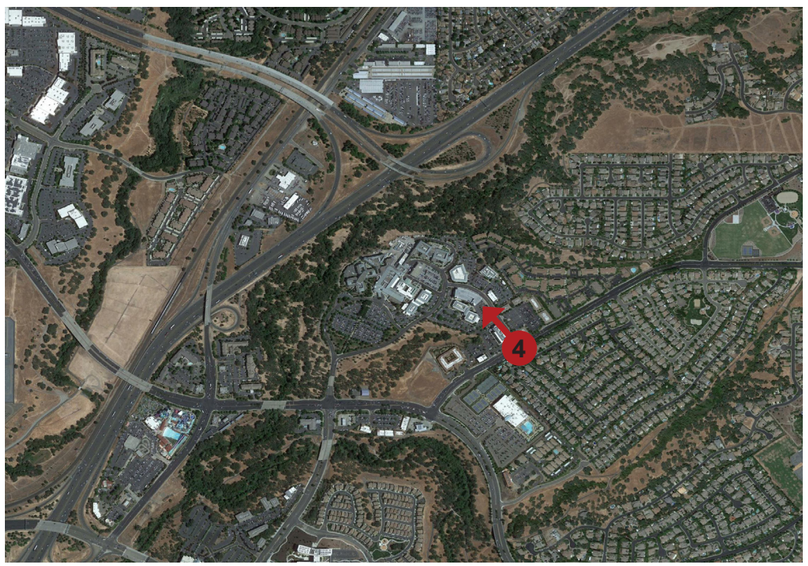
RAVEL RASMUSSEN PROPERTIES

SUTTER ROSEVILLE MEDICAL CENTER MOB 7

02/25/21

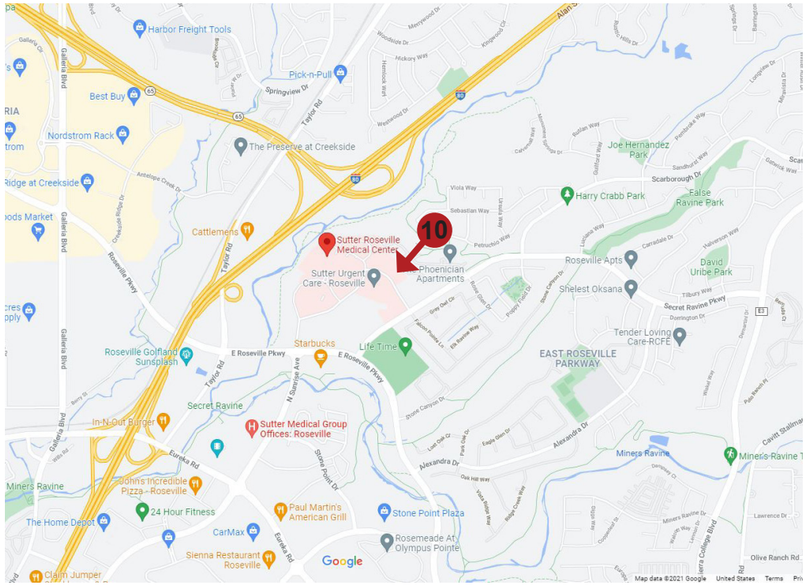
VIEW 9

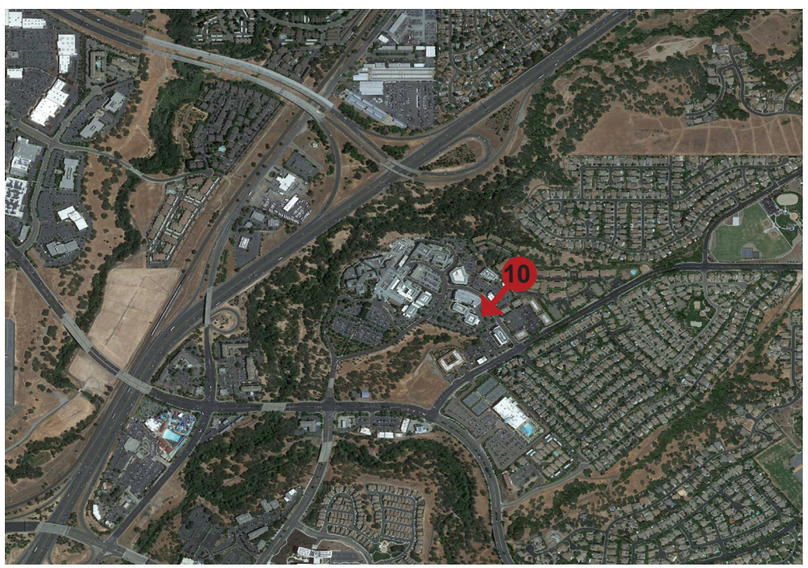


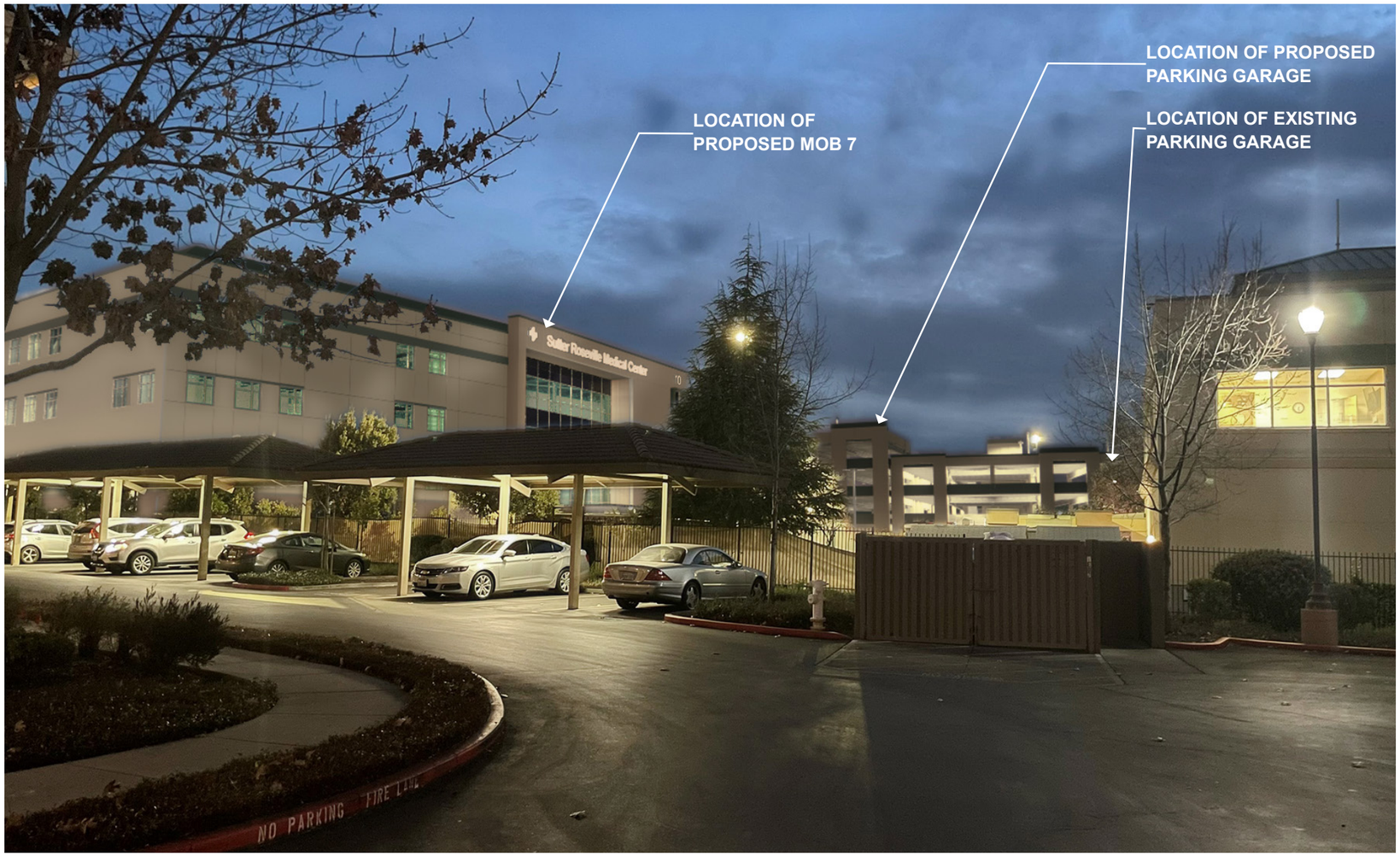


Night View at Secret Ravine Parkway & Medical Plaza

VIEW 10







Night View from the Apartments

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

ATTACHMENT 3

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sutter Parking Garage Expansion & MOB 7

Placer County APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.59	100,000.00	0
Enclosed Parking with Elevator	192.00	1000sqft	0.94	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage changed based on submitted plans.

Area Mitigation -

Architectural Coating -

Construction Phase - Entire site will be graded and prepped as one phase, but building construction will occur in two phases. Duration of building construction and finishes was extended to account for this.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	250.00
tblConstructionPhase	PhaseEndDate	4/25/2023	5/2/2023
tblConstructionPhase	PhaseEndDate	3/28/2023	5/9/2023

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblLandUse	LotAcreage	2.30	1.59
tblLandUse	LotAcreage	4.41	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3034	17.2563	18.2050	0.0435	7.1647	0.7427	7.9074	3.4465	0.7000	4.1298	0.0000	4,207.5922	4,207.5922	0.7698	0.1818	4,273.5005
2023	67.7210	24.5396	29.8426	0.0619	1.4425	1.0658	2.4425	0.3900	1.0056	1.3782	0.0000	5,964.2537	5,964.2537	1.0014	0.1788	6,042.1566
Maximum	**67.7210**	**24.5396**	**29.8426**	**0.0619**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0056**	**4.1298**	**0.0000**	**5,964.2537**	**5,964.2537**	**1.0014**	**0.1818**	**6,042.1566**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.3034	17.2563	18.2050	0.0435	7.1647	0.7427	7.9074	3.4465	0.7000	4.1298	0.0000	4,207.5922	4,207.5922	0.7698	0.1818	4,273.5005
2023	67.7210	24.5396	29.8426	0.0619	1.4425	1.0658	2.4425	0.3900	1.0056	1.3782	0.0000	5,964.2537	5,964.2537	1.0014	0.1788	6,042.1566
Maximum	**67.7210**	**24.5396**	**29.8426**	**0.0619**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0056**	**4.1298**	**0.0000**	**5,964.2537**	**5,964.2537**	**1.0014**	**0.1818**	**6,042.1566**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948
Total	**13.1881**	**11.1512**	**75.5754**	**0.1510**	**14.3949**	**0.1610**	**14.5559**	**3.8422**	**0.1532**	**3.9954**		**15,625.4429**	**15,625.4429**	**0.9603**	**0.7967**	**15,886.8677**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948
Total	**13.1881**	**11.1512**	**75.5754**	**0.1510**	**14.3949**	**0.1610**	**14.5559**	**3.8422**	**0.1532**	**3.9954**		**15,625.4429**	**15,625.4429**	**0.9603**	**0.7967**	**15,886.8677**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/12/2022	5/16/2022	5	3	
2	Grading	Grading	5/17/2022	5/24/2022	5	6	
3	Building Construction	Building Construction	5/25/2022	5/9/2023	5	250	
4	Paving	Paving	3/29/2023	4/11/2023	5	10	
5	Architectural Coating	Architectural Coating	4/12/2023	5/2/2023	5	15	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,520 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2192	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.5697	60.5697	1.6200e-003	1.4900e-003	61.0558
Total	**0.0253**	**0.0138**	**0.2192**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.5697**	**60.5697**	**1.6200e-003**	**1.4900e-003**	**61.0558**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2192	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.5697	60.5697	1.6200e-003	1.4900e-003	61.0558
Total	**0.0253**	**0.0138**	**0.2192**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.5697**	**60.5697**	**1.6200e-003**	**1.4900e-003**	**61.0558**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2740	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7122	75.7122	2.0300e-003	1.8700e-003	76.3197
Total	**0.0316**	**0.0173**	**0.2740**	**7.5000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**75.7122**	**75.7122**	**2.0300e-003**	**1.8700e-003**	**76.3197**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2740	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7122	75.7122	2.0300e-003	1.8700e-003	76.3197
Total	**0.0316**	**0.0173**	**0.2740**	**7.5000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**75.7122**	**75.7122**	**2.0300e-003**	**1.8700e-003**	**76.3197**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3567	0.1949	3.0959	8.4600e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		855.5476	855.5476	0.0229	0.0211	862.4124
Total	**0.4479**	**2.6523**	**3.8517**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,918.3109**	**1,918.3109**	**0.0276**	**0.1818**	**1,973.1776**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0912	2.4574	0.7559	0.0101	0.3253	0.0236	0.3489	0.0937	0.0226	0.1162		1,062.7634	1,062.7634	4.6300e-003	0.1607	1,110.7651
Worker	0.3567	0.1949	3.0959	8.4600e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		855.5476	855.5476	0.0229	0.0211	862.4124
Total	**0.4479**	**2.6523**	**3.8517**	**0.0185**	**1.2535**	**0.0283**	**1.2818**	**0.3399**	**0.0269**	**0.3668**		**1,918.3109**	**1,918.3109**	**0.0276**	**0.1818**	**1,973.1776**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3314	0.1731	2.8714	8.1900e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		828.2092	828.2092	0.0208	0.0197	834.5823
Total	**0.3885**	**2.2829**	**3.5630**	**0.0179**	**1.2535**	**0.0177**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,854.7985**	**1,854.7985**	**0.0238**	**0.1748**	**1,907.4821**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0571	2.1098	0.6915	9.7200e-003	0.3253	0.0133	0.3386	0.0937	0.0127	0.1064		1,026.5894	1,026.5894	3.0100e-003	0.1552	1,072.8997
Worker	0.3314	0.1731	2.8714	8.1900e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		828.2092	828.2092	0.0208	0.0197	834.5823
Total	**0.3885**	**2.2829**	**3.5630**	**0.0179**	**1.2535**	**0.0177**	**1.2713**	**0.3399**	**0.0168**	**0.3567**		**1,854.7985**	**1,854.7985**	**0.0238**	**0.1748**	**1,907.4821**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3812	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		109.9393	109.9393	2.7500e-003	2.6100e-003	110.7853
Total	**0.0440**	**0.0230**	**0.3812**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**109.9393**	**109.9393**	**2.7500e-003**	**2.6100e-003**	**110.7853**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3812	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		109.9393	109.9393	2.7500e-003	2.6100e-003	110.7853
Total	**0.0440**	**0.0230**	**0.3812**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**109.9393**	**109.9393**	**2.7500e-003**	**2.6100e-003**	**110.7853**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0352	0.5845	1.6700e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		168.5736	168.5736	4.2200e-003	4.0000e-003	169.8707
Total	**0.0675**	**0.0352**	**0.5845**	**1.6700e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**168.5736**	**168.5736**	**4.2200e-003**	**4.0000e-003**	**169.8707**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0675	0.0352	0.5845	1.6700e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		168.5736	168.5736	4.2200e-003	4.0000e-003	169.8707
Total	**0.0675**	**0.0352**	**0.5845**	**1.6700e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**168.5736**	**168.5736**	**4.2200e-003**	**4.0000e-003**	**169.8707**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948
Unmitigated	10.6605	10.7131	75.1778	0.1484	14.3949	0.1277	14.5225	3.8422	0.1198	3.9620		15,099.9963	15,099.9963	0.9500	0.7871	15,358.2948

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Unmitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sutter Parking Garage Expansion & MOB 7

Placer County APCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.59	100,000.00	0
Enclosed Parking with Elevator	192.00	1000sqft	0.94	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage changed based on submitted plans.

Area Mitigation -

Architectural Coating -

Construction Phase - Entire site will be graded and prepped as one phase, but building construction will occur in two phases. Duration of building construction and finishes was extended to account for this.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	250.00
tblConstructionPhase	PhaseEndDate	4/25/2023	5/2/2023
tblConstructionPhase	PhaseEndDate	3/28/2023	5/9/2023

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblLandUse	LotAcreage	2.30	1.59
tblLandUse	LotAcreage	4.41	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2747	17.4814	17.9534	0.0427	7.1647	0.7427	7.9074	3.4465	0.7001	4.1298	0.0000	4,124.1477	4,124.1477	0.7701	0.1855	4,191.2431
2023	67.6891	24.7466	29.5813	0.0610	1.4425	1.0658	2.4426	0.3900	1.0057	1.3783	0.0000	5,873.8874	5,873.8874	1.0054	0.1830	5,953.0738
Maximum	**67.6891**	**24.7466**	**29.5813**	**0.0610**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0057**	**4.1298**	**0.0000**	**5,873.8874**	**5,873.8874**	**1.0054**	**0.1855**	**5,953.0738**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2747	17.4814	17.9534	0.0427	7.1647	0.7427	7.9074	3.4465	0.7001	4.1298	0.0000	4,124.1477	4,124.1477	0.7701	0.1855	4,191.2431
2023	67.6891	24.7466	29.5813	0.0610	1.4425	1.0658	2.4426	0.3900	1.0057	1.3783	0.0000	5,873.8874	5,873.8874	1.0054	0.1830	5,953.0738
Maximum	**67.6891**	**24.7466**	**29.5813**	**0.0610**	**7.1647**	**1.0658**	**7.9074**	**3.4465**	**1.0057**	**4.1298**	**0.0000**	**5,873.8874**	**5,873.8874**	**1.0054**	**0.1855**	**5,953.0738**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895
Total	**11.1297**	**12.7607**	**80.9833**	**0.1407**	**14.3949**	**0.1611**	**14.5560**	**3.8422**	**0.1533**	**3.9955**		**14,578.2591**	**14,578.2591**	**1.1387**	**0.8696**	**14,865.8624**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Energy	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Mobile	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895
Total	**11.1297**	**12.7607**	**80.9833**	**0.1407**	**14.3949**	**0.1611**	**14.5560**	**3.8422**	**0.1533**	**3.9955**		**14,578.2591**	**14,578.2591**	**1.1387**	**0.8696**	**14,865.8624**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/12/2022	5/16/2022	5	3	
2	Grading	Grading	5/17/2022	5/24/2022	5	6	
3	Building Construction	Building Construction	5/25/2022	5/9/2023	5	250	
4	Paving	Paving	3/29/2023	4/11/2023	5	10	
5	Architectural Coating	Architectural Coating	4/12/2023	5/2/2023	5	15	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,520 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1992	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.5749	54.5749	1.9000e-003	1.7300e-003	55.1384
Total	**0.0235**	**0.0172**	**0.1992**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.5749**	**54.5749**	**1.9000e-003**	**1.7300e-003**	**55.1384**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1992	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.5749	54.5749	1.9000e-003	1.7300e-003	55.1384
Total	**0.0235**	**0.0172**	**0.1992**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.5749**	**54.5749**	**1.9000e-003**	**1.7300e-003**	**55.1384**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2490	6.7000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.2186	68.2186	2.3800e-003	2.1600e-003	68.9230
Total	**0.0293**	**0.0215**	**0.2490**	**6.7000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.2186**	**68.2186**	**2.3800e-003**	**2.1600e-003**	**68.9230**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2490	6.7000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.2186	68.2186	2.3800e-003	2.1600e-003	68.9230
Total	**0.0293**	**0.0215**	**0.2490**	**6.7000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.2186**	**68.2186**	**2.3800e-003**	**2.1600e-003**	**68.9230**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3314	0.2433	2.8142	7.6300e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		770.8703	770.8703	0.0269	0.0245	778.8302
Total	**0.4192**	**2.8774**	**3.6001**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3668**		**1,834.8664**	**1,834.8664**	**0.0313**	**0.1855**	**1,890.9201**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0878	2.6341	0.7860	0.0101	0.3253	0.0237	0.3490	0.0937	0.0227	0.1163		1,063.9961	1,063.9961	4.4800e-003	0.1610	1,112.0899
Worker	0.3314	0.2433	2.8142	7.6300e-003	0.9283	4.6800e-003	0.9330	0.2462	4.3100e-003	0.2505		770.8703	770.8703	0.0269	0.0245	778.8302
Total	**0.4192**	**2.8774**	**3.6001**	**0.0177**	**1.2535**	**0.0284**	**1.2819**	**0.3399**	**0.0270**	**0.3668**		**1,834.8664**	**1,834.8664**	**0.0313**	**0.1855**	**1,890.9201**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3083	0.2160	2.6185	7.3800e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		746.4347	746.4347	0.0244	0.0227	753.8216
Total	**0.3614**	**2.4842**	**3.3352**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3567**		**1,775.2873**	**1,775.2873**	**0.0272**	**0.1784**	**1,829.1198**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0531	2.2683	0.7168	9.7400e-003	0.3253	0.0134	0.3386	0.0937	0.0128	0.1064		1,028.8526	1,028.8526	2.8200e-003	0.1556	1,075.2982
Worker	0.3083	0.2160	2.6185	7.3800e-003	0.9283	4.4400e-003	0.9327	0.2462	4.0900e-003	0.2503		746.4347	746.4347	0.0244	0.0227	753.8216
Total	**0.3614**	**2.4842**	**3.3352**	**0.0171**	**1.2535**	**0.0178**	**1.2713**	**0.3399**	**0.0169**	**0.3567**		**1,775.2873**	**1,775.2873**	**0.0272**	**0.1784**	**1,829.1198**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0409	0.0287	0.3476	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		99.0843	99.0843	3.2400e-003	3.0200e-003	100.0648
Total	**0.0409**	**0.0287**	**0.3476**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**99.0843**	**99.0843**	**3.2400e-003**	**3.0200e-003**	**100.0648**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0409	0.0287	0.3476	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		99.0843	99.0843	3.2400e-003	3.0200e-003	100.0648
Total	**0.0409**	**0.0287**	**0.3476**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**99.0843**	**99.0843**	**3.2400e-003**	**3.0200e-003**	**100.0648**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5330	1.5000e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		151.9292	151.9292	4.9700e-003	4.6300e-003	153.4327
Total	**0.0628**	**0.0440**	**0.5330**	**1.5000e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**151.9292**	**151.9292**	**4.9700e-003**	**4.6300e-003**	**153.4327**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	65.3597					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**65.5513**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0628	0.0440	0.5330	1.5000e-003	0.1889	9.0000e-004	0.1898	0.0501	8.3000e-004	0.0510		151.9292	151.9292	4.9700e-003	4.6300e-003	153.4327
Total	**0.0628**	**0.0440**	**0.5330**	**1.5000e-003**	**0.1889**	**9.0000e-004**	**0.1898**	**0.0501**	**8.3000e-004**	**0.0510**		**151.9292**	**151.9292**	**4.9700e-003**	**4.6300e-003**	**153.4327**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895
Unmitigated	8.6021	12.3226	80.5858	0.1380	14.3949	0.1278	14.5227	3.8422	0.1199	3.9621		14,052.8125	14,052.8125	1.1285	0.8600	14,337.2895

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
NaturalGas Unmitigated	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4465.75	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	0.0482	0.4378	0.3678	2.6300e-003		0.0333	0.0333		0.0333	0.0333		525.3828	525.3828	0.0101	9.6300e-003	528.5048
Total		**0.0482**	**0.4378**	**0.3678**	**2.6300e-003**		**0.0333**	**0.0333**		**0.0333**	**0.0333**		**525.3828**	**525.3828**	**0.0101**	**9.6300e-003**	**528.5048**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Unmitigated	2.4794	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2080					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7500e-003	2.7000e-004	0.0298	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0639	0.0639	1.7000e-004		0.0681
Total	**2.4794**	**2.7000e-004**	**0.0298**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0639**	**0.0639**	**1.7000e-004**		**0.0681**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Sutter Parking Garage Expansion & MOB 7

Placer County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	100.00	1000sqft	1.59	100,000.00	0
Enclosed Parking with Elevator	192.00	1000sqft	0.94	192,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage changed based on submitted plans.

Area Mitigation -

Architectural Coating -

Construction Phase - Entire site will be graded and prepped as one phase, but building construction will occur in two phases. Duration of building construction and finishes was extended to account for this.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	220.00	250.00
tblConstructionPhase	PhaseEndDate	4/25/2023	5/2/2023
tblConstructionPhase	PhaseEndDate	3/28/2023	5/9/2023

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblLandUse	LotAcreage	2.30	1.59
tblLandUse	LotAcreage	4.41	0.94

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1853	1.4496	1.4565	3.4900e-003	0.1188	0.0608	0.1797	0.0365	0.0582	0.0946	0.0000	305.6644	305.6644	0.0366	0.0132	310.5043
2023	0.5915	0.7909	0.8818	2.0700e-003	0.0572	0.0318	0.0889	0.0156	0.0304	0.0459	0.0000	181.4449	181.4449	0.0218	7.4100e-003	184.1976
Maximum	**0.5915**	**1.4496**	**1.4565**	**3.4900e-003**	**0.1188**	**0.0608**	**0.1797**	**0.0365**	**0.0582**	**0.0946**	**0.0000**	**305.6644**	**305.6644**	**0.0366**	**0.0132**	**310.5043**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1853	1.4496	1.4565	3.4900e-003	0.1188	0.0608	0.1797	0.0365	0.0582	0.0946	0.0000	305.6642	305.6642	0.0366	0.0132	310.5041
2023	0.5915	0.7909	0.8818	2.0700e-003	0.0572	0.0318	0.0889	0.0156	0.0304	0.0459	0.0000	181.4448	181.4448	0.0218	7.4100e-003	184.1975
Maximum	**0.5915**	**1.4496**	**1.4565**	**3.4900e-003**	**0.1188**	**0.0608**	**0.1797**	**0.0365**	**0.0582**	**0.0946**	**0.0000**	**305.6642**	**305.6642**	**0.0366**	**0.0132**	**310.5041**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-12-2022**	**8-11-2022**	0.6354	0.6354
2	**8-12-2022**	**11-11-2022**	0.6456	0.6456
3	**11-12-2022**	**2-11-2023**	0.6255	0.6255
4	**2-12-2023**	**5-11-2023**	1.1125	1.1125
		Highest	1.1125	1.1125

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3997	517.3997	0.0318	5.2400e-003	519.7560
Mobile	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6750**	**1.6850**	**10.3557**	**0.0197**	**1.8926**	**0.0236**	**1.9162**	**0.5070**	**0.0225**	**0.5296**	**223.2112**	**2,309.4143**	**2,532.6255**	**13.5277**	**0.1180**	**2,905.9758**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Energy	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	517.3997	517.3997	0.0318	5.2400e-003	519.7560
Mobile	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041
Waste						0.0000	0.0000		0.0000	0.0000	219.2302	0.0000	219.2302	12.9561	0.0000	543.1336
Water						0.0000	0.0000		0.0000	0.0000	3.9809	16.3269	20.3078	0.4100	9.7900e-003	33.4766
Total	**1.6750**	**1.6850**	**10.3557**	**0.0197**	**1.8926**	**0.0236**	**1.9162**	**0.5070**	**0.0225**	**0.5296**	**223.2112**	**2,309.4143**	**2,532.6255**	**13.5277**	**0.1180**	**2,905.9758**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/12/2022	5/16/2022	5	3	
2	Grading	Grading	5/17/2022	5/24/2022	5	6	
3	Building Construction	Building Construction	5/25/2022	5/9/2023	5	250	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4	Paving	Paving	3/29/2023	4/11/2023	5	10	
5	Architectural Coating	Architectural Coating	4/12/2023	5/2/2023	5	15	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150,000; Non-Residential Outdoor: 50,000; Striped Parking Area: 11,520 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	113.00	48.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	23.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0759	0.0759	0.0000	0.0000	0.0766
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0759**	**0.0759**	**0.0000**	**0.0000**	**0.0766**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0759	0.0759	0.0000	0.0000	0.0766
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0759**	**0.0759**	**0.0000**	**0.0000**	**0.0766**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1898	0.1898	1.0000e-005	1.0000e-005	0.1916
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1898**	**0.1898**	**1.0000e-005**	**1.0000e-005**	**0.1916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1898	0.1898	1.0000e-005	1.0000e-005	0.1916
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1898**	**0.1898**	**1.0000e-005**	**1.0000e-005**	**0.1916**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1466	1.1537	1.1339	1.9800e-003		0.0555	0.0555		0.0532	0.0532	0.0000	164.0673	164.0673	0.0317	0.0000	164.8586
Total	**0.1466**	**1.1537**	**1.1339**	**1.9800e-003**		**0.0555**	**0.0555**		**0.0532**	**0.0532**	**0.0000**	**164.0673**	**164.0673**	**0.0317**	**0.0000**	**164.8586**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2039	0.0608	8.0000e-004	0.0248	1.8700e-003	0.0266	7.1700e-003	1.7900e-003	8.9600e-003	0.0000	76.2027	76.2027	3.3000e-004	0.0115	79.6462
Worker	0.0248	0.0174	0.2180	6.2000e-004	0.0701	3.7000e-004	0.0705	0.0187	3.4000e-004	0.0190	0.0000	56.4659	56.4659	1.7800e-003	1.6400e-003	56.9984
Total	**0.0319**	**0.2214**	**0.2788**	**1.4200e-003**	**0.0949**	**2.2400e-003**	**0.0971**	**0.0258**	**2.1300e-003**	**0.0280**	**0.0000**	**132.6686**	**132.6686**	**2.1100e-003**	**0.0132**	**136.6446**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1466	1.1537	1.1339	1.9800e-003		0.0555	0.0555		0.0532	0.0532	0.0000	164.0671	164.0671	0.0317	0.0000	164.8584
Total	**0.1466**	**1.1537**	**1.1339**	**1.9800e-003**		**0.0555**	**0.0555**		**0.0532**	**0.0532**	**0.0000**	**164.0671**	**164.0671**	**0.0317**	**0.0000**	**164.8584**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0700e-003	0.2039	0.0608	8.0000e-004	0.0248	1.8700e-003	0.0266	7.1700e-003	1.7900e-003	8.9600e-003	0.0000	76.2027	76.2027	3.3000e-004	0.0115	79.6462
Worker	0.0248	0.0174	0.2180	6.2000e-004	0.0701	3.7000e-004	0.0705	0.0187	3.4000e-004	0.0190	0.0000	56.4659	56.4659	1.7800e-003	1.6400e-003	56.9984
Total	**0.0319**	**0.2214**	**0.2788**	**1.4200e-003**	**0.0949**	**2.2400e-003**	**0.0971**	**0.0258**	**2.1300e-003**	**0.0280**	**0.0000**	**132.6686**	**132.6686**	**2.1100e-003**	**0.0132**	**136.6446**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0788	0.6267	0.6539	1.1500e-003		0.0282	0.0282		0.0271	0.0271	0.0000	95.5430	95.5430	0.0181	0.0000	95.9947
Total	**0.0788**	**0.6267**	**0.6539**	**1.1500e-003**		**0.0282**	**0.0282**		**0.0271**	**0.0271**	**0.0000**	**95.5430**	**95.5430**	**0.0181**	**0.0000**	**95.9947**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5400e-003	0.1020	0.0323	4.5000e-004	0.0144	6.1000e-004	0.0150	4.1800e-003	5.9000e-004	4.7600e-003	0.0000	42.8797	42.8797	1.2000e-004	6.4800e-003	44.8149
Worker	0.0134	8.9900e-003	0.1179	3.5000e-004	0.0408	2.0000e-004	0.0410	0.0109	1.9000e-004	0.0111	0.0000	31.8351	31.8351	9.4000e-004	8.9000e-004	32.1228
Total	**0.0160**	**0.1110**	**0.1503**	**8.0000e-004**	**0.0552**	**8.1000e-004**	**0.0561**	**0.0150**	**7.8000e-004**	**0.0158**	**0.0000**	**74.7148**	**74.7148**	**1.0600e-003**	**7.3700e-003**	**76.9378**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0788	0.6267	0.6539	1.1500e-003		0.0282	0.0282		0.0271	0.0271	0.0000	95.5428	95.5428	0.0181	0.0000	95.9946
Total	**0.0788**	**0.6267**	**0.6539**	**1.1500e-003**		**0.0282**	**0.0282**		**0.0271**	**0.0271**	**0.0000**	**95.5428**	**95.5428**	**0.0181**	**0.0000**	**95.9946**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5400e-003	0.1020	0.0323	4.5000e-004	0.0144	6.1000e-004	0.0150	4.1800e-003	5.9000e-004	4.7600e-003	0.0000	42.8797	42.8797	1.2000e-004	6.4800e-003	44.8149
Worker	0.0134	8.9900e-003	0.1179	3.5000e-004	0.0408	2.0000e-004	0.0410	0.0109	1.9000e-004	0.0111	0.0000	31.8351	31.8351	9.4000e-004	8.9000e-004	32.1228
Total	**0.0160**	**0.1110**	**0.1503**	**8.0000e-004**	**0.0552**	**8.1000e-004**	**0.0561**	**0.0150**	**7.8000e-004**	**0.0158**	**0.0000**	**74.7148**	**74.7148**	**1.0600e-003**	**7.3700e-003**	**76.9378**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8179**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7000e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4593	0.4593	1.0000e-005	1.0000e-005	0.4635
Total	**1.9000e-004**	**1.3000e-004**	**1.7000e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4593**	**0.4593**	**1.0000e-005**	**1.0000e-005**	**0.4635**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8178**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7000e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4593	0.4593	1.0000e-005	1.0000e-005	0.4635
Total	**1.9000e-004**	**1.3000e-004**	**1.7000e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4593**	**0.4593**	**1.0000e-005**	**1.0000e-005**	**0.4635**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4400e-003	9.7700e-003	0.0136	2.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9178
Total	**0.4916**	**9.7700e-003**	**0.0136**	**2.0000e-005**		**5.3000e-004**	**5.3000e-004**		**5.3000e-004**	**5.3000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.1000e-004**	**0.0000**	**1.9178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	3.0000e-004	3.9100e-003	1.0000e-005	1.3500e-003	1.0000e-005	1.3600e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.0565	1.0565	3.0000e-005	3.0000e-005	1.0660
Total	**4.5000e-004**	**3.0000e-004**	**3.9100e-003**	**1.0000e-005**	**1.3500e-003**	**1.0000e-005**	**1.3600e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.0565**	**1.0565**	**3.0000e-005**	**3.0000e-005**	**1.0660**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4400e-003	9.7700e-003	0.0136	2.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	1.9149	1.9149	1.1000e-004	0.0000	1.9178
Total	**0.4916**	**9.7700e-003**	**0.0136**	**2.0000e-005**		**5.3000e-004**	**5.3000e-004**		**5.3000e-004**	**5.3000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.1000e-004**	**0.0000**	**1.9178**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	3.0000e-004	3.9100e-003	1.0000e-005	1.3500e-003	1.0000e-005	1.3600e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.0565	1.0565	3.0000e-005	3.0000e-005	1.0660
Total	**4.5000e-004**	**3.0000e-004**	**3.9100e-003**	**1.0000e-005**	**1.3500e-003**	**1.0000e-005**	**1.3600e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.0565**	**1.0565**	**3.0000e-005**	**3.0000e-005**	**1.0660**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041
Unmitigated	1.2140	1.6050	10.2859	0.0192	1.8926	0.0175	1.9101	0.5070	0.0165	0.5235	0.0000	1,775.6826	1,775.6826	0.1297	0.1030	1,809.6041

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Medical Office Building	3,480.00	857.00	142.00	5,144,491	5,144,491
Total	3,480.00	857.00	142.00	5,144,491	5,144,491

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.4167	430.4167	0.0301	3.6500e-003	432.2561
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	430.4167	430.4167	0.0301	3.6500e-003	432.2561
NaturalGas Mitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
NaturalGas Unmitigated	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1.63e+006	8.7900e-003	0.0799	0.0671	4.8000e-004		6.0700e-003	6.0700e-003		6.0700e-003	6.0700e-003	0.0000	86.9830	86.9830	1.6700e-003	1.5900e-003	87.4999
Total		**8.7900e-003**	**0.0799**	**0.0671**	**4.8000e-004**		**6.0700e-003**	**6.0700e-003**		**6.0700e-003**	**6.0700e-003**	**0.0000**	**86.9830**	**86.9830**	**1.6700e-003**	**1.5900e-003**	**87.4999**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04448e+006	223.6091	0.0156	1.9000e-003	224.5647
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.4167**	**0.0301**	**3.6500e-003**	**432.2561**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04448e+006	223.6091	0.0156	1.9000e-003	224.5647
Medical Office Building	966000	206.8076	0.0145	1.7500e-003	207.6914
Total		**430.4167**	**0.0301**	**3.6500e-003**	**432.2561**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Unmitigated	0.4522	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5000e-004	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Total	**0.4522**	**2.0000e-005**	**2.6800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.2200e-003**	**5.2200e-003**	**1.0000e-005**	**0.0000**	**5.5600e-003**

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0490					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4030					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.5000e-004	2.0000e-005	2.6800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.2200e-003	5.2200e-003	1.0000e-005	0.0000	5.5600e-003
Total	**0.4522**	**2.0000e-005**	**2.6800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.2200e-003**	**5.2200e-003**	**1.0000e-005**	**0.0000**	**5.5600e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.3078	0.4100	9.7900e-003	33.4766
Unmitigated	20.3078	0.4100	9.7900e-003	33.4766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	12.5481 / 2.39011	20.3078	0.4100	9.7900e-003	33.4766
Total		**20.3078**	**0.4100**	**9.7900e-003**	**33.4766**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	219.2302	12.9561	0.0000	543.1336
Unmitigated	219.2302	12.9561	0.0000	543.1336

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1080	219.2302	12.9561	0.0000	543.1336
Total		**219.2302**	**12.9561**	**0.0000**	**543.1336**

9.0 Operational Offroad

Sutter Parking Garage Expansion & MOB 7 - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

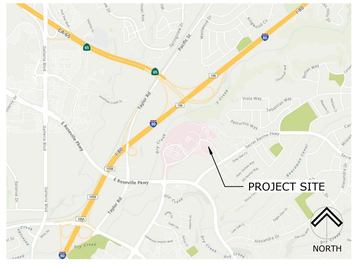
ABBREVIATIONS

#	POUND/NUMBER	CPT.	CARPET	FLUOR.	FLUORESCENT	MTL.	METAL	SMS.	SHEET METAL SCREW
&	AND	CTSK.	COUNTERSINK	FPRF.	FIREPROOF	MUL.	MULLION	SPEC.	SPECIFICATION
(E)	EXISTING			FT.	FOOT/FEET			SQ.	SQUARE
(N)	NEW	D.F.	DRINKING FOUNTAIN	FTG.	FOOTING	N.	NORTH	STA.	STATION
<	ANGLE	D.O.	DOOR OPENING	FURR.	FURRING	N.I.C.	NOT IN CONTRACT	STD.	STANDARD
@	AT	D.S.P.	DRY STANDPIPE	FUT.	FUTURE	N.T.S.	NOT TO SCALE	STL.	STEEL
C/L	CENTERLINE	DBL.	DOUBLE			NO.	NUMBER	STOR.	STORAGE
P/L	PLATE/PROPERTY LINE	DEPT.	DEPARTMENT	G.B.	GRAB BAR/GRADE BREAK	NOM.	NOMINAL	STRUC.	STRUCTURAL
ø/DIA.	DIAMETER/ROUND	DET.	DETAIL	G.F.R.G.	GLASS FIBER REINFORCED GYPSUM			SUSP.	SUSPENDED
		DIA.	DIAMETER	G.I.	GALVANIZED IRON	O.A.	OVERALL	SYM.	SYMMETRICAL
A.B.	AGGREGATE BASE	DIM.	DIMENSION	GA.	GAUGE	O.C.	ON CENTER		
A.C.	ASHPHALT CONCRETE	DISP.	DISPENSER	GALV.	GALVANIZED	O.D.	OUTSIDE DIAMETER/DIMENSION	T.	TREAD
A.D.	AREA DRAIN	DN.	DOWN	GL.	GLASS	O.H.	OVERHEAD	T.&B.	TOP AND BOTTOM
A.F.F.	ABOVE FINISHED FLOOR	DR.	DOOR	GND.	GROUND	O/	OVER	T.&G.	TONGUE AND GROOVE
ACOUS.	ACOUSTICAL	DS.	DOWNSPOUT	GR.	GRADE	OFF.	OFFICE	T.C.	TOP OF CURB
ADJ.	ADJUSTABLE	DWG.	DRAWING	GYP.	GYPSUM	OPNG.	OPENING	T.O.	TOP OF
AHU.	AIR HANDLING UNIT	DWR.	DRAWER			OPP.	OPPOSITE	T.O.F.	TOP OF FRAMING
ALUM.	ALUMINUM			H.B.	HOSE BIBB			T.O.S.	TOP OF STEEL
APPROX.	APPROXIMATE	E.	EACH	H.C.	HOLLOW CORE/ACCESSIBLE CURB RAMP	P.C.	PRECAST	T.S.	TUBE STEEL
ARCH.	ARCHITECTURAL	E.J.	EXPANSION JOINT	H.G.	HARDWARE GROUP	P.I.V.	POST INDICATOR VALVE	T.V.	TELEVISION
ASB.	ASBESTOS	E.P.	ELECTRICAL PANELBOARD	H.M.	HOLLOW METAL	P.M.	PRESSED METAL	T.W.	TOP OF WALL
AUTO.	AUTOMATIC	E.W.C.	ELECTRIC WATER COOLER	HDWD.	HARDWOOD	P.O.C.	POINT OF CONNECTION	TEL.	TELEPHONE
		EA.	EACH	HDWE.	HARDWARE	P.T.	PRESSURE TREATED	TER.	TERAZZO
B.D.F.	BUILDING DISTRIBUTION FACILITY	EL.	ELEVATION	HORIZ.	HORIZONTAL	PL.	PLATE	THK.	THICK
B.F.P.	BACK FLOW PREVENTER	ELEC.	ELECTRICAL	HR.	HOUR	PLAS.	PLASTER/PLASTIC	TYP.	TYPICAL
BD.	BOARD	ELEV.	ELEVATION	HSS.	HOLLOW STEEL SECTION	PLYWD.	PLYWOOD		
BIT.	BITUMINOUS	EMER.	EMERGENCY	HT.	HEIGHT	PR.	PAIR	U.O.N.	UNLESS OTHERWISE NOTED
BLDG.	BUILDING	ENCL.	ENCLOSURE			PT.	POINT	UR.	URINAL
BLK.	BLOCK	EQ.	EQUAL	I.D.	INSIDE DIAMETER/DIMENSION	PTN.	PARTITION		
BLKG.	BLOCKING	EQUIP.	EQUIPMENT	I.D.F.	INTERMEDIATE DISTRIBUTION FACILITY	Q.T.	QUARRY TILE	VCT.	VINYL COMPOSITION TILE
BM.	BEAM	EXIST.	EXISTING	INSUL.	INSULATION	R.	RISER/RADIUS	VERT.	VERTICAL
BTM.	BOTTOM	EXP.	EXPANSION	INT.	INTERIOR	R.D.	ROOF DRAIN	VEST.	VESTIBULE
BW.	BACK OF WALK	EXT.	EXTERIOR			R.O.	ROUGH OPENING	VF	VENDOR FURNISHED
				JAN.	JANITOR	R.W.L.	RAIN WATER LEADER	VI	VENDOR INSTALLED
C.B.	CATCH BASIN	F.A.	FIRE ALARM	JT.	JOINT	REF.	REFRIGERATOR	W.	WEST
C.G.	CORNER GUARD	F.A.A.N.	FIRE ALARM REMOTE ANNUNCIATOR			REG.	REGISTER	W.C.	WATER CLOSET
C.I.	CAST IRON	F.B.	FLAT BAR	KIT.	KITCHEN	REINF.	REINFORCED	W/	WITH
C.I.D.	CLEAR INSIDE DIMENSION	F.D.	FLOOR DRAIN			REQD.	REQUIRED	W/O	WITHOUT
C.J.	CONTROL JOINT	F.D.C.	FIRE DEPARTMENT CONNECTION	LAB.	LABORATORY	RESIL.	RESILIENT	WD.	WOOD
C.L.	CENTERLINE	F.E.	FIRE EXTINGUISHER	LAM.	LAMINATE	RM.	ROOM	WP.	WATERPROOF/WORK POINT
C.M.U.	CONCRETE MASONRY UNIT	F.E.C.	FIRE EXTINGUISHER CABINET	LAV.	LAVATORY	RWD.	REDWOOD	WSCT.	WAINSCOT
C.O.	CASED OPENING/CLEAN OUT	F.F.	FINISH FLOOR	LKR.	LOCKER			WT.	WEIGHT
C/L	CENTERLINE	F.F.E.	FINISH FLOOR ELEVATION	LT.	LIGHT	S.	SOUTH		
CAB.	CABINET	F.H.	FIRE HYDRANT			S.C.	SOLID CORE	XFMR.	TRANSFORMER
CEM.	CEMENT	F.H.V.C.	FIRE HOSE VALVE CABINET	M.C.	MEDICINE CABINET	S.S.	STAINLESS STEEL		
CER.	CERAMIC	F.O.	FACE OF	M.O.	MASONRY OPENING	S.V.	SHEET VINYL		
CLG.	CEILING	F.O.C.	FACE OF CONCRETE/CURB	MAX.	MAXIMUM	SCHED.	SCHEDULE		
CLKG.	CAULKING	F.O.F.	FACE OF FINISH	MDF.	MEDIUM DENSITY FIBERBOARD	SECT.	SECTION		
CLO.	CLOSET	F.O.M.	FACE OF MASONRY	MECH.	MECHANICAL	SH.	SHELF		
CLR.	CLEAR	F.O.S.	FACE OF STUDS	MEMB.	MEMBRANE	SHT.	SHEET		
CNTR.	COUNTER	F.R.T.	FIRE RETARDANT TREATED	MFR.	MANUFACTURER	SHWR.	SHOWER		
COL.	COLUMN	F.S.	FULL SIZE	MH.	MANHOLE	SIM.	SIMILAR		
CONC.	CONCRETE	FDN.	FOUNDATION	MIN.	MINIMUM	SMH.	SEWER MANHOLE		
CONN.	CONNECTION	FIN.	FINISH	MIRR.	MIRROR				
CONSTR.	CONSTRUCTION	FL.	FLOW LINE	MISC.	MISCELLANEOUS				
CONT.	CONTINUOUS	FLASH.	FLASHING	MTD.	MOUNTED				
COORD.	COORDINATE	FLR.	FLOOR						
CORR.	CORRIDOR								

SYMBOLS

- GRID LINE TYPICAL
- WORK POINT, CONTROL POINT OR DATUM POINT
- ROOM NAME / ROOM NUMBER
- KEYNOTE TAG - CSI PREFIX — SEE NOTES ON SIDE OF SHEET
- DEMOLITION KEYNOTE TAG — SEE NOTES ON SIDE OF SHEET
- DOOR TAG — SEE DOOR SCHEDULE SHEET
- WINDOW TAG — SEE WINDOW SCHEDULE SHEET
- EQUIPMENT DESIGNATION — SEE EQUIPMENT SCHEDULE SHEET
- ACCESSORIES DESIGNATION — SEE EQUIPMENT SCHEDULE SHEET
- MILLWORK TYPE TAG — WI NUMBER, HEIGHT, DEPTH, WIDTH
- FINISH MATERIAL TAG
- FINISH MATERIAL TAG (CEILING)
- FINISH MATERIAL TAG (FLOOR)
- SIGNAGE TYPE TAG — SIGN NO., SIGN TYPE
- WALL TYPE TAG — SEE DETAILS
- REVISION TAG
- DETAIL TAG — REFERENCE NO., SHEET NO. — SEE SHEET INDICATED
- INTERIOR ELEVATION TAG — REFERENCE NO., SHEET NO. — SEE SHEET INDICATED
- SECTION CUT/EXTERIOR ELEVATION TAG — REFERENCE NO., SHEET NO. — SEE SHEET INDICATED

VICINITY MAP



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PROJECT SUMMARY

PROJECT LOCATION: 12 MEDICAL PLAZA, ROSEVILLE, CA 95661

PROJECT DESCRIPTION:

EXPANSION OF EXISTING PARKING GARAGE ON AN EXISTING MEDICAL CENTER CAMPUS. EXISTING GARAGE IS 5 LEVELS AND THE PROPOSED EXPANSION WILL BE 6 LEVELS. THE GARAGE WILL BE LOCATED IMMEDIATELY TO THE EAST OF THE EXISTING GARAGE AND DIRECTLY NORTH OF AN EXISTING MEDICAL OFFICE BUILDING. THE EXPANSION WILL HAVE ONE ADDITIONAL ENTRY INTO THE GARAGE AT THE EAST WHILE STILL UTILIZING THE EXISTING GARAGE ENTRIES FROM THE NORTH AND WEST. SITE IMPROVEMENTS ARE INCLUDED IN THE SCOPE OF WORK AS WELL AS MECHANICAL, PLUMBING, AND ELECTRICAL UTILITIES.

TYPE OF CONSTRUCTION: TYPE IIB

OCCUPANCY: 'S-2' OCCUPANCY, WITH ADDITIONAL REQUIREMENTS LISTED IN CBC SECTION 406

BUILDING AREA:	EXISTING	NEW EXPANSION	TOTAL
LEVEL 01	33,295 SF	33,031 SF	66,326 SF
LEVEL 02	34,245 SF	32,640 SF	66,885 SF
LEVEL 03	34,245 SF	33,035 SF	67,280 SF
LEVEL 04	34,245 SF	33,035 SF	67,280 SF
LEVEL 05	31,498 SF	28,196 SF	59,694 SF
LEVEL 06	-	32,020 SF	32,020 SF
TOTAL	167,528 SF	191,957 SF	359,485 SF

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	CEC	CALIFORNIA ELECTRIC CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019		CALIFORNIA ENERGY CODE
2019	CFC	CALIFORNIA FIRE CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019		CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

CFC SECTION 503 FIRE APPARATUS ACCESS ROAD:

PER CFC 503.1.1, EXCEPTION 1, THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1, 903.3.1.2, OR 903.3.1.3.

BICYCLE PARKING CALCULATIONS

CALIFORNIA GREEN BUILDING STANDARDS CODE
5.106.4 BICYCLE PARKING

PARKING SPACES PROVIDED AT GARAGE EXPANSION: 463
PARKING SPACES REQUIRED FOR MOB 10: 332
463 - 332 = 131 PARKING SPACES NOT NEEDED FOR MOB 10

SHORT-TERM: 5% OF PARKING SPACES WITHIN 200 FEET OF VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.
5% OF 332 = 17 SHORT-TERM BICYCLE SPACES AT MOB 10
5% OF 131 = 7 SHORT-TERM BICYCLE SPACES AT PARKING GARAGE

LONG-TERM: 5% OF PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.
5% OF 463 = 24 LONG-TERM BICYCLE SPACES AT PARKING GARAGE.

VEHICLE PARKING CALCULATIONS

TOTAL PARKING COUNT

LEVEL	EXISTING GARAGE	EXPANSION	TOTAL
LEVEL 01	97	89	186
LEVEL 02	94	96	190
LEVEL 03	96	101	197
LEVEL 04	100	101	201
LEVEL 05	90	80	170
LEVEL 06	-	84	84
TOTAL	**477**	**551**	**1,028**

PARKING STALLS NEEDED IN THE GARAGE
[PER 2022 FEHR & PEERS TRAFFIC STUDY - 3.31 SPACES PER 1000 SF]
- TOTAL STALLS REQUIRED FOR MOB 10 (100,000 SF) = 332
- TOTAL SURFACE STALLS PROVIDED AT MOB 10 (PHASE 2) = - 8
- TOTAL STALLS REQUIRED IN PARKING GARAGE EXPANSION = **324**

PARKING STALLS PROVIDED IN THE GARAGE
- PARKING GARAGE EXPANSION COUNT = 551
- SURFACE STALLS LOST TO GARAGE EXPANSION = - 93
- SURFACE STALLS DISPLACED BY MOB 10 = - 90
- EXISTING GARAGE STALLS DISPLACED BY EXPANSION = - 14
- NET GAIN OF PARKING STALLS = **345**

PARKING COUNT - BY STALL TYPE

EXISTING GARAGE

LEVEL	STANDARD	COMPACT	CLEAN AIR/ CARPOOL/EV	CLEAN AIR	ACCESSIBLE
LEVEL 01	43	51	1	0	2
LEVEL 02	59	35	0	0	0
LEVEL 03	57	39	0	0	0
LEVEL 04	56	43	0	0	1
LEVEL 05	53	34	0	0	3
TOTAL	**268**	**202**	**1**	**0**	**6**

EXISTING SURFACE LOT -TO BE REMOVED

LEVEL	STANDARD	COMPACT	CLEAN AIR/ CARPOOL/EV	CLEAN AIR	ACCESSIBLE	TOTAL
LEVEL 01	41	29	1	0	22	93

EXPANSION

LEVEL	STANDARD	COMPACT	CLEAN AIR/ CARPOOL/EV	CLEAN AIR	ACCESSIBLE
LEVEL 01	11	13	34	11	20
LEVEL 02	52	12	28	0	4
LEVEL 03	52	43	0	0	6
LEVEL 04	51	43	1	0	6
LEVEL 05	39	34	1	0	6
LEVEL 06	47	37	0	0	0
TOTAL	**252**	**182**	**64**	**11**	**42**

ACCESSIBLE STALL COUNT - BY STALL TYPE

EXISTING GARAGE

LEVEL	STANDARD	VAN	EV - STANDARD	EV - VAN	EV - AMBULATORY
LEVEL 01	0	1	1	0	0
LEVEL 02	0	0	0	0	0
LEVEL 03	0	0	0	0	0
LEVEL 04	1	0	0	0	0
LEVEL 05	2	1	0	0	0
TOTAL	**5**	**2**	**1**	**0**	**0**

EXPANSION

LEVEL	STANDARD	VAN	EV - STANDARD	EV - VAN	EV - AMBULATORY
LEVEL 01	17	3	3	1	2
LEVEL 02	3	1	0	0	0
LEVEL 03	5	1	0	0	0
LEVEL 04	6	1	0	0	1
LEVEL 05	7	2	0	0	1
LEVEL 06	0	0	0	0	0
TOTAL	**38**	**9**	**4**	**1**	**4**

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CITY APPROVAL STAMP

City of Roseville Approval

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

COVER SHEET

C1009.00
AS SHOWN
03/28/2022

PG0.00

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.
2. FOR ELEVATIONS REFER TO BENCHMARK REFERENCED ON SHEET C2.01.
3. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT CITY OF ROSEVILLE STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE CITY OF ROSEVILLE STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE "CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND PLANS".
4. DRAWING NUMBERS SHOWN ON THE PLANS REFER TO CITY OF ROSEVILLE STANDARD PLANS, SHOWN THUS: C.O.R. DETAIL NO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
6. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS.
7. EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
8. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE WITHIN THE CITY RIGHT-OF-WAY FROM THE CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT, AND NOTIFY THE CITY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CITY OF ROSEVILLE.
10. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.
11. ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

    "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
12. THE CONTRACTOR SHALL CONTACT THE CITY OF ROSEVILLE AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.
13. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800-227-2600).
14. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
15. WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER IF LOCATED WITHIN CITY RIGHT-OF-WAY.
16. PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
17. THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
18. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
19. CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.
20. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF ROSEVILLE FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE CITY OF ROSEVILLE FIRE DEPARTMENT.
21. THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-08-DWQ COMPLIANCE IS MANDATORY PER THE CITY OF ROSEVILLE'S GRADING AND EROSION CONTROL STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE CITY.
23. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF ROSEVILLE.
24. THE CONTRACTOR SHALL FURNISH, INSTALL OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
25. SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ONSITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.
26. ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEANED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILLED THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.
27. THE SUBGRADE SOILS BENEATH ALL PAVING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.
28. ANY SOFT OF LOOSE SOIL POCKETS FOUND ONSITE DURING THE STRIPPING OR RECOMPACTION PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.
29. ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS A MAXIMUM OF 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE OWNER'S SOIL ENGINEER.
30. SUBGRADE SOILS UNDER EXTERIOR CONCRETE SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.
31. CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.

GRADING NOTES

1. GRADING AND LAND STABILIZATION SHALL INCLUDE EXCAVATION AND FILL OF STREETS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SOILS ENGINEER AND UNDER THE DIRECTION, SUPERVISION, MONITORING, TESTING AND APPROVAL OF THE OWNER AND OWNER'S SOILS ENGINEER.
2. GRADING AND LAND STABILIZATION SHALL INCLUDE COST OF DEWATERING; REMOVING FROM THE SITE ALL STRIPPED VEGETATION, DEBRIS, STRUCTURES, POWER POLES, EXISTING PAVEMENT, BUILDINGS, TREES, AND OTHER DELETERIOUS MATERIALS.
3. STOCKPILES OF EXISTING DELETERIOUS MATERIAL SHALL BE DISPOSED OF UNDER THE DIRECTION AND SUPERVISION OF THE OWNER AND OWNER'S SOILS ENGINEER.
4. ALL IMPORTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER.
5. TOPOGRAPHICAL INFORMATION SHOWN REFLECTS A TOPOGRAPHY SURVEY PERFORMED BY SIEGFRIED ENGINEERING AND RECORD INFORMATION, CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
6. ANY AND ALL SEDIMENT AND/OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND THE CITY'S APPROVAL OF THESE PLANS AND "REFERENCE DETAILS" DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS APPROVED BY THE CITY'S STORM WATER DIVISION.

UTILITY NOTES

WATER

1. ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE CITY OF ROSEVILLE SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE CITY.
2. ALL WATER SERVICES SHALL BE 1" MINIMUM. WATER SERVICE SHALL BE CONNECTED TO WATER MAINS WITH TWO-STRAP BRONZE SADDLES. CITY SHALL MAKE ALL TAPS ON EXISTING WATER MAINS ONLY.
3. ALL VALVES, TEES AND CROSSES TO BE FLANGED TO THEIR RESPECTIVE FITTINGS. WATER VALVES TO BE RESILIENT SEAT ONLY.
4. WATER LINES, VALVES, BACKFLOW PREVENTER DEVICES, FIRE HYDRANTS, ETC. SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
5. ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF 4' BELOW FINISH GRADE WITH STEM EXTENSION UNITS.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS ON WATER LINE IN ACCORDANCE WITH THE CITY OF ROSEVILLE SPECIFICATIONS AND DETAILS.

STORM DRAIN

1. STORM DRAIN PIPE SIZES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE DESIGN ENGINEER.
2. STORM DRAIN PIPE ALTERNATIVES:
    a. PRECAST REINFORCED CONCRETE PIPE (RCP), PER CITY OF ROSEVILLE STANDARD
    b. HIGH DENSITY POLYETHYLENE PIPE (HDPE), PER CITY OF ROSEVILLE STANDARD
    c. POLYVINYL CHLORIDE PIPE (PVC), PER CITY OF ROSEVILLE STANDARD
    d. STEEL REINFORCED HIGH DENSITY POLYETHYLENE PIPE (SRHDPE), PER CITY OF ROSEVILLE STANDARD
    e. CAST-IN-PLACE CONCRETE PIPE, PER CITY OF ROSEVILLE STANDARD
3. CATCH BASINS TO BE CONSTRUCTED PER CITY STANDARD DETAILS.
4. ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF PROJECT SIZE, SHALL CONFORM TO CHAPTER 16 OF THESE STANDARDS. PROJECTS GREATER THAN ONE (1) ACRE SHALL ALSO CONFORM TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES AND PIPE SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.

ABBREVIATION / DESCRIPTION

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BCR	BEGINNING OF CURB RETURN
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
C & G	CURB AND GUTTER
C,G, & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
COR	CITY OF ROSEVILLE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
ECR	END OF CURB RETURN
EL	ELEVATION
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POT	POINT OF TANGENCY
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

LEGEND

EXISTING		PROPOSED
100	CONTOUR MAJOR	100
95	CONTOUR MINOR	95
11.93EC	CONCRETE ELEVATION	11.93C
11.93ETC / 11.43EP	TOP OF CURB ELEVATION / PAVEMENT ELEVATION	11.93TC / 11.43P
12.05EP	PAVEMENT ELEVATION	12.05P
11.93ETC / 11.43EFL	TOP OF CURB ELEVATION / FLOW LINE ELEVATION	11.93TC / 11.43FL
12.05EFL	FLOWLINE ELEVATION	12.05FL
12.05EFG	FINISHED GRADE ELEVATION	12.05FG
	PROPERTY & R/W LINE	
	EASEMENT LINE	
8"SS	SANITARY SEWER LINE	8"SS
8"SD	STORM DRAIN LINE	8"SD
12"W	WATER LINE	12"W
6"FS	FIRE SERVICE LINE	6"FS
	AREA DRAIN	
	DRAIN INLET	
	CATCH BASIN	
	CONCRETE WALK	
	6" VERTICAL CURB	
	GATE VALVE	
	SITE LIGHT	
	FIRE HYDRANT	
	UTILITY POLE	
	ANCHOR GUY	
	SIGN	
B	BOLLARD	
	TREE	
BFP	BACKFLOW PREVENTER	BFP
	FIRE DEPARTMENT CONNECTION	
E E	ELECTRICAL BOX	E E
W	WATER METER	W
	MAINTENANCE HOLE PER COR STD DETAIL NO. DR-4	
TSB T	TRAFFIC SIGNAL BOX/VAULT	TSB T
C	CABLE BOX	C
	TRUNCATED DOMES PER ARCHITECTURAL PLAN DETAILS	

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

GENERAL NOTES

C1009.00
AS SHOWN
3/28/2022

CG1.01

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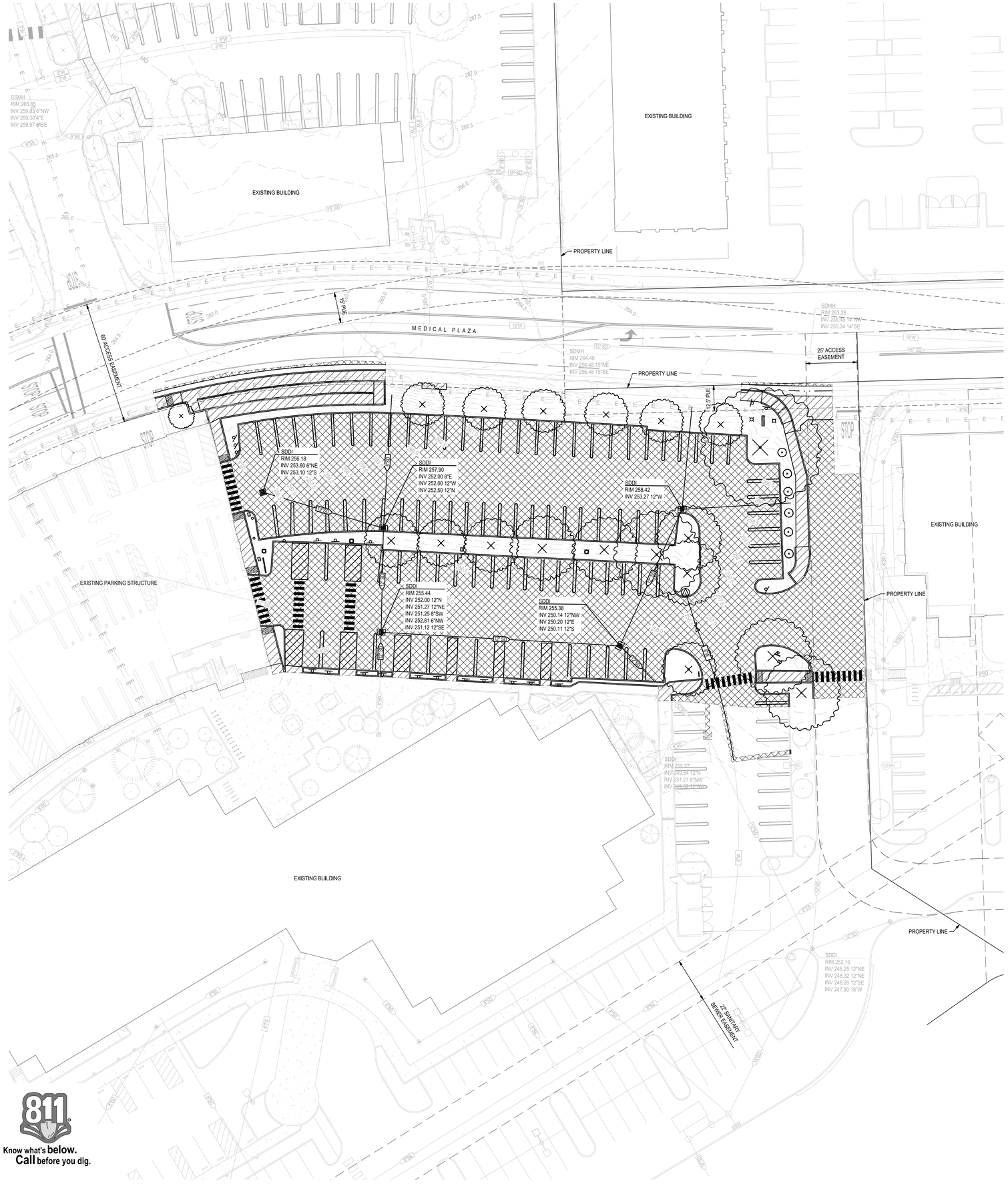

DEMOLITION LEGEND:

- CLEAR AND GRUB EXISTING UNDEVELOPED AREAS, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS.
- REMOVE AND DISPOSE OF EXISTING CONCRETE, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS.
- REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS.
- EXISTING CONCRETE TO REMAIN

DEMOLITION NOTES:

1. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL HAVE THE EXISTING DRY UTILITIES POT HOLED FOR VERIFICATION OF LOCATION AND DEPTH. AT SUCH TIME, POT HOLE DATA SHALL BE PROVIDED TO THE ENGINEER FOR DETERMINATION OF ADEQUATE CLEARANCE AND SEPARATION.
2. ALL EXCAVATIONS SPOILS, INCLUDING, BUT NOT LIMITED TO CONCRETE AND PAVEMENT EXCAVATION, SHALL BE EXPORTED AND DISPOSED OF BY THE CONTRACTOR.
3. EXISTING STRUCTURES, CONCRETE, PAVEMENT, FENCES, CURBS, UTILITY BOXES, LIGHTS, GATES, ETC. NOT CALLED OUT IN PLANS TO BE REMOVED OR TO REMAIN SHALL BE PROTECTED IN PLACE.
4. CONTRACTOR TO PROVIDE TREE PROTECTION AS NECESSARY DURING CONSTRUCTION TO PRESERVE EXISTING TREES. TREES NOT IDENTIFIED AS TO BE REMOVED OR TO REMAIN ARE ASSUMED TO REMAIN.

0' 10' 20' 40'
SCALE: 1"=20'

811 Know what's below. Call before you dig.

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STRUCTURAL
LANDSCAPE ARCHITECTURE
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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

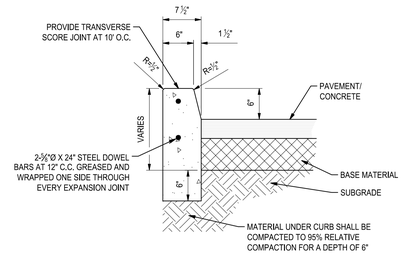
TOPOGRAPHY & DEMOLITION PLAN

C1009.00
AS SHOWN
3/28/2022

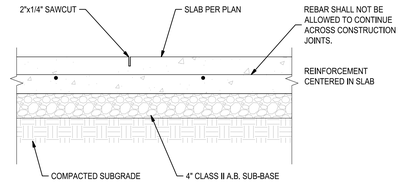
CG2.01

PAVING LEGEND:

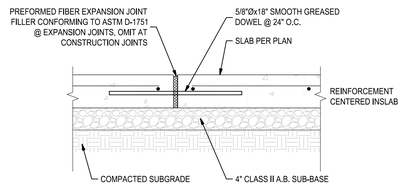
- CONCRETE
- ASPHALT PAVEMENT
- TRUNCATED DOMES
  TRUNCATED DOMES COMPLYING WITH CBC 11B-705.
- EXISTING CONCRETE
  CONCRETE TO REMAIN



1 6" VERTICAL CONCRETE CURB
NOT TO SCALE



2 WEAKEND PLANE JOINT
NOT TO SCALE



3 CONSTRUCTION JOINT
NOT TO SCALE

GENERAL PAVING AND DIMENSIONING NOTES:

ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION).

1. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
3. ALL COORDINATE POINTS ARE AT FACE OF CURB OR RADIUS POINT. BUILDING CONTROL POINTS ARE AT THE OUTER MOST EDGE OF THE BUILDING ENVELOPE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
7. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
8. REFER TO SITE PAVING PLAN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
9. SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
12. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND WHITE ON TOP OF 6" WIDE BLACK STRIPE ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
13. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
14. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
15. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
16. ALL CONCRETE SIDEWALK SHALL BE 5' MIN. WIDTH UNLESS OTHERWISE SPECIFIED. SLOPED AT 1.25% TOWARDS CURB.
17. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
18. FOR ACCESSIBLE PATH OF TRAVEL, SEE SHEET C4.0, OVERALL GRADING PLAN.

0' 10' 20' 40'
SCALE: 1"=20'

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

PAVING & DIMENSIONING PLAN

C1009.00
AS SHOWN
3/28/2022

CG3.01

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LEGEND

%	GRADE SLOPE PERCENTAGE
3.0	EXISTING GROUND CONTOUR
3.0	PROPOSED GROUND CONTOUR
G.B.	GRADE BREAK
RIDGE	RIDGE

GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

Know what's **below.**
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0' 10' 20' 40'
SCALE: 1"=20'

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

GRADING PLAN

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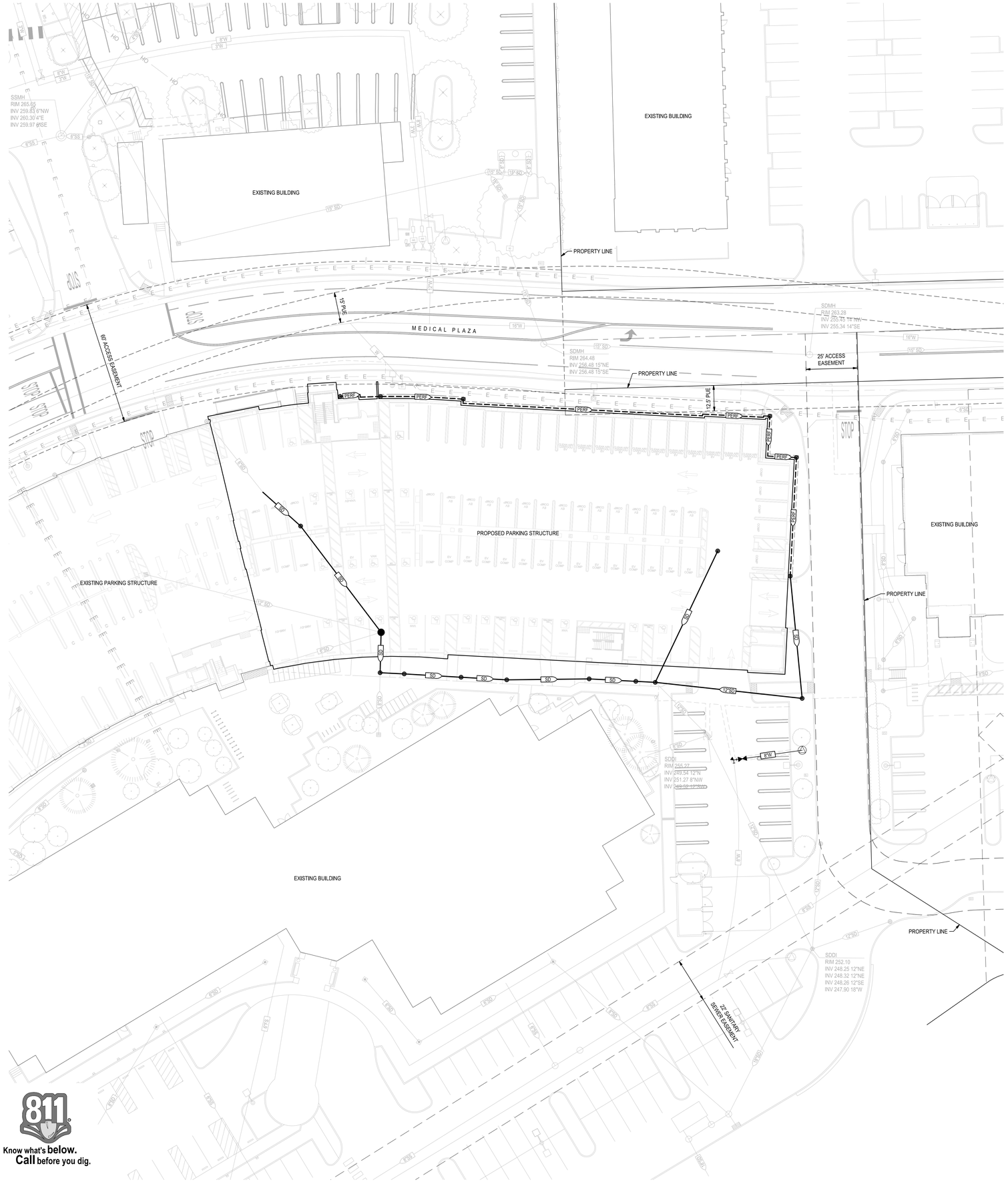
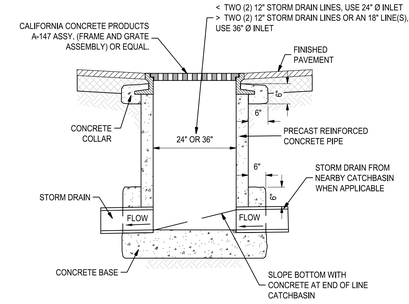
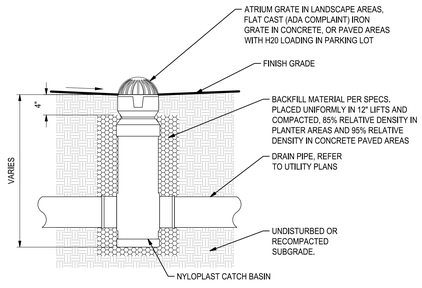


UTILITY LEGEND:

- PROPOSED MANHOLE
- PROPOSED DRAIN INLET
- SHUT OFF VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTION DEVICE
- EXISTING MANHOLE
- EXISTING UTILITY BOX/VAULT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED FIRE HYDRANT LINE
- PROPOSED IRRIGATION LINE
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER LINE
- EXISTING OVERHEAD LINE
- EXISTING AT&T LINE
- EXISTING PG&E LINE



1 STORM DRAIN INLET
NOT TO SCALE



2 AREA DRAIN
NOT TO SCALE

UTILITY CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
4. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN
8. WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF STOCKTON FOR THIS WORK.
9. PROVIDE AN 18 GAUGE (BLUE) TRACER WIRE WITH SITE PVC PIPING

EXISTING UTILITIES:

1. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FORM UTILITY COMPANIES.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR OF CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

0' 10' 20' 40'
SCALE: 1"=20'

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

UTILITY PLAN

C1009.00
AS SHOWN
3/28/2022

CG5.01

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LIGHTING LEGEND

0.50 FT-CDL COVERAGE AREA

0.50 FT-CDL CONTOUR

PARKING LOT LIGHTING
KIM LIGHTING VL SERIES VLA29W5 750W HPS 480V FIXTURES ON A 30 POLE WITH A 2 FOOT CONCRETE BASE. CUT OFF SHIELD WILL BE UTILIZED AS REQUIRED TO PREVENT SPILL OVER LIGHTING.

EXISTING PROPOSED

KIM LIGHTING - CURVILINER VL SERIES LIGHT FIXTURES

0' 10' 20' 40'
SCALE: 1"=20'

Know what's **below.**
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PHOTOMETRICS PLAN

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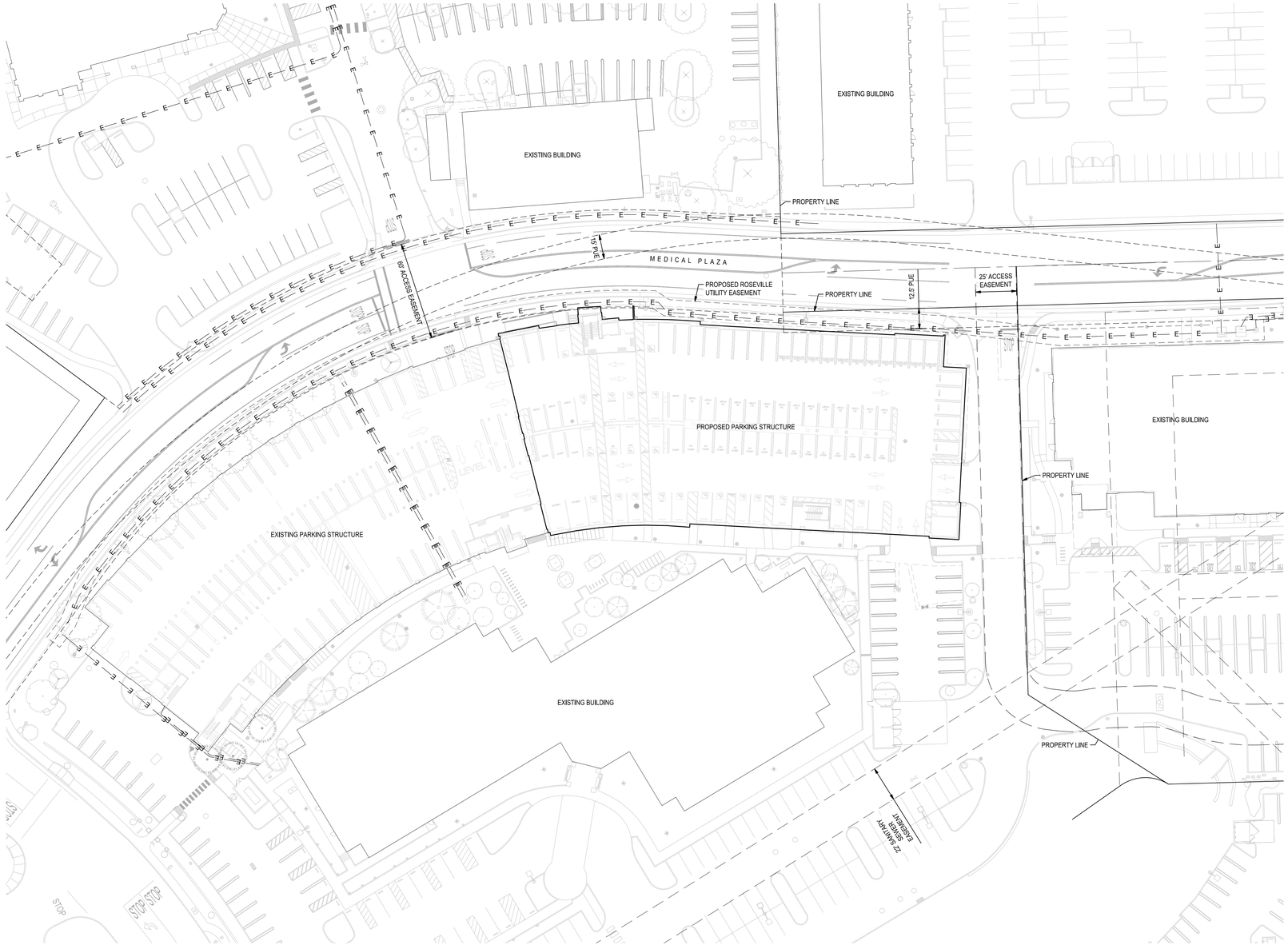
AS SHOWN
3/28/2022

CG5.02



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ROSEVILLE, CA 95661

UTILITY EASEMENT EXHIBIT

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AS SHOWN
3/28/2022

CG5.03

0' 15' 30' 60'
SCALE: 1"=30'

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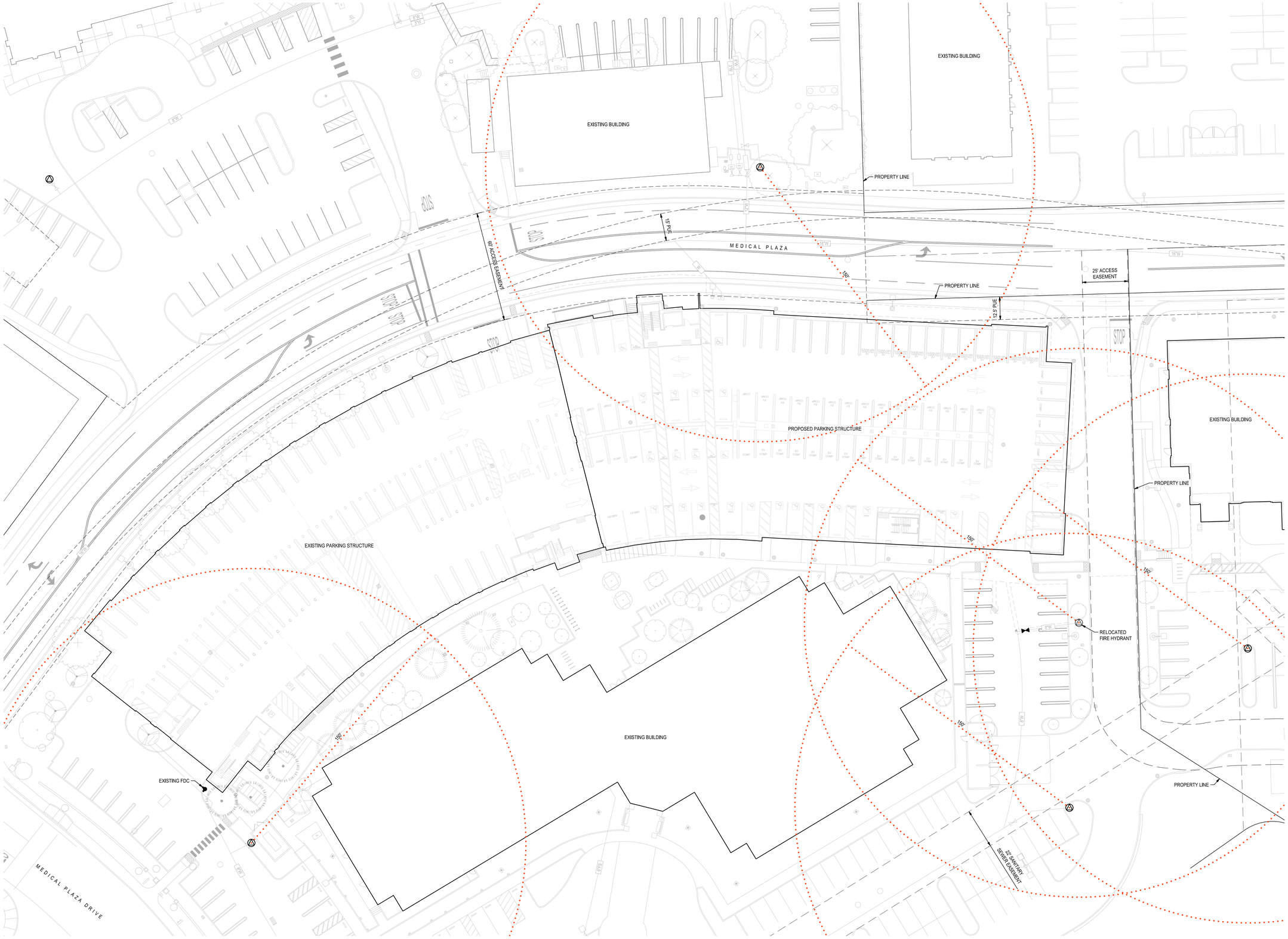

LEGEND

- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT WITH 150' HOSE SWEEP

811 Know what's **below.** **Call** before you dig.

0' 10' 20' 40'
SCALE: 1"=20'

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PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
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FIRE PROTECTION PLAN

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AS SHOWN
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CG6.01

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EROSION CONTROL PLAN
SCALE: 1" = 30'

EROSION CONTROL GENERAL NOTES:

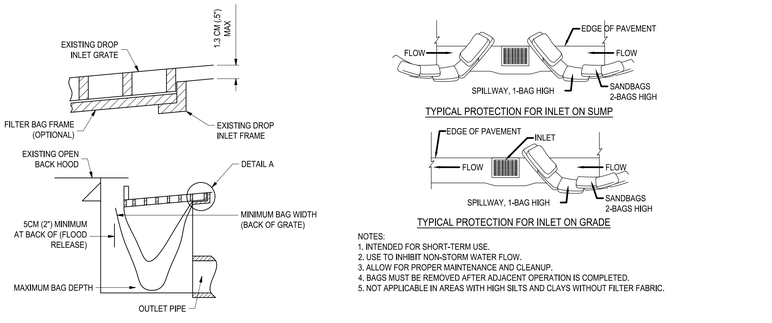
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS. CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED, PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS

EROSION CONTROL LEGEND:

SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
—— X ——	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)
	GRAVEL BAGS

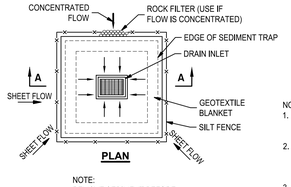


TYPICAL PROTECTION FOR INLET ON SUMP

TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

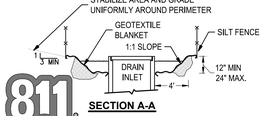
5 CATCH BASIN FILTER BAGS & PROTECTION
NO SCALE



PLAN

NOTE:
REMOVE SEDIMENT BEFORE REACHING 1/3 FULL.

NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATION WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.



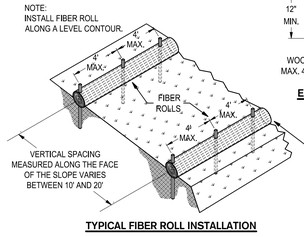
SECTION A-A

811 Know what's below. Call before you dig.

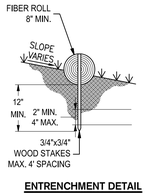
1 INLET PROTECTION - TYPE 2
SCALE: NTS

SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OF GREATER	10 FT

NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.

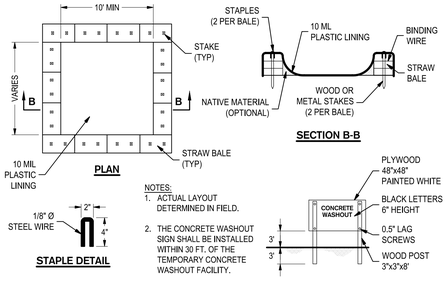


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

2 FIBER ROLLS
SCALE: NTS



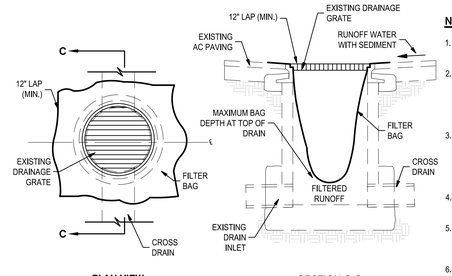
PLAN

SECTION B-B

STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 CONCRETE WASHOUT
SCALE: NTS



PLAN VIEW

SECTION C-C

NOTES:
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN .06 HECTACRES (2 ACRES).
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLON/SQFT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DRAINAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1.3CM (.5") ABOVE THE INLET FRAME (SEE DETAIL A).
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR IT'S FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.

4 TEMPORARY GRAVEL BAG FILTER AT DROP INLET
SCALE: NTS

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

EROSION CONTROL PLAN

C1009.00
AS SHOWN
3/28/2022

CG7.01

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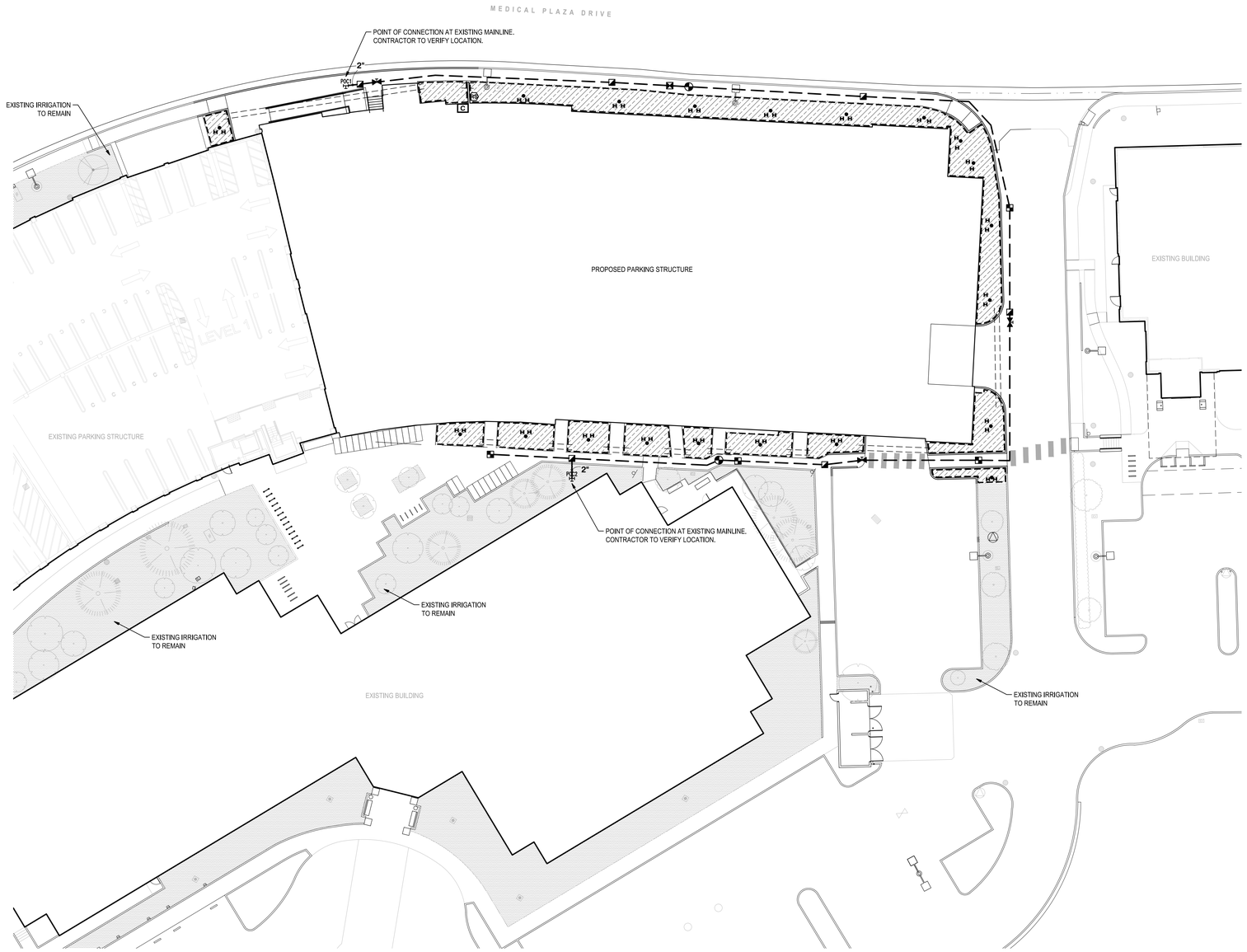

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING IRRIGATION Existing landscape areas that are altered or modified by the new project. Existing irrigation system and stationing to remain. Modifications to be made by Contractor to existing system, mainline, laterals and heads in existing landscape areas effected by construction.
	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. Dripline with 0.90 gph emitters at 12" O.C., row spacing at 12" O.C.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
1401 1402 1404 1406	Rain Bird RWS-B-C-SOCK Root Watering System with 4" diameter x 36" long with locking grate, semi-rigid mesh tube.1402 at 0.5 GPM, 2 per tree, typical.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating 40psi Quick-Check Basket Filters, Flow range: 15-40 GPM.
A	Rain Bird ARV050 1/2" Air Relief Valve.
O	Rain Bird OPERIND Drip System Operation Indicator. Place within 8` of valve.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	Rain Bird PESB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
C	Rain Bird ESP8LXME with (01) ESPLXMSM4 12 Station Commercial Controller. Locked, metal enclosure.
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.
POC1 1"	Point of Connection Point of connection at exsiting Class 315 2" Mainline.
POC2 1"	Point of Connection Point of connection at exsiting Class 315 2" Mainline.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Class 315 SDR 13.5 (2")
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 24" beyond edges of paving or construction.
	Valve Callout Valve Number Valve Flow Valve Size
	TREE LOCATION (PROPOSED) Layout reference of proposed trees. See sheet LG2.01.

GENERAL IRRIGATION NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND STANDARDS.
2. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. LANDSCAPE SUBCONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
3. INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, EQUIPMENT, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
4. ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40. SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVE. CHANGE ALL RING-TITE PIPE THAT WOULD PASS THROUGH SLEEVES TO CLASS 315 SOLVENT WELD PIPE OF SAME SIZE.
5. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. OTHERWISE, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

IRRIGATION DESIGN SUMMARY

1. NEW IRRIGATION SYSTEM SHALL TAP INTO EXISTING IRRIGATION MAINLINE.
2. NEW PEDESTAL, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR.
3. IRRIGATION SHALL CONSIST OF DRIP FOR SHRUBS AND GROUNDCOVERS AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.

IRRIGATION SCHEDULING NOTE

PROJECT INCLUDES A NEW IRRIGATION SYSTEM AND REQUIRES THE FOLLOWING MEASURES TO BE MET:

1. IRRIGATION MUST BE SCHEDULED BETWEEN 9:00 P.M. AND 6:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT.
2. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
3. TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AS CALCULATED PER THE POTABLE WATER USE REDUCTION REQUIREMENTS.

EXISTING IRRIGATION NOTES

1. EXISTING LAYOUT MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. MAINLINE AND LATERAL LAYOUT IS TO BE FIELD VERIFIED BY CONTRACTOR.
3. CONTRACTOR RESPONSIBLE FOR MODIFICATIONS TO EXISTING IRRIGATION ADJACENT TO PROJECT AREA. CONTRACTOR TO REMOVE IRRIGATION SYSTEM AND VALVES WITHIN PROJECT AREA AND CAP MAINLINE SYSTEM ACCORDINGLY. EXISTING IRRIGATION TO BE MODIFIED TO MAINTAIN IRRIGATION TO EXISTING PLANT MATERIAL. CONTRACTOR TO COORDINATE EXISTING MAINLINE SYSTEM, SHUT-OFF AND CONTROLLER WITH OWNER.

811 Know what's below. Call before you dig.

LANDSCAPE SUMMARY

TOTAL IRRIGATED AREA	4,644 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXX GALLON/YR

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 10' 20' 40'
SCALE: 1"=20'

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

IRRIGATION PLAN

C1009.00
AS SHOWN
3/28/2022

LG1.01

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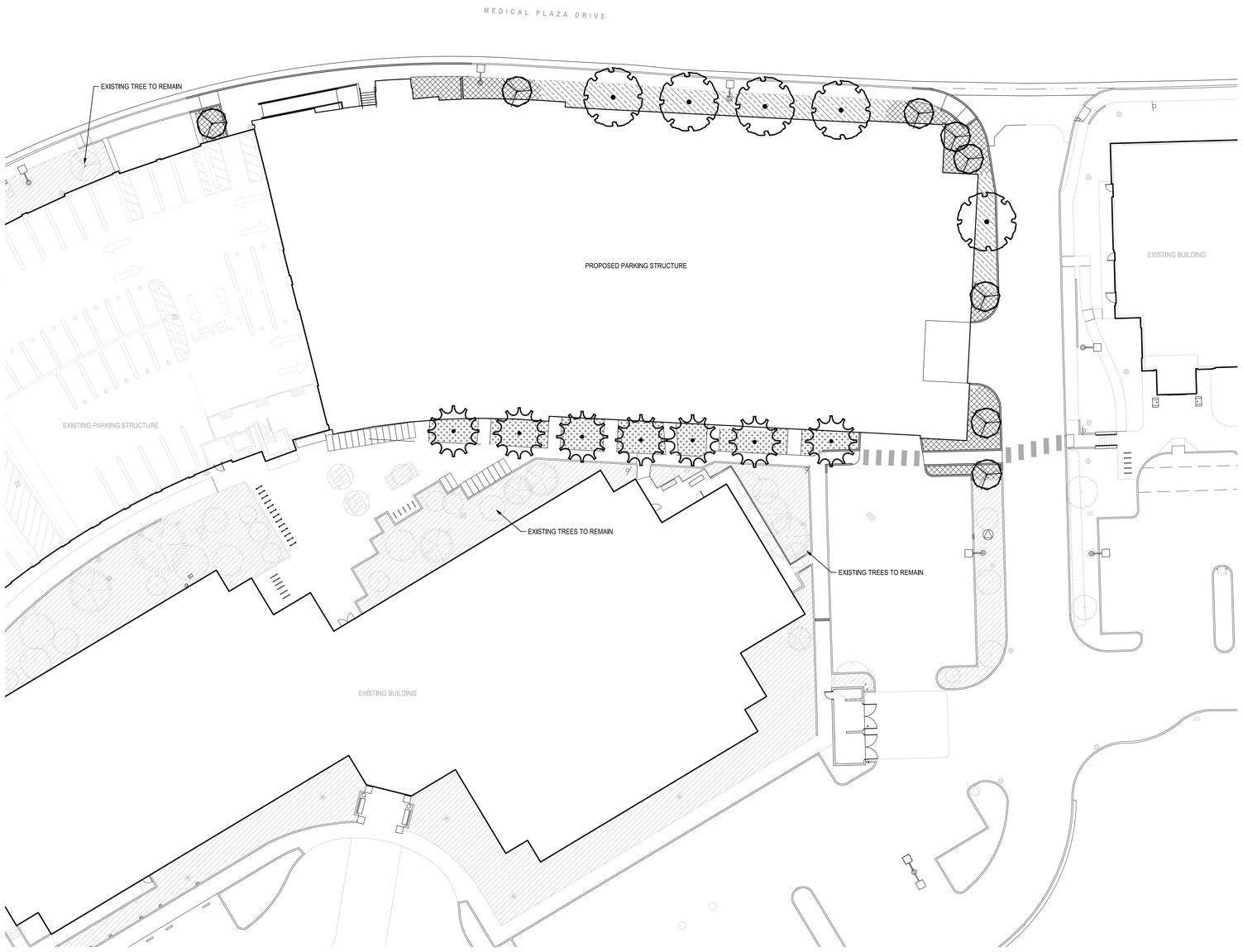

GENERAL PLANTING NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND CODES.
2. ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
4. THE CONTRACTOR SHALL FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
5. THE CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING A SOILS TEST AND PROVIDING THE APPROPRIATE AMENDMENTS BASED ON THE TEST RESULTS.
6. FINISH GRADE OF PLANTED AREAS TO BE ONE (1) INCH BELOW PAVING. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.

TREE NOTES

1. EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CARE SHOULD BE TAKEN WHEN GRADING OCCURS WITHIN THE DRIPLINE OF THE TREE.
2. CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY DISCREPANCIES OR QUESTIONS REGARDING TREE PROTECTION OCCUR AT TIME CONSTRUCTION.
3. ALL WORK WITHIN THE EXISTING TREE ROOT ZONES SHALL BE DONE USING ALL POSSIBLE CARE TO AVOID INJURY TO ROOTS.
4. NO ROOTS LARGER THAN 2" SHALL BE CUT WITHOUT APPROVAL. CONTACT LANDSCAPE ARCHITECT IF PLANT MATERIAL PLACEMENT IS IN CONFLICT WITH EXISTING ROOTS.
5. ROOT BARRIER,10 LINEAL FEET CENTERED ON TREES, TO BE INSTALLED WHEN TREE IS WITHIN 5' OF SIDEWALKS, ROADWAYS, BUILDING OR CURBS.

811 Know what's **below.** **Call** before you dig.

CONCEPTUAL PLANT LEGEND

MEDIUM SHADE TREES — 5 — WATER USE — MATURE SIZE
15 gallon trees.
Low water use plants. Install medium sized trees in the street frontage areas.
Drip bubbler irrigation.

Laurus nobilis / Sweet Bay	L	35'H X 20'W
Pistacia chinensis `Keith Davey` / Chinese Pistache	M	30'H X 25'W
Pyrus calleryana / Callery Pear	L	30'H X 20'W
Quercus rubra / Red Oak	L	40'H X 30'W
Robinia pseudoacacia 'Purple Robe' / Black Locust	L	30'H X 20'W
Ulmus parvifolia / Lacebark Elm	M	40'H X 30'W

NARROW SCREEN TREES — 7 — WATER USE — MATURE SIZE
15 gallon trees.
Low/medium water use trees. Perimeter areas requiring narrow, upright growth and screening.
Drip bubbler irrigation.

Acer platanoides `Columnare` / Norway Maple	M	40'H X 15'W
Acer rubrum 'Armstrong' / Armstrong Red Maple	M	40'H X 15'W
Alnus cordata / Italian Alder	M	40'H X 20'W
Cedrus atlantica 'Fastigiata' / Columnar Atlas Cedar	M	40'H X 15'W
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree	M	40'H X 20'W

ACCENT - SMALL TREES — 8 — WATER USE — MATURE SIZE
15 gallon trees.
Small space planting areas, entry and building accent. Spacing per plan.
Drip bubbler irrigation.

Cercis occidentalis / Western Redbud	VL	20'H X 15'W
Lagerstroemia x `Tuscarora` / Crape Myrtle Coral Pink	L	20'H X 15'W
Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	M	15'H X 10'W
Prunus cerasifera `Atropurpurea` / Purple-leaf Plum	L	20'H X 15'W

ENTRY AND ACCENT SHRUBS — 1,710 sf — WATER USE — MATURE SIZE
5 gallon and 1 gallon shrubs.
Install entry and accent (6"-4' high) in entry perimeter planter areas.
Medium and small sized shrubs, groundcovers and grasses
Drip Irrigation.

Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	M	1'H X 5'W
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	M	2'H X 4'W
Festuca amethystina 'Superba' / Rainbow Fescue	L	1'H X 2'W
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	L	1.5'H X 1'W
Gazania rigens leucolaena / Trailing Gazania	M	1'H X 1'W
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	M	1'H X 1.5'W
Hesperaloe parviflora 'Perpa' TM / Brakelights Red Yucca	L	2.5'H X 4'W
Penstemon heterophyllus 'Margarita BOP' / Margarita BOP Penstemon	L	1'H X 2'W
Phormium tenax 'Amazing Red' / Dwarf Red Flax	L	1.5'H W 2'W
Phormium x 'Platt's Black' / Platt's Black New Zealand Flax	L	3'H X 2'W
Salvia spathacea / Hummingbird Sage	L	2'H X 4'W

INTERIOR SITE SHRUBS AND GROUNDCOVERS — 1,453 sf — WATER USE — MATURE SIZE
5 gallon and 1 gallon shrubs.
Install interior shrubs (6"-4' high) in interior planter areas.
Medium and small sized shrubs, groundcovers and grasses.
Drip Irrigation.

Baccharis pilularis / Coyote Brush	L	2'H X 7'W
Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	L	2'H X 7'W
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	M	2'H X 4'W
Dietes vegeta / African Iris	L	3'H X 3'W
Erigeron karvinskianus 'Profusion' / Profusion Santa Barbara Daisy	L	1'H X 3'W
Lantana montevidensis / Trailing Lantana	L	1.5'H X 3'W
Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	L	2'H X 3'W
Lomandra longifolia 'Platinum Beauty' / Platinum Beauty Dwarf Mat Rush	L	2'H X 3'W
Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	M	3'H X 4'W
Mahonia aquifolium 'Compacta' / Compact Oregon Grape	M	2.5'H X 3'W
Muhlenbergia capillaris 'Lenca' TM / Regal Mist Pink Muhly Grass	L	4'H X 4'W
Myoporum parvifolium / Trailing Myoporum	L	.5'H X 1'H
Nandina domestica / Heavenly Bamboo	L	4'H X 4'W
Osteospermum fruticosum 'African Queen' / Trailing African Daisy	L	1'H X 1'W
Salvia greggii / Autumn Sage	L	2'H X 2'W
Xylosma congestum 'Compacta' / Compact Xylosma	L	6'H X 5'W

STREETSCAPE SHRUBS AND GROUNDCOVERS — 1,656 sf — WATER USE — MATURE SIZE
1 and 5 gallon shrubs.
Drought tolerant, low water-use plants.
Install streetscape shrubs(18"-4' high) in streetscape planter areas, in curb planter strips and at back of walk.
Drip irrigation.

Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	M	1'H X 5'W
Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	L	2'H X 7'W
Berberis aquifolium 'Compacta' / Compact Oregon Grape Holly	L	2'H X 3'W
Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	L	2'H X 7'W
Erigeron karvinskianus 'Profusion' / Profusion Santa Barbara Daisy	L	1'H X 3'W
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	L	1'H X 6'W
Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	L	3'H X 3'W
Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	M	3'H X 4'W

BARK MULCH
Natural chip bark mulch. 3" thick layer minimum. Landscape planting areas within the project site to receive chip bark mulch.

EXISTING LANDSCAPE
Existing planting to remain and be protected during construction.

EXISTING TREES TO REMAIN

LANDSCAPE SUMMARY

TOTAL IRRIGATED AREA	4,644 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXX GALLON/YR

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ROBERT J. NORBUTAS, JR., RLA 5595

0' 10' 20' 40'
SCALE: 1"=20'

Dreyfuss+Blackford architecture

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PLANTING PLAN

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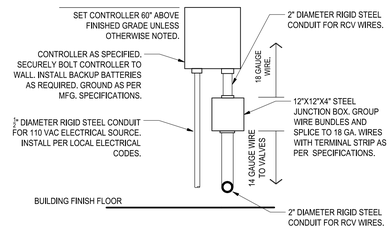
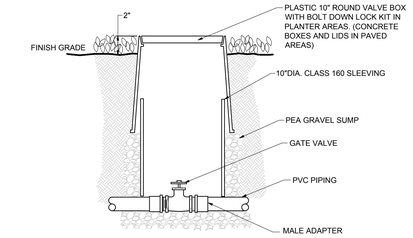
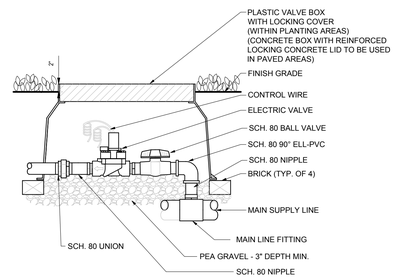


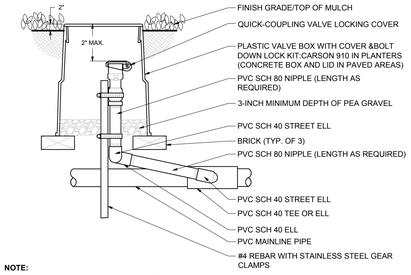
1 WALL-MOUNTED CONTROLLER
NO SCALE



2 GATE VALVE
NO SCALE

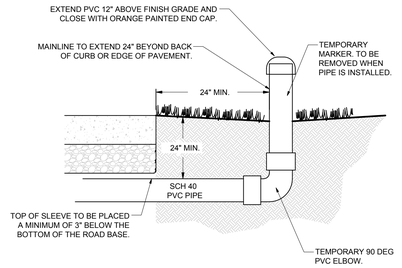


3 REMOTE CONTROL VALVE
NO SCALE

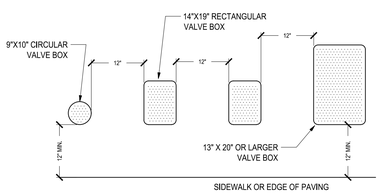


NOTE:
1. FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE.

4 QUICK COUPLER
NO SCALE

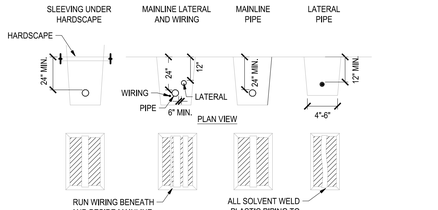


5 PIPE SLEEVE WITH 90 ELBOW
NO SCALE



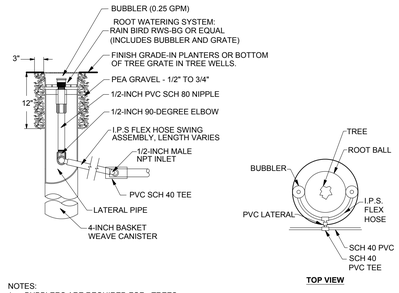
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.

6 VALVE BOX
NO SCALE



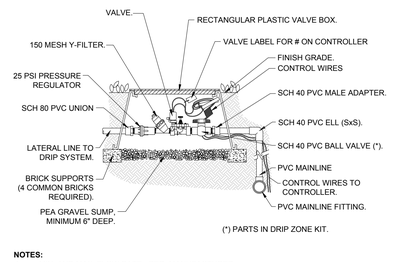
NOTES:
1. SLEEVE 24" BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. SNAKE ALL PLASTIC PIPING IN TRENCHES FROM SIDE TO SIDE AS SHOWN, AT A 50' INTERVAL.

7 PIPE AND WIRE TRENCHING
NO SCALE



NOTES:
1. BUBBLERS ARE REQUIRED FOR TREES. TWO BUBBLERS PER TREE ARE TO BE PLACE ON OPPOSITE SIDES OF ROOTBALL.
2. USE PROPER RATED GLUE FOR I.P.S. FLEX HOSE.

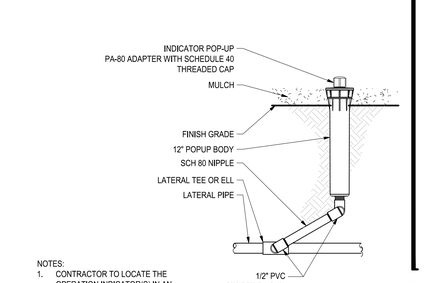
8 DEEP ROOT WATERING SYSTEM
NO SCALE



(*) PARTS IN DRIP ZONE KIT.

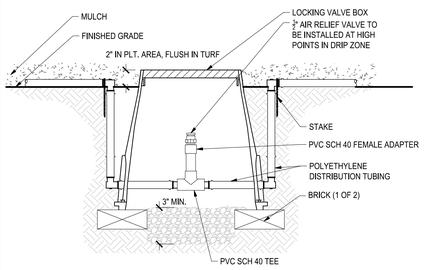
NOTES:
A. MIN. AND MAX. FLOW RATE - PER MANUFACTURER
B. (*) PARTS IN DRIP ZONE KIT.

9 REMOTE CONTROL VALVE-DRIP
NO SCALE

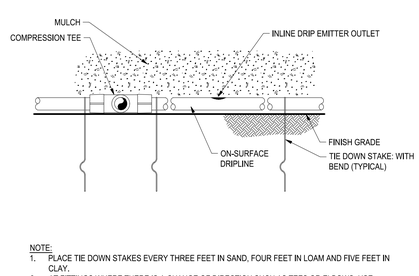


NOTES:
1. CONTRACTOR TO LOCATE THE OPERATION INDICATOR(S) IN AN INCONSPICUOUS LOCATION AS TO AVOID BEING VANDALIZED.
2. ONE PER DRIP VALVE STATION.
3. LOCATED WITHIN 8 FEET OF VALVE BOX.

10 DRIP SYSTEM OPERATION INDICATOR
NO SCALE

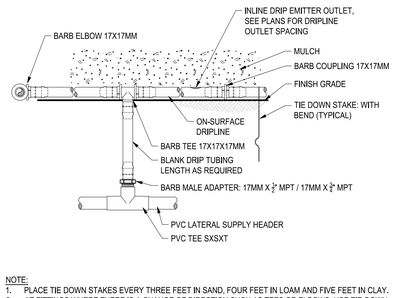


11 AIR RELIEF VALVE
NO SCALE



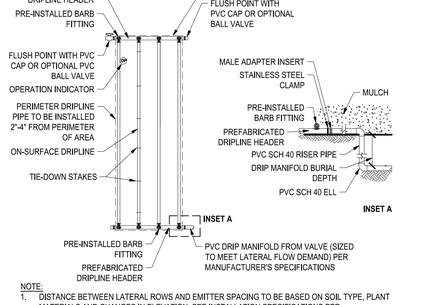
NOTE:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

12 ON-SURFACE DRIPLINE STAKING
NO SCALE



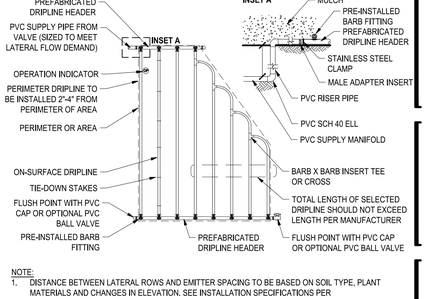
NOTE:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

13 ON-SURFACE DRIPLINE - DRIPLINE RISER ASSEMBLY
NO SCALE



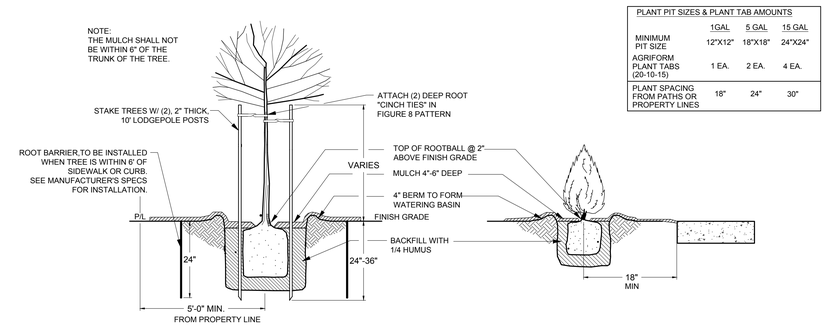
NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

14 ON-SURFACE DRIPLINE - END FEED LAYOUT
NO SCALE



NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

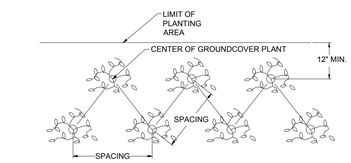
15 ON-SURFACE DRIPLINE - IRREGULAR SHAPED LAYOUT
NO SCALE



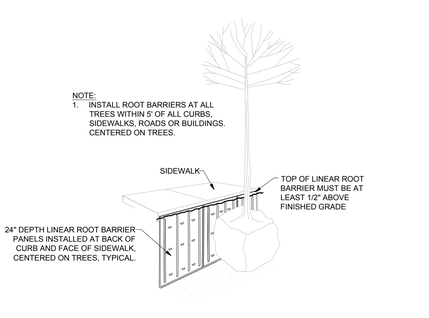
PLANT PIT SIZES & PLANT TAB AMOUNTS			
	1GAL	5 GAL	15 GAL
MINIMUM PIT SIZE	12"X12"	18"X18"	24"X24"
AGRIFORM PLANT TABS (20-10-15)	1 EA.	2 EA.	4 EA.
PLANT SPACING FROM PATHS OR PROPERTY LINES	18"	24"	30"

16 TREE/SHRUB PLANTING & STAKING
NO SCALE

NOTE:
AFTER ALL TREES, SHRUBS AND GROUNDCOVER HAVE BEEN PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS PER MANAFACTURER'S SPECIFICATIONS.
IN ALL AREAS TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING DUST THE PLANT PITS WITH ACTIVATED CARBON AT A RATE OF 50 LBS. PER 1000 SF BEFORE PLANTING ANY GROUNDCOVER.



17 GROUNDCOVER SPACING
NO SCALE



18 LINEAR ROOT BARRIER
NO SCALE

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LANDSCAPE DETAILS

C1009.00
AS SHOWN
3/28/2022

LG3.01

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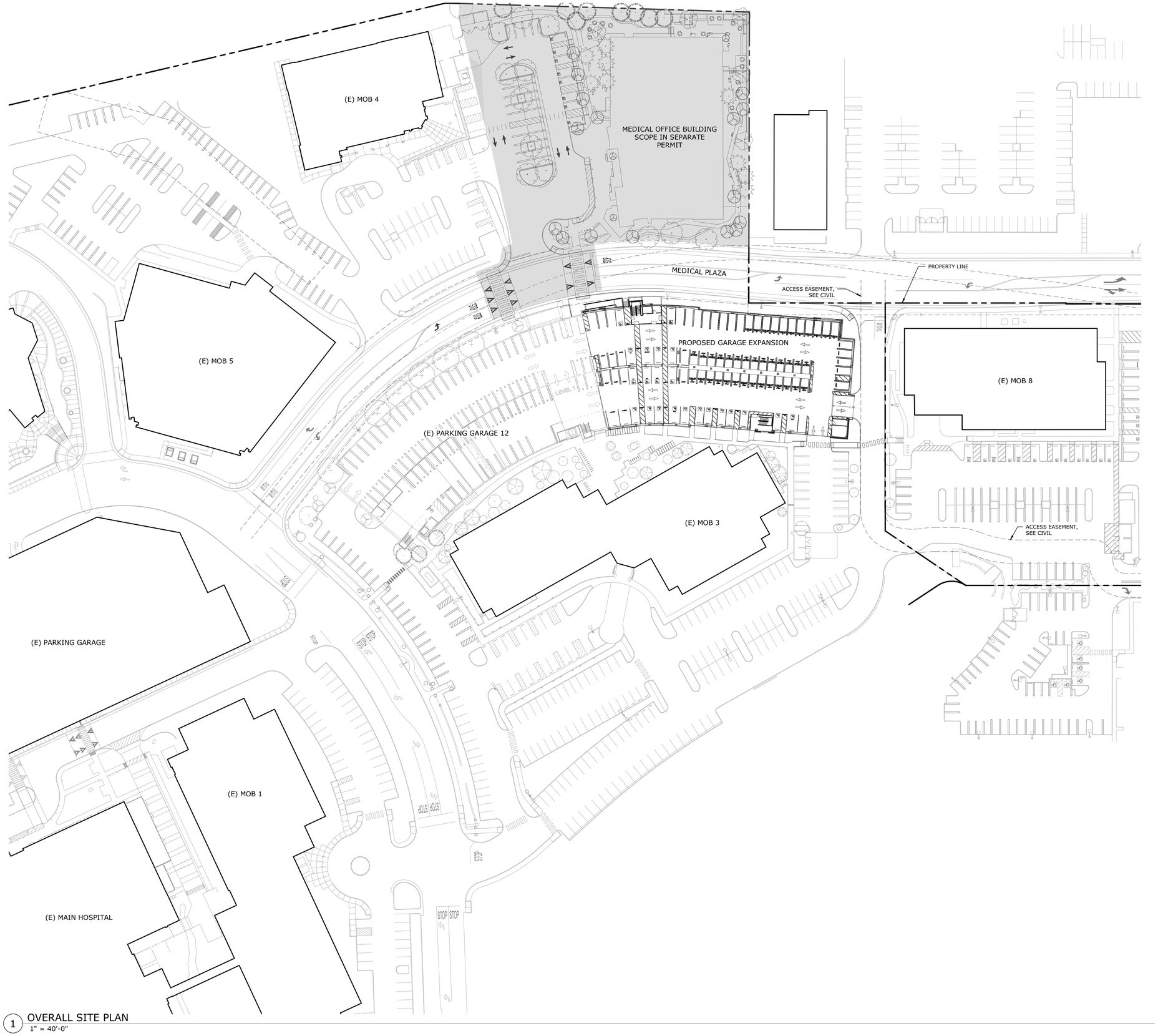

1 OVERALL SITE PLAN
1" = 40'-0"

GENERAL NOTES

1. THE ACCESSIBLE ROUTE OF TRAVEL (OR PATH OF TRAVEL) IS A CONTINUOUS UNOBSTRUCTED WALKWAY (OR PATH) CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES AS INDICATED ON THIS SHEET. THE CONTRACTOR SHALL VERIFY THAT A PERSON CAN NEGOTIATE THE ACCESSIBLE ROUTE WITH A DISABILITY USING A WHEELCHAIR AND THAT THE ROUTE IS ALSO SAFE AND USABLE BY PERSONS WITH OTHER DISABILITIES.
2. ALL WALKS, SIDEWALKS AND LANDINGS THAT ARE PART OF THE ACCESSIBLE ROUTE OF TRAVEL SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL HAVE A MINIMUM WIDTH OF 48 INCHES, UNLESS NOTED OTHERWISE. THE SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 1:20 (5%) WITH A MAXIMUM CROSS SLOPE OF 1/4 INCH PER FOOT (2%), UNLESS OTHERWISE NOTED.
3. ALL DESIGNATED ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) IN THE DIRECTION OF TRAVEL WITH A MAXIMUM CROSS SLOPE OF 1/4 INCH PER FOOT (2%), UNLESS OTHERWISE NOTED.
4. SEE CIVIL DRAWINGS FOR FULL EXTENT OF SITE WORK IN THIS CONTRACT.

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SUTTER HEALTH

PARKING GARAGE 12
EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

OVERALL SITE PLAN

NORTH

C1009.00
AS SHOWN
03/28/2022

PG1.10

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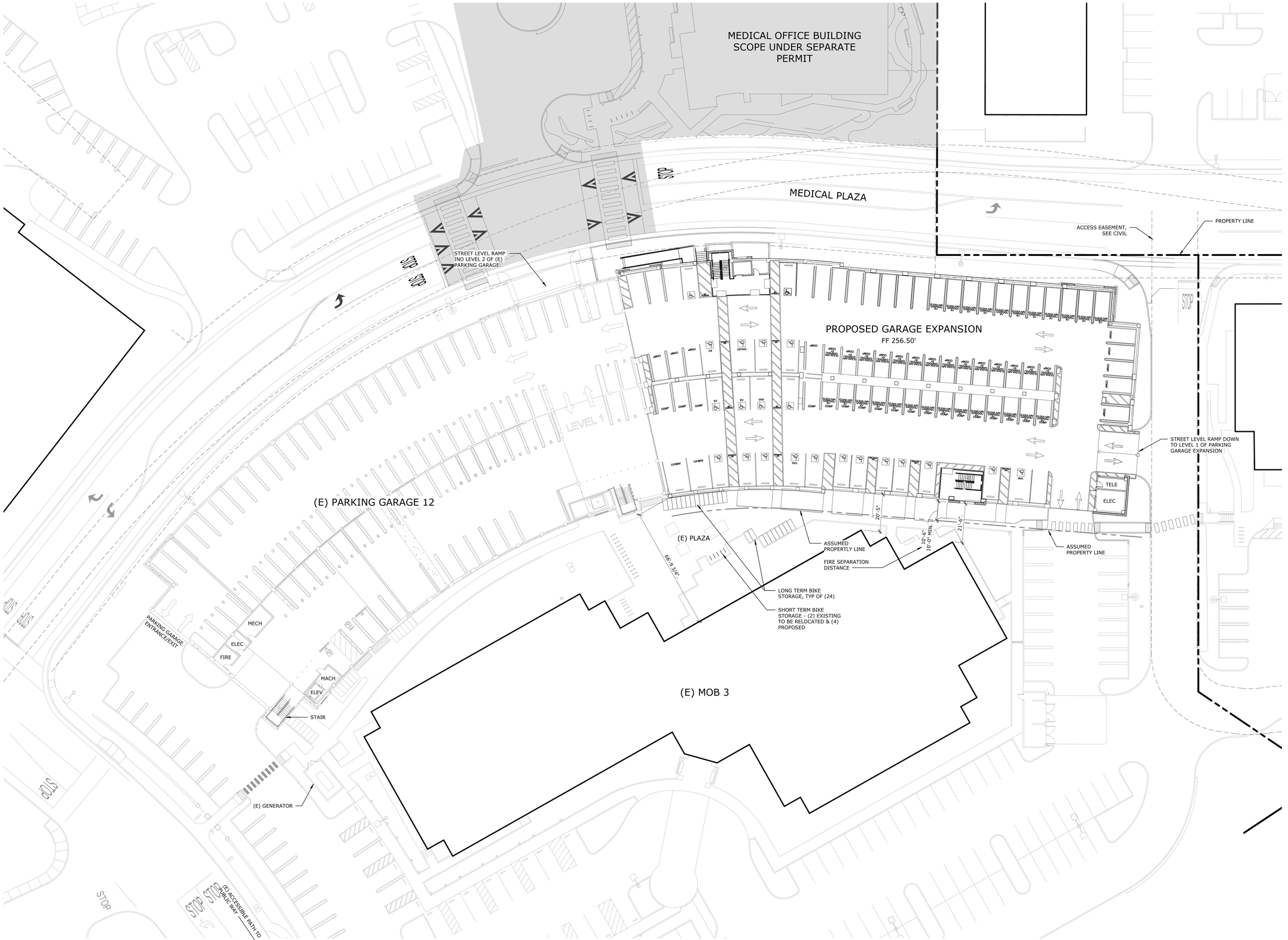

1 ENLARGED SITE PLAN
1" = 20'-0"

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

ENLARGED SITE PLAN

NORTH

C1009.00
AS SHOWN
03/28/2022

PG1.20

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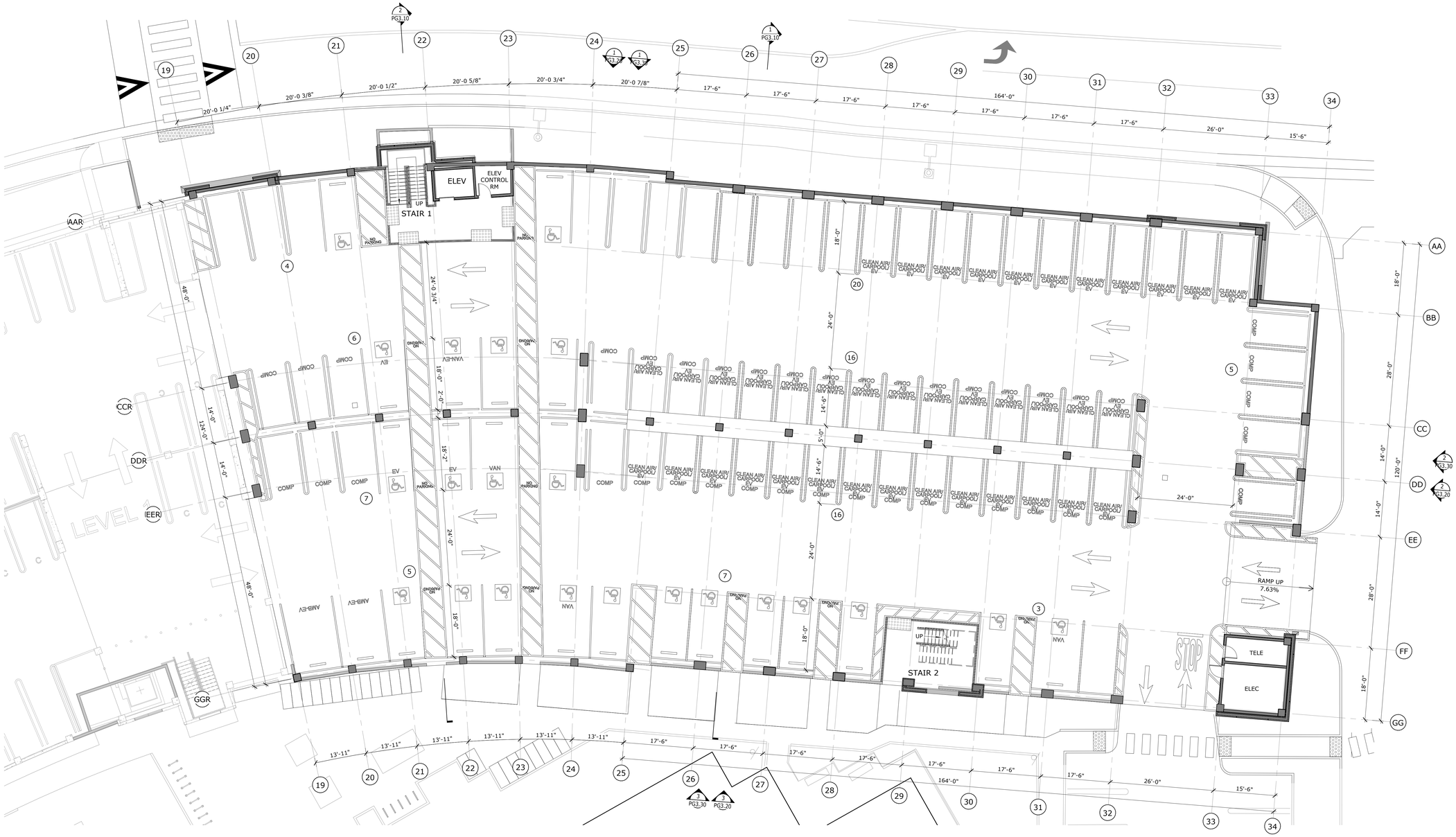

1 LEVEL 01-FLOOR PLAN
3/32" = 1'-0"

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PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LEVEL 01 FLOOR PLAN

NORTH

C1009.00
AS SHOWN
03/28/2022

PG2.11

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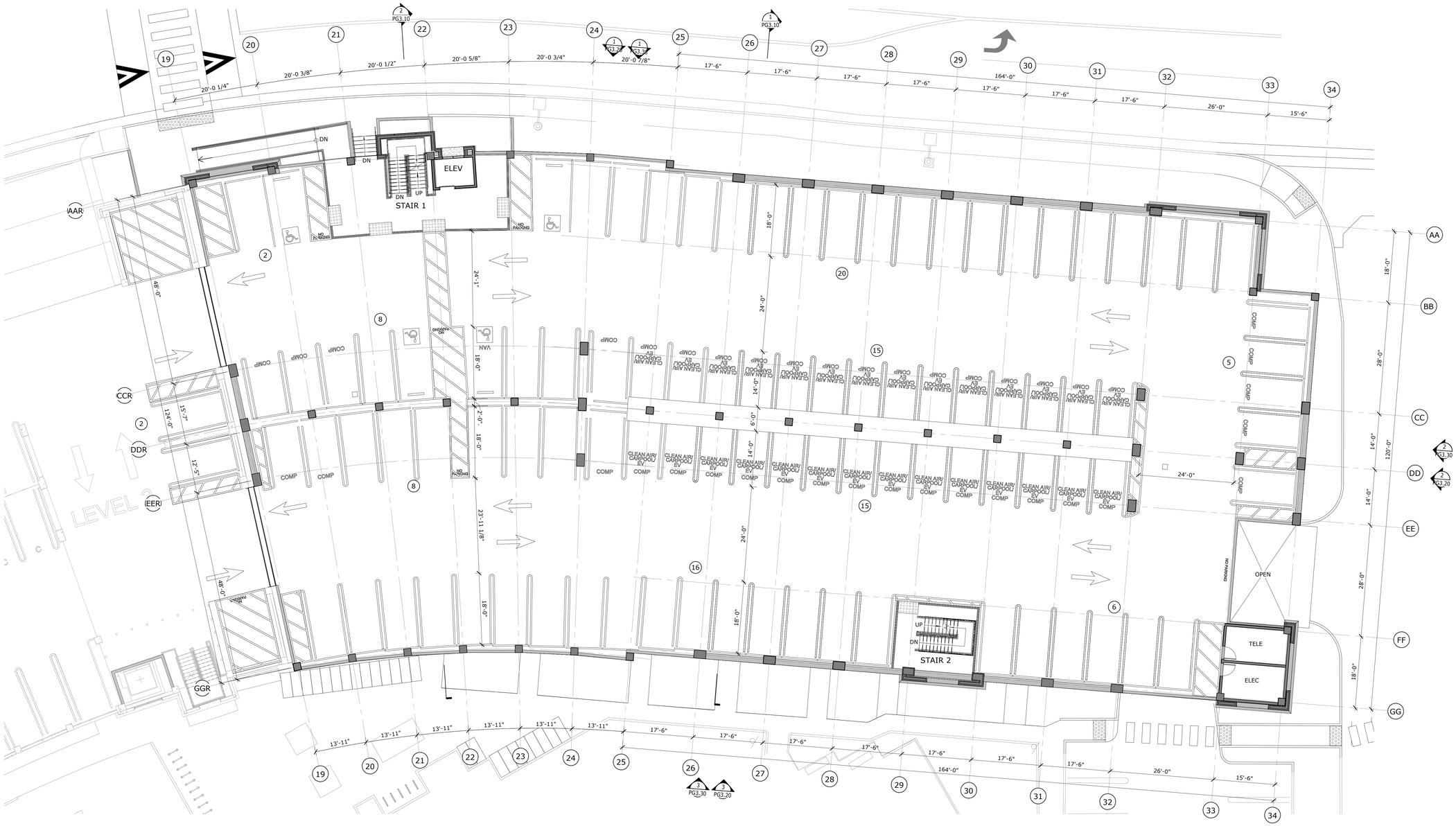

1 LEVEL 02-FLOOR PLAN
3/32" = 1'-0"

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PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LEVEL 02 FLOOR PLAN

NORTH

C1009.00
AS SHOWN
03/28/2022

PG2.21

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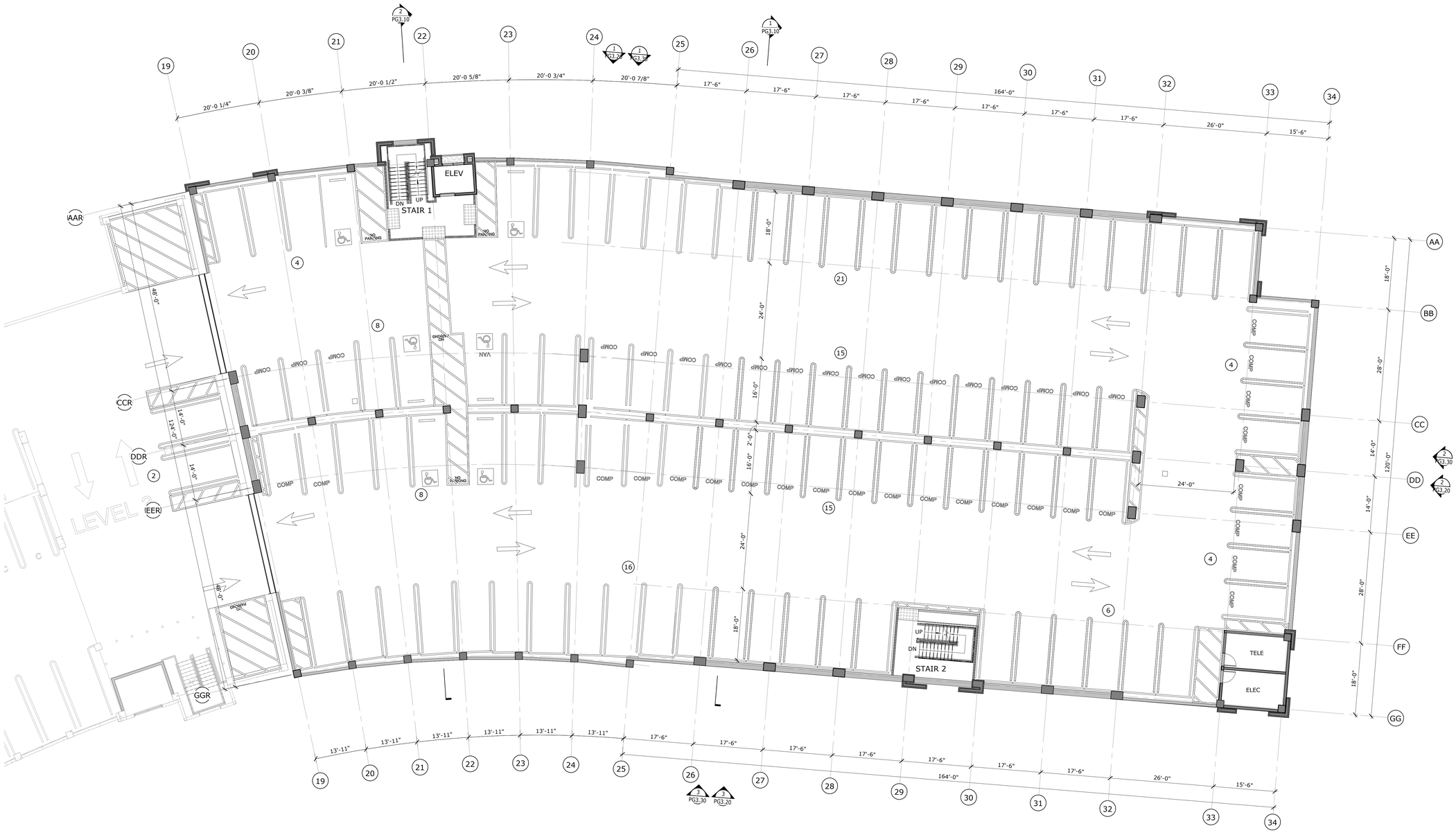

1 LEVEL 03-FLOOR PLAN
3/32" = 1'-0"

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12 MEDICAL PLAZA
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LEVEL 03 FLOOR PLAN

NORTH

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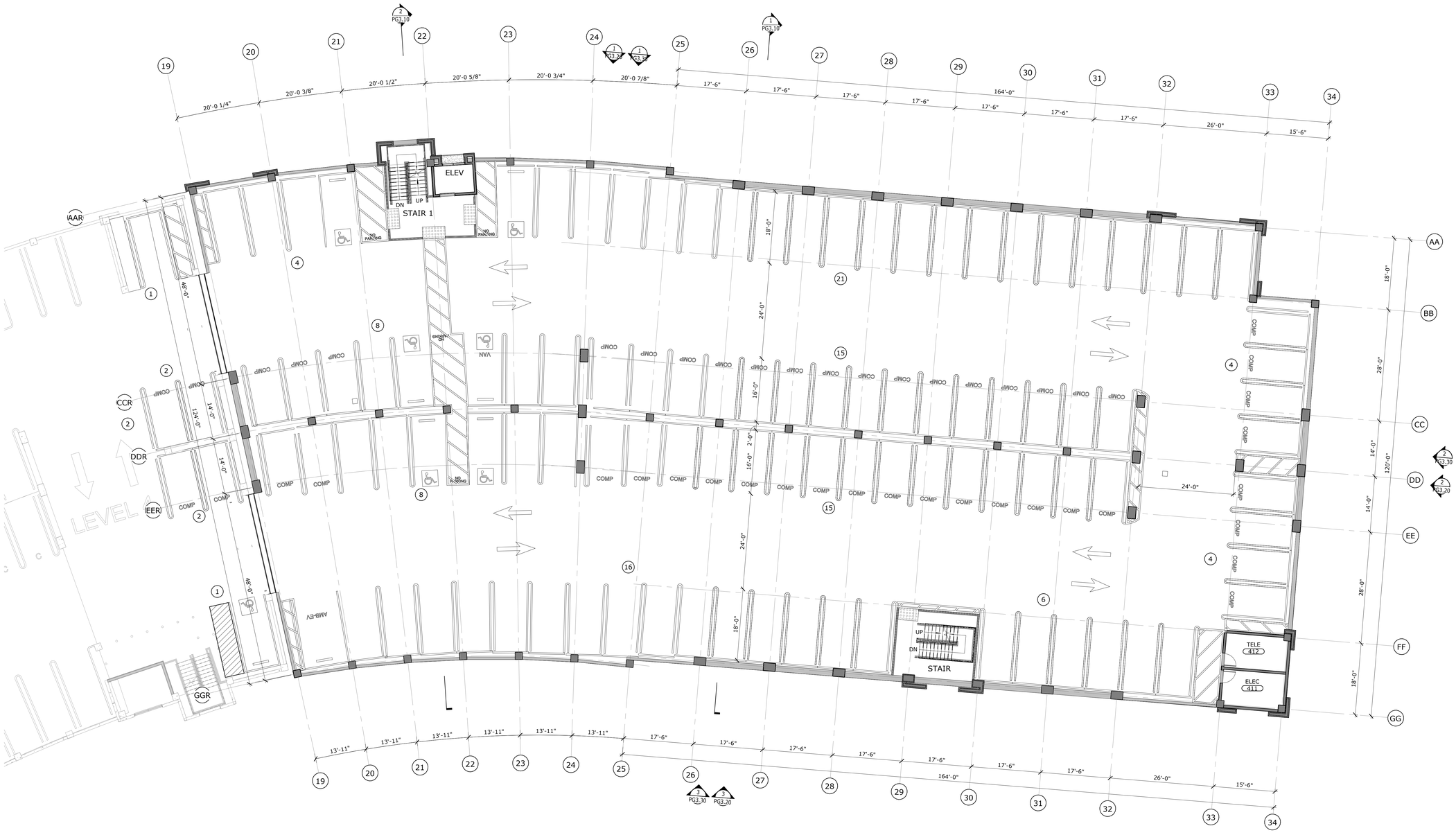

1 LEVEL 04-FLOOR PLAN
3/32" = 1'-0"

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12 MEDICAL PLAZA
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LEVEL 04 FLOOR PLAN

NORTH

C1009.00
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03/28/2022

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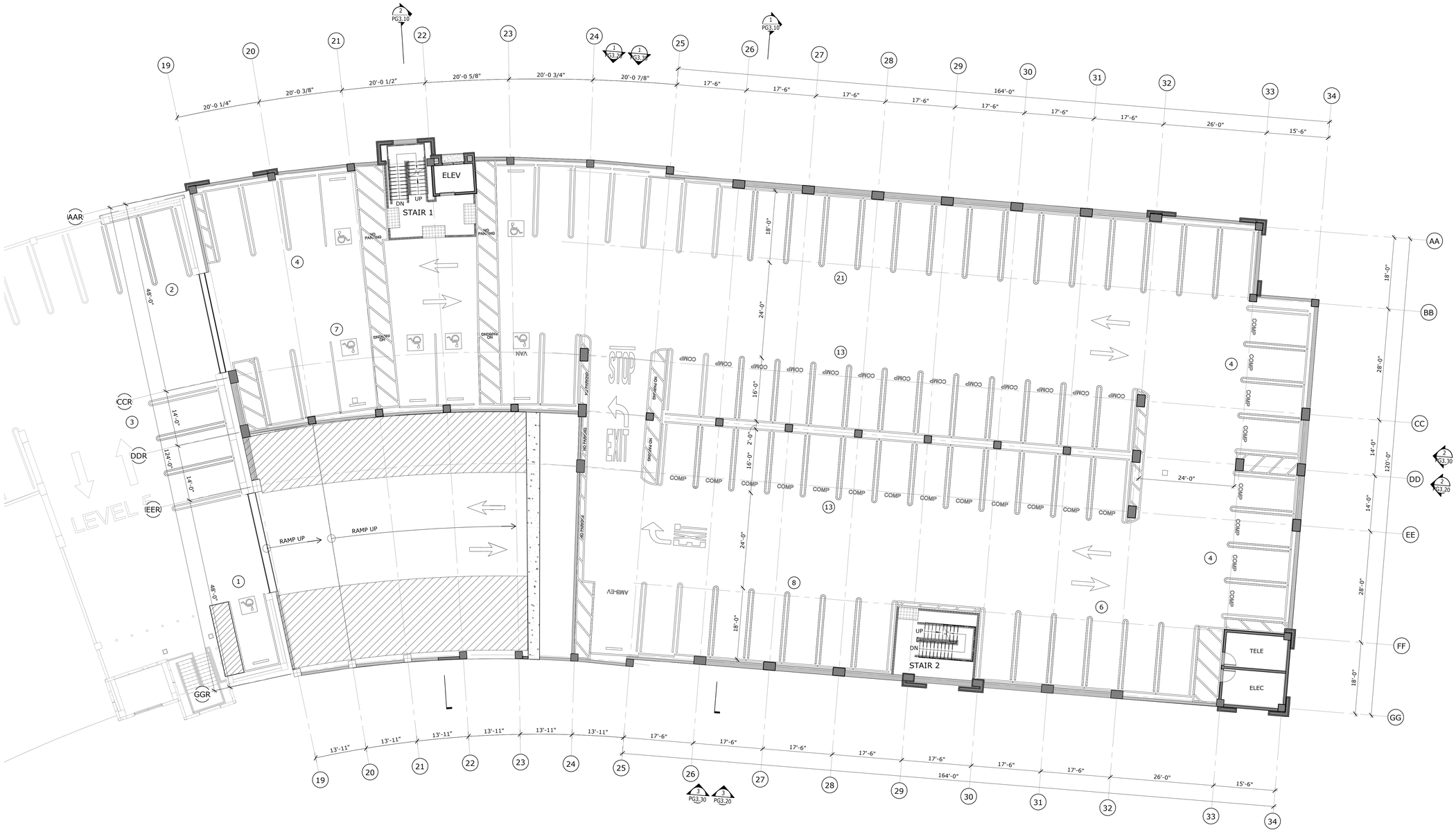

1 LEVEL 05-FLOOR PLAN
3/32" = 1'-0"

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12 MEDICAL PLAZA
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LEVEL 05 FLOOR PLAN

NORTH

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PG2.51

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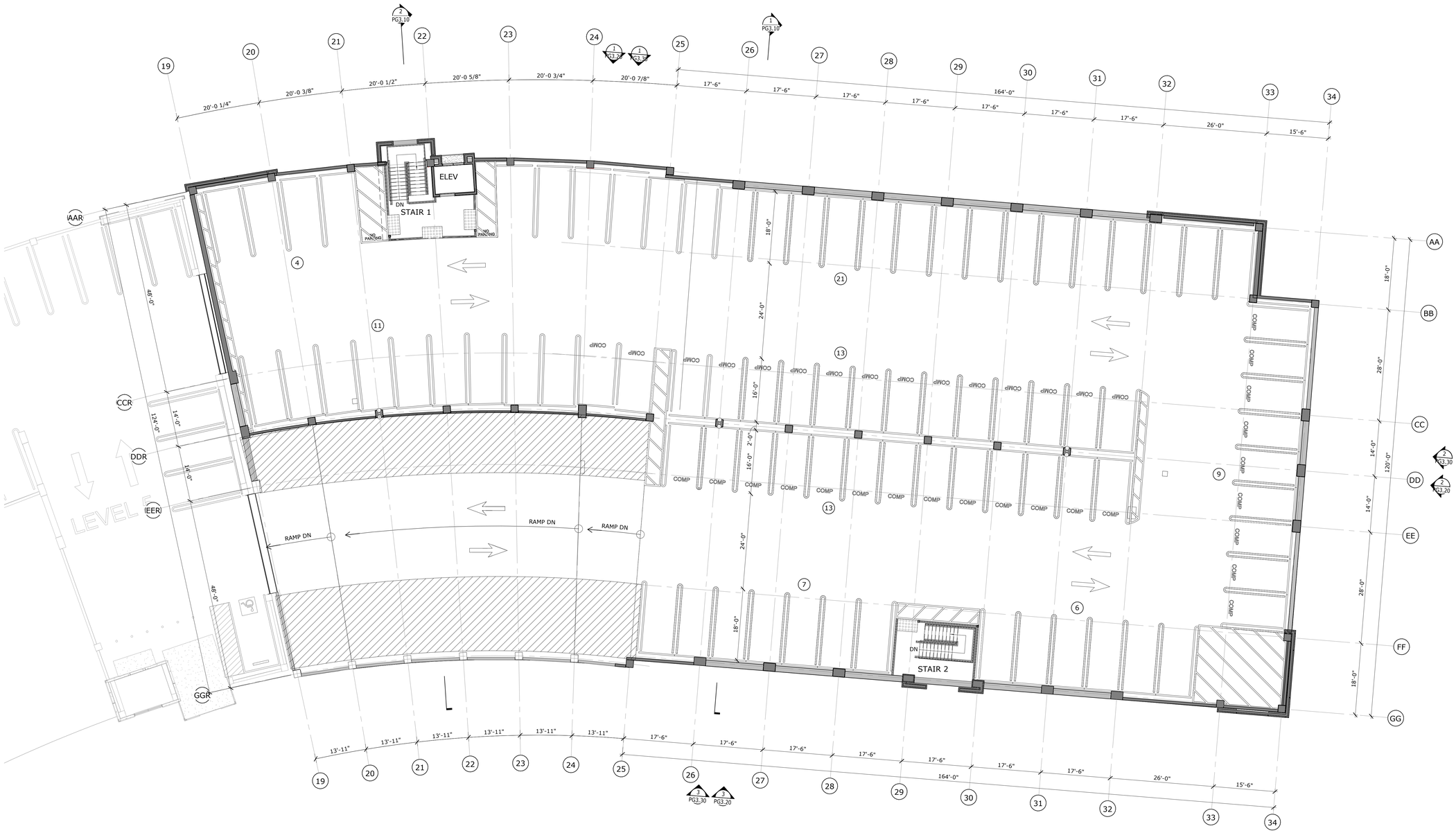

1 LEVEL 06-FLOOR PLAN
3/32" = 1'-0"

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LEVEL 06 FLOOR PLAN

NORTH

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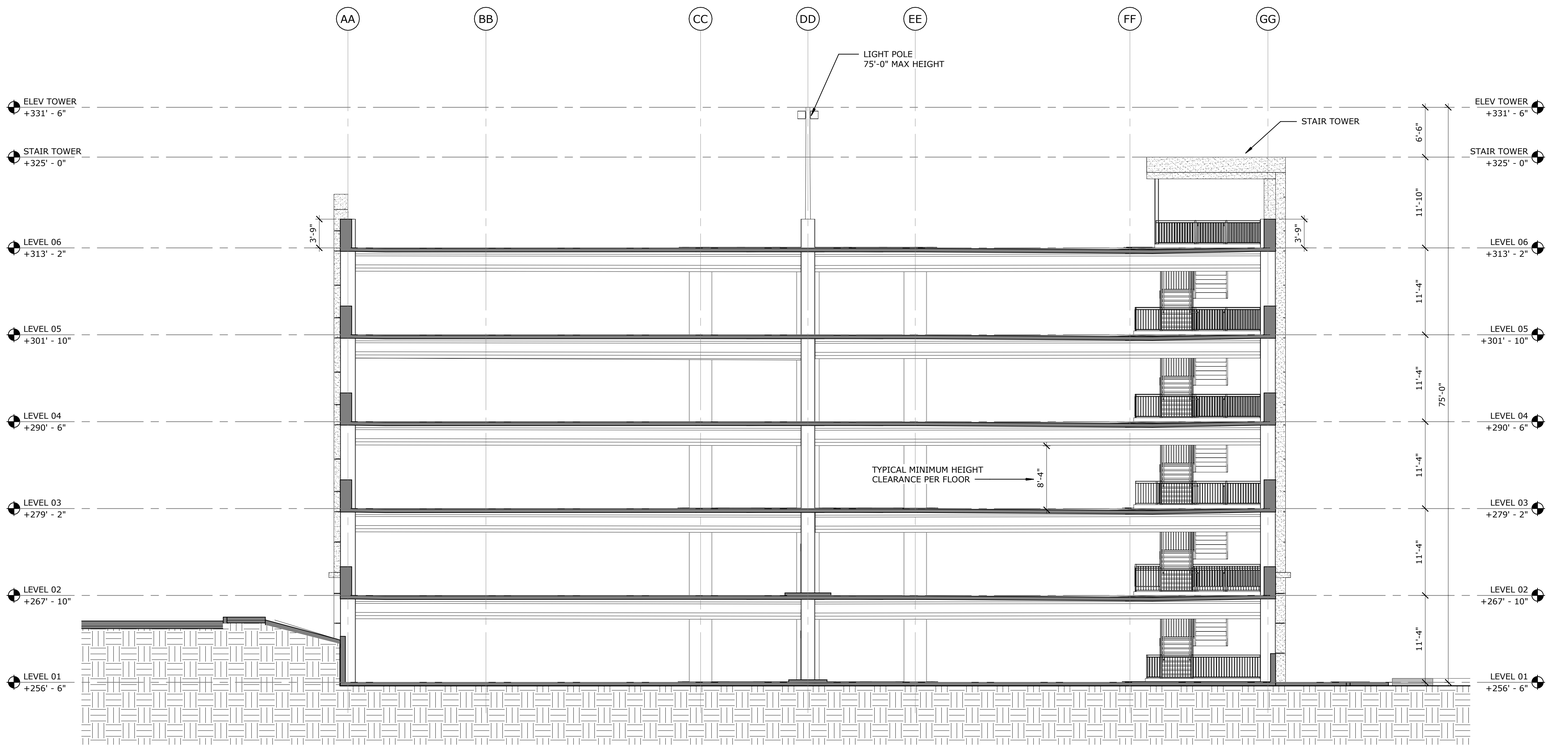
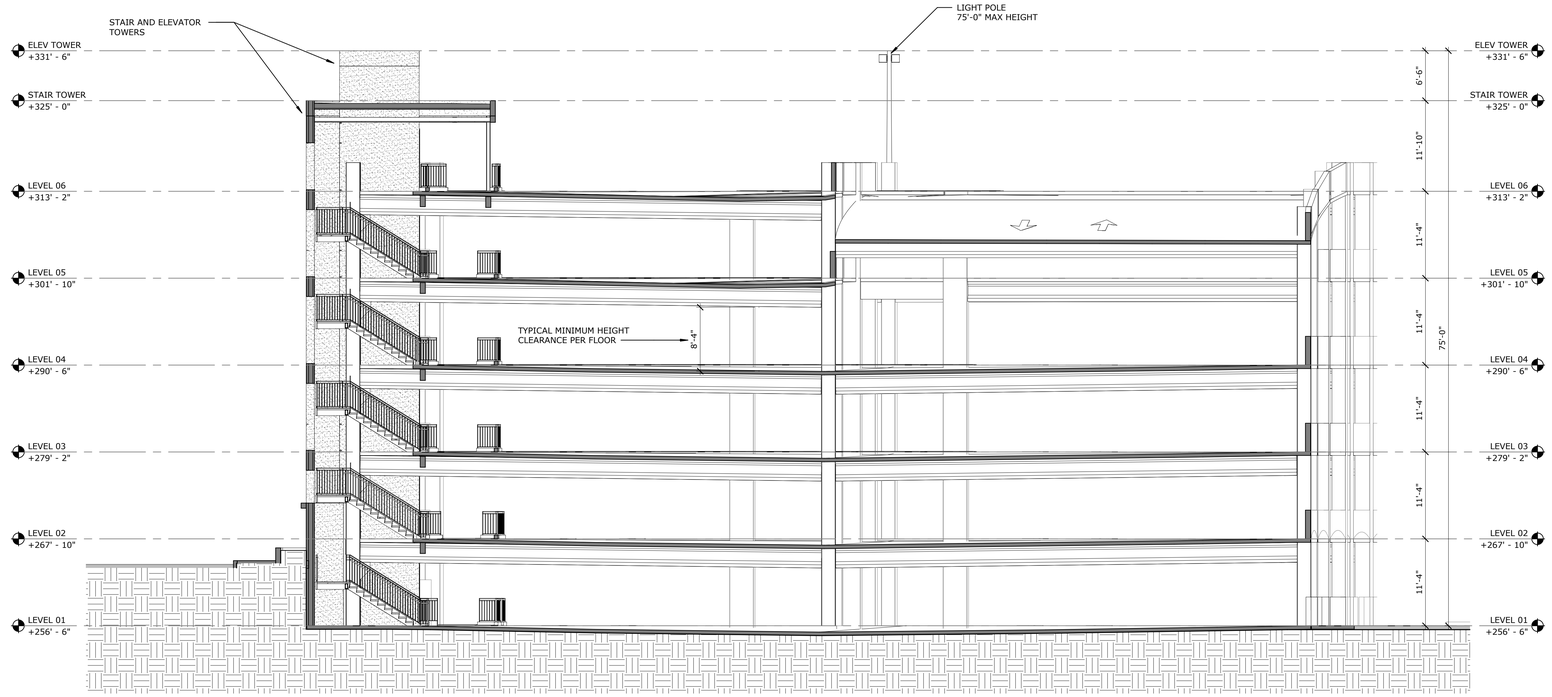


1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

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PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

BUILDING SECTIONS

C1009.00
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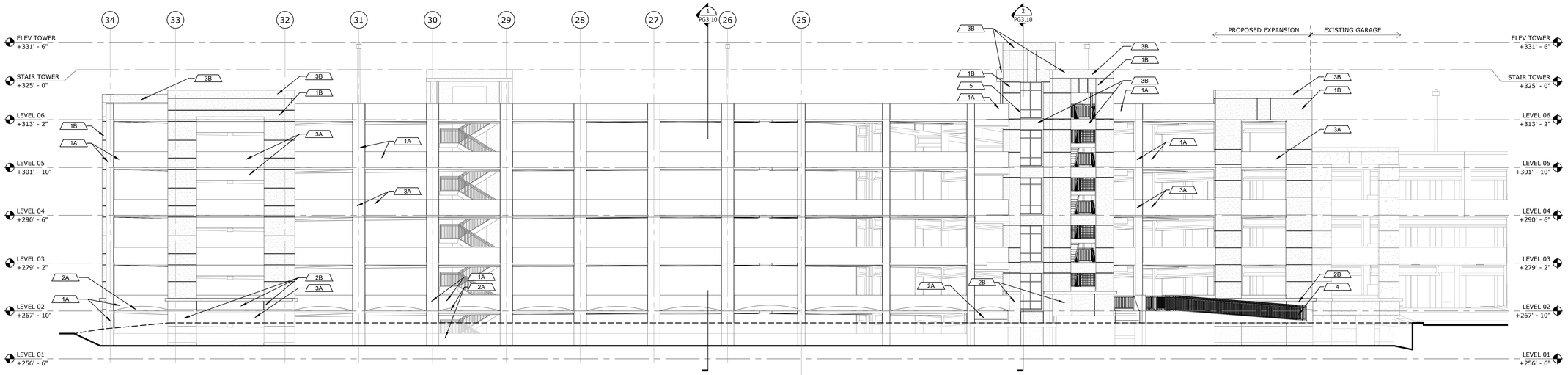
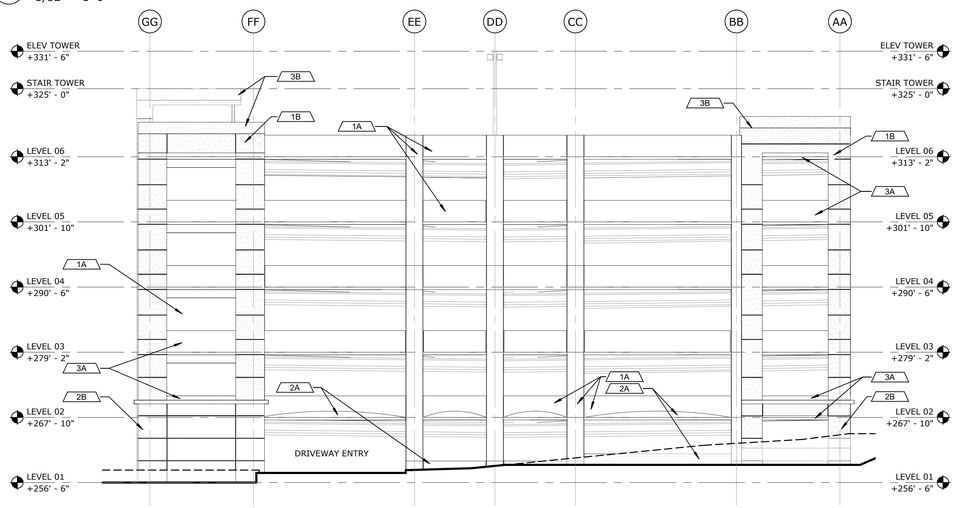
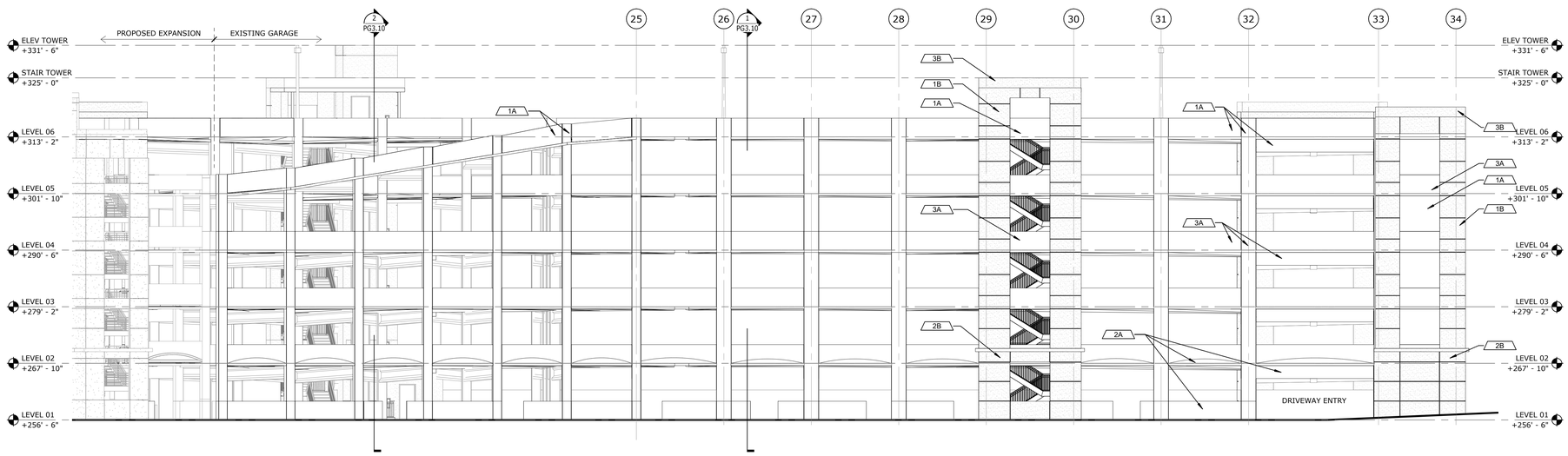
PG3.10



1 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



2 BUILDING ELEVATION - EAST
3/32" = 1'-0"



3 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

1A	PAINTED CONCRETE PANEL - BEIGE
1B	PAINTED EIFS FINISH - BEIGE
2A	PAINTED CONCRETE PANEL - BROWN
2B	PAINTED EIFS FINISH - BROWN
3A	PAINTED CONCRETE PANEL - GREEN
3B	PAINTED EIFS FINISH - GREEN
4	PAINTED METAL FINISH - CHARCOAL GRAY
5	CLEAR ANODIZED ALUMINUM STOREFRONT

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
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BUILDING EXPANSION ELEVATIONS

C1009.00
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03/11/2022

PG3.20

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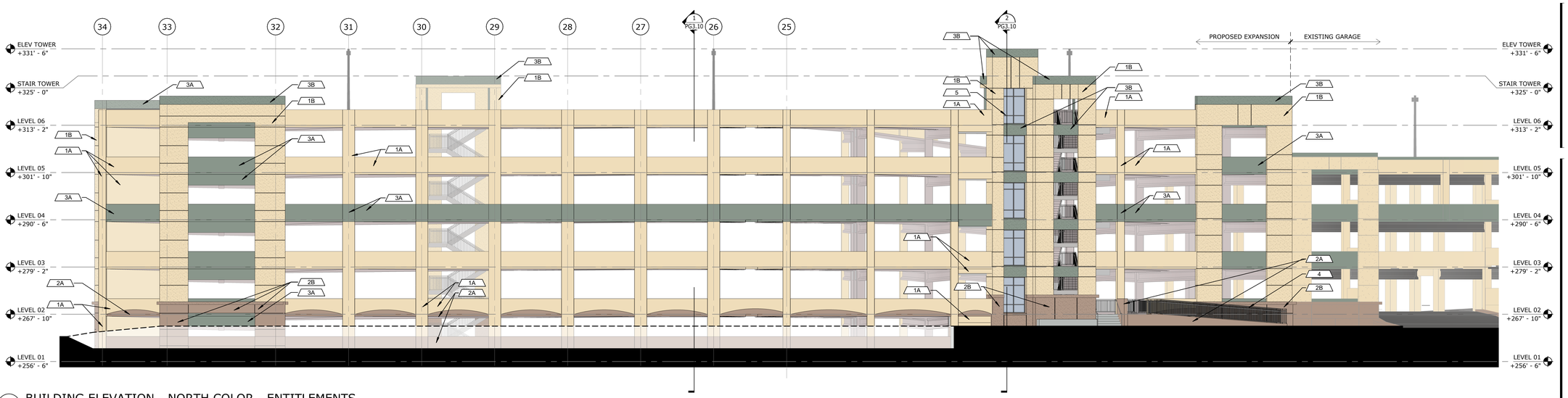
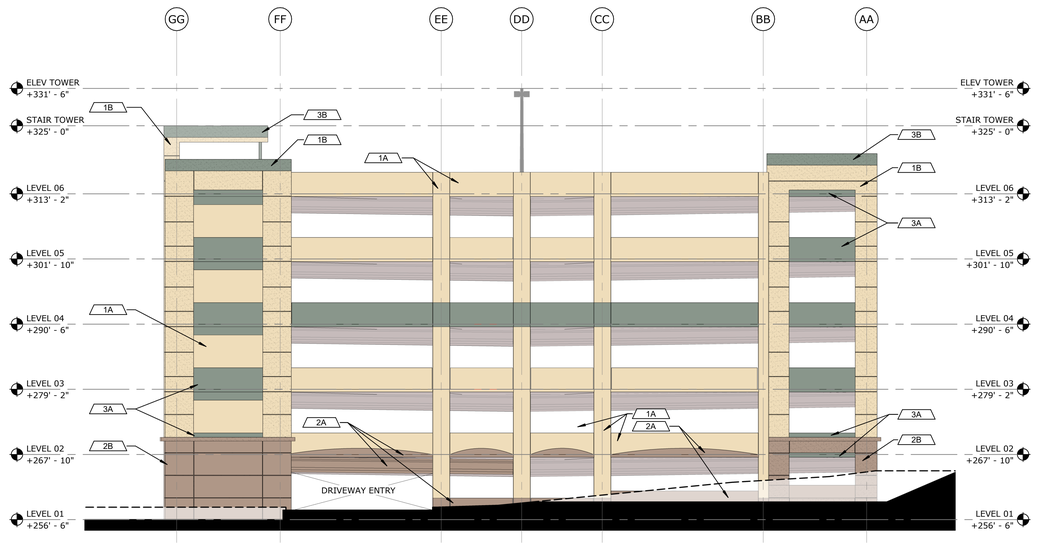
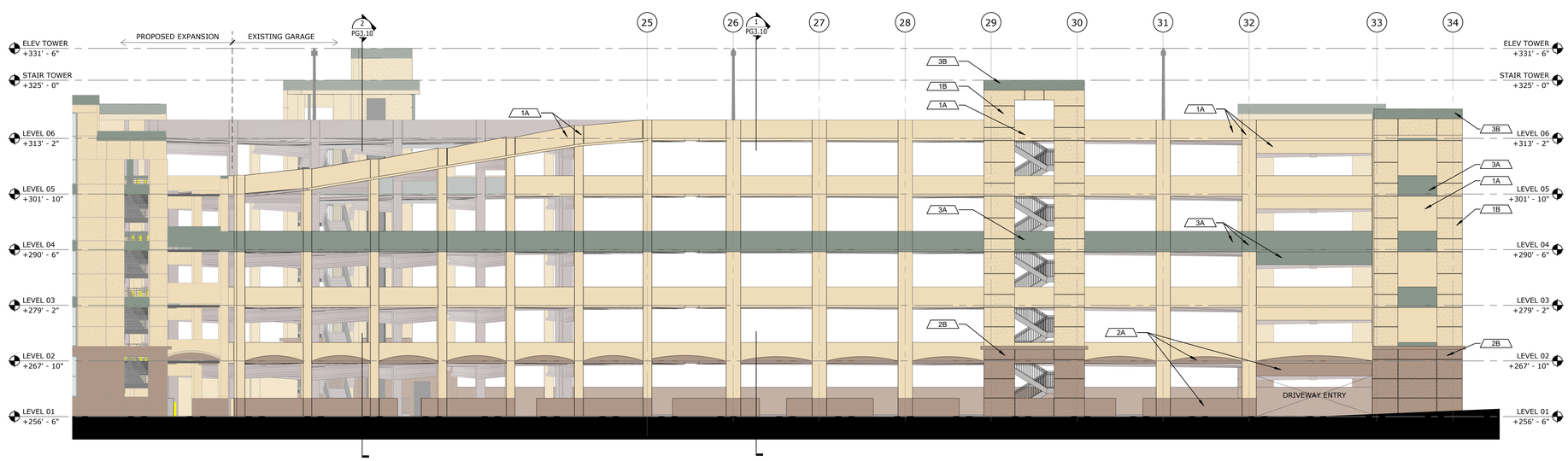


1 BUILDING ELEVATION - NORTH COLOR - ENTITLEMENTS
3/32" = 1'-0"



2 BUILDING ELEVATION - EAST COLOR - ENTITLEMENTS
3/32" = 1'-0"



3 BUILDING ELEVATION - SOUTH COLOR - ENTITLEMENTS
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

1A	PAINTED CONCRETE PANEL - BEIGE
1B	PAINTED EIFS FINISH - BEIGE
2A	PAINTED CONCRETE PANEL - BROWN
2B	PAINTED EIFS FINISH - BROWN
3A	PAINTED CONCRETE PANEL - GREEN
3B	PAINTED EIFS FINISH - GREEN
4	PAINTED METAL FINISH - CHARCOAL GRAY
5	CLEAR ANODIZED ALUMINUM STOREFRONT

Dreyfuss+Blackford architecture

CITY APPROVAL STAMP

City of Roseville Approval

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

BUILDING EXPANSION COLOR ELEVATIONS

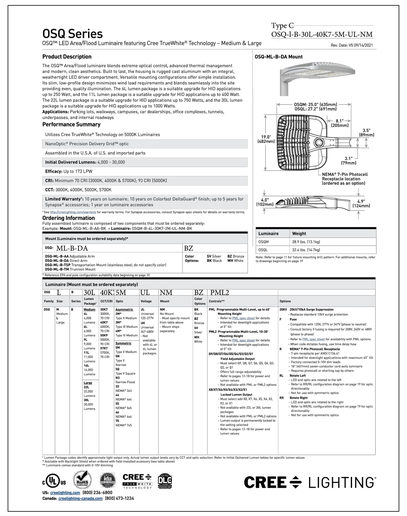
C1009.00
AS SHOWN
03/28/2022

PG3.30

C:\BIM\2021\Projects\C1009.00-Sutter Parking Garage 2 Expansion_A21_tamatoNNB8P.rvt
3/29/2022 3:25:52 PM

SHEET NOTES

1. VERIFY EXACT LOCATION OF ALL ROOFTOP FLIGHT LIGHTS PRIOR TO ROUGH-IN.
2. STAIRWAY LIGHTING CIRCUIT TO CONTINUE DOWNSTAIRS.



Type C
OSQ-3-B-30L-40K7-5M-UL-NM

Rev. Date: V5 09/14/2021

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Product Description

The OSQ™ Area/Flood Luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 4L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 30L lumen package is a suitable upgrade for HID applications up to 700 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 4,000 – 30,000

Efficacy: Up to 172 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on ColorFast DetaGuard® finish; up to 5 years for Synapse® accessories, 1 year on luminaire accessories.

[1] See Cree lighting terms and conditions for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: Mount: OSQ-ML-B-DA **+ Luminaire:** OSQ4-B-3L-30K7-5M-UL-NM-BZ

Mount Luminaire must be ordered separately*

OSQ	ML	B	DA
	Mount	Finish	Option

OSQ-ML-DA Direct Arch
OSQ-ML-B-DA Direct Bronze
OSQ-ML-B-TSP Transportation Mount Stainless steel, do not specify color!

* Mounting Hardware included

Mounts fit Cree Luminaires ordered in this ordering guide.

Finish	
BZ	Bronze
WH	White

Luminaire (Mount must be ordered separately)

OSQ	L	#	30L	40K5	5M	UL	NM	BZ	PML2
Family	Size	Series	Lumen Package	CCT/CRI	Optic	Voltage	Mount	Finish	Control**

Size
- M – Medium
- L – Large

Series
- B – 4 Sensor

Lumen Package
- 2L – 2,000 Lumens
- 3L – 3,000 Lumens
- 4L – 4,000 Lumens
- 5L – 5,000 Lumens
- 7L – 7,000 Lumens
- 10L – 10,000 Lumens
- 11L – 11,000 Lumens
- 14L – 14,000 Lumens
- 20L – 20,000 Lumens
- 30L – 30,000 Lumens

CCT/CRI
- 30K7 – 3000K 70 CRI
- 40K7 – 4000K 70 CRI
- 50K7 – 5000K 70 CRI
- 57K7 – 5700K 70 CRI
- 40K9 – 4000K 90 CRI
- 50K9 – 5000K 90 CRI

Optic
- Asymmetric
- 2MT – Type II Medium
- 3MT – Type III Medium
- 4MT – Type IV Medium
- Symmetric
- 5M – Type V Medium
- 6M – Type VI Medium
- 7M – Type V Square
- W2 – Narrow Flood
- 3S – NEMA® 3x3
- 4S – NEMA® 4x4
- 5S – NEMA® 5x5
- 6S – NEMA® 6x6
- 7S – NEMA® 7x7

Voltage
- UL – Universal 120 – 277 Volt
- HV – Universal 347 – 480 Volt
- 208 – 208 Volt
- 240 – 240 Volt
- 277 – 277 Volt
- 347 – 347 Volt
- 480 – 480 Volt

Mount
- NM – No Mount (Must specify mount in separate order)
- DM – Direct Mount (Mounting Hardware)

Finish
- BZ – Dark Bronze
- BZ – Dark Bronze
- WH – White
- WH – White

Control**
- PML – Programmable Multi-Level, up to 6' Mounting Height
  - Motion Sensor, must specify for details
  - Standard for downlight applications up to 6' only
- PML2 – Programmable Multi-Level, 10-20' Mounting Height
  - Motion Sensor, must specify for details
  - Standard for downlight applications up to 6' only
- DYNA/DYNA2/DLS2/DLS3 – Dynamic Dimming Field Adjustable Output
  - Must select DF, DB, DT, DA, DS, DE, DL, DU
  - Offers full range adjustability
  - Refer to pages 13-16 for power and lumen values
  - Not available with PML or PML2 options
- DLT/TLT/DLT2/TLT2/DLT3 – Dynamic Dimming Preset Output
  - Must select with DF, DT, DS, DE, DL, DU, or DT
  - Not available with 2L or 3L lumen packages
  - Not available with PML or PML2 options
  - Refer to pages 13-16 for power and lumen values

Options
- 2KV – 2kV/10kA Surge Suppression
  - Replaces standard 1kV surge protection
- F – Fusing
  - Compatible with 120, 277 or 347V (phase to neutral)
  - Consult factory if fusing is required for 208, 240 or 480V (phase to phase)
  - Refer to page 12 for fusing accessory
  - When code dictates fusing, see this delay fuse
- 8 – NEMA® 7-Pin Photocell Receptacle
  - Locking type receptacle
  - Intended for downlight applications with maximum 20' tip
  - Factory connected 5-7W dim leads
  - Not available with motion sensing luminaire
  - Requires photocell or shorting cap by others
- PL – Pelco Lvl
  - Dim leads are rotated to the left
  - Refer to ANSI/NEMA C136.41 for dimming diagram
  - Not available with symmetric optics
- RR – Recess Right
  - Dim leads are rotated to the right
  - Refer to ANSI/NEMA C136.41 for dimming diagram on page 19 for optic directionality
  - Not for use with symmetric optics

* Luminaire Package values directly approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Available with Downlight Shield when ordered with field installed accessory (see table above)
** Luminaire comes standard with 0-10V dimming

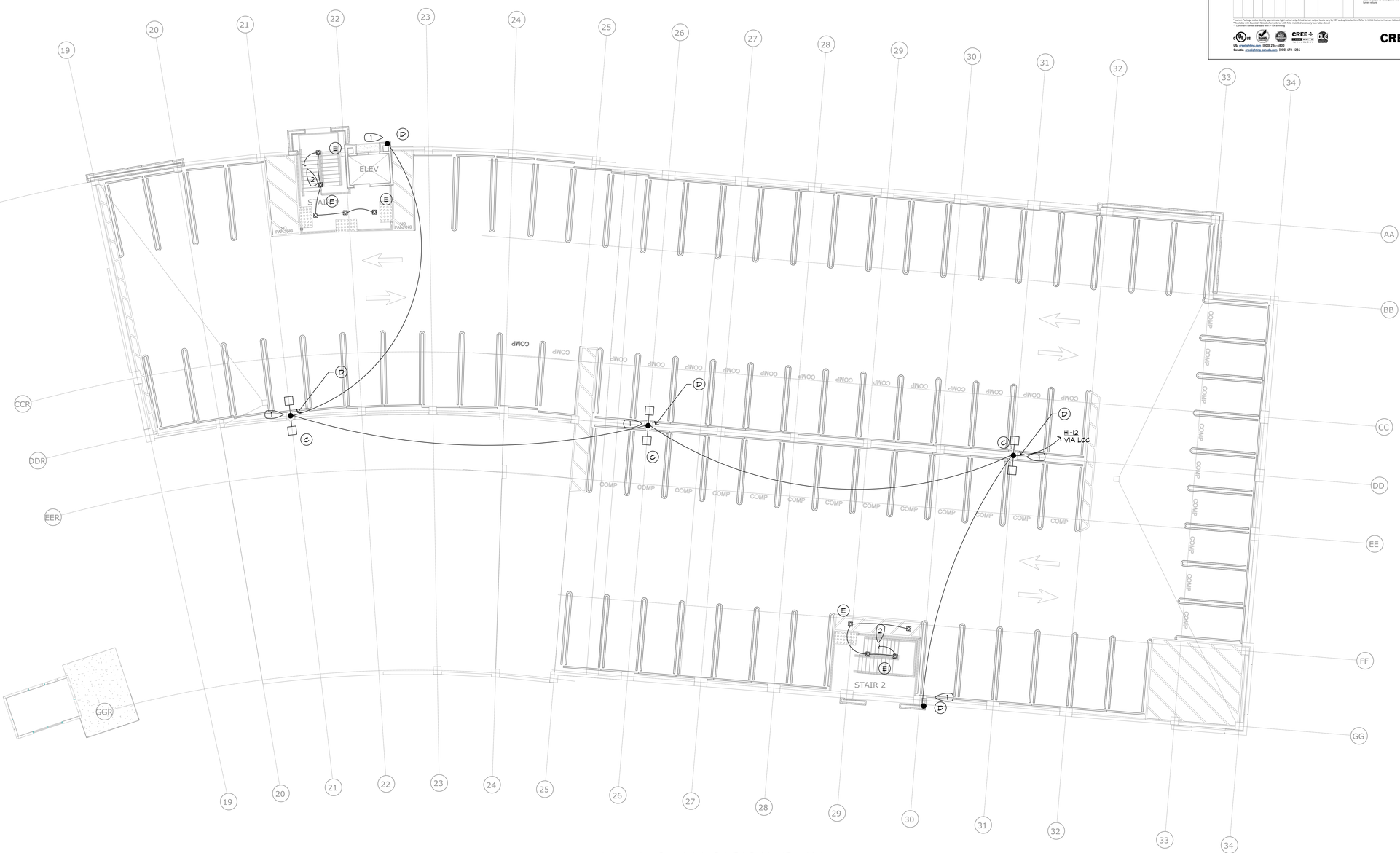
CREE LIGHTING

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

OSQ-ML-B-DA Mount

Luminaire	Weight
OSQ4	28.9 lbs. (13.1kg)
OSQ6	32.4 lbs. (14.7kg)

Note: Refer to page 11 for future mounting kit's pattern. For additional mounts, refer to drawings beginning on page 17.



LEVEL 06 ELECTRICAL PLAN

SCALE: 3/32"=1'-0"

Dreyfuss+Blackford
architecture

VASKO Electric INC.
THE POWER TO SERVE YOU!

4300 ASTORIA ST SACRAMENTO CA 95838
(916) 568-7700
LICENSE #471434

These drawings and specifications are working drawings for Vasko Electric, Inc., and are the property of Vasko Electric, Inc., and are not to be used for the purpose of bidding or installation by any other electrical contractor.

Signature

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City of Roseville Approval

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REVISION	BY	DATE

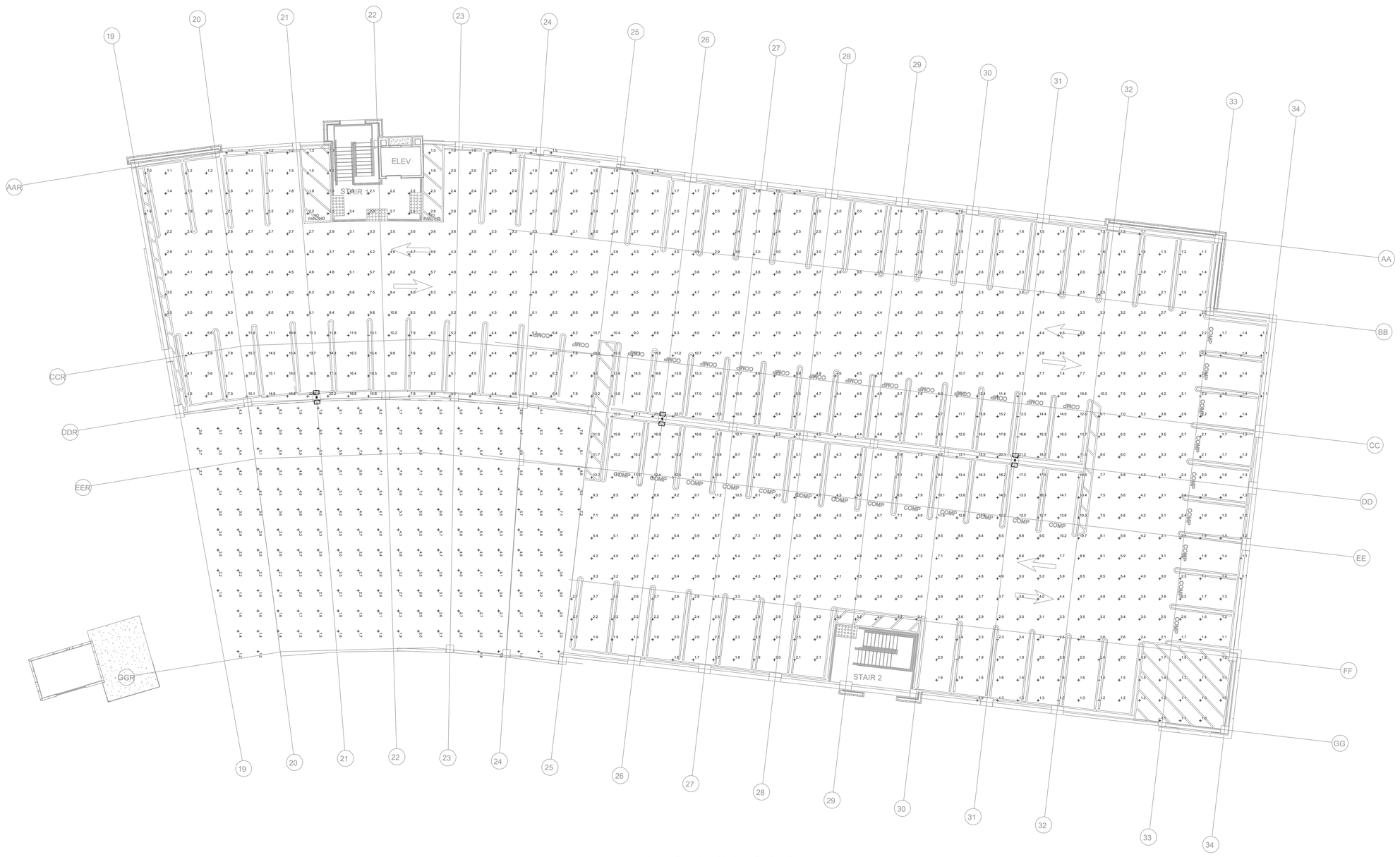
SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LEVEL 06 ELECTRICAL PLAN

E3.60



LEVEL 06 PHOTOMETRIC PLAN

SCALE-3/32"=1'-0"

Dreyfuss+Blackford
architecture

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THE POWER TO SERVE YOU!

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REVISION	BY	DATE

SUTTER HEALTH

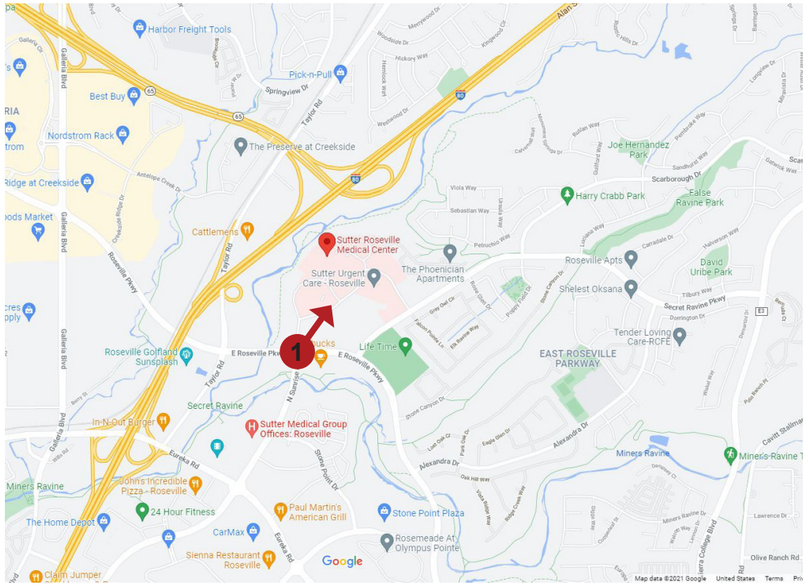
PARKING GARAGE 12
EXPANSION

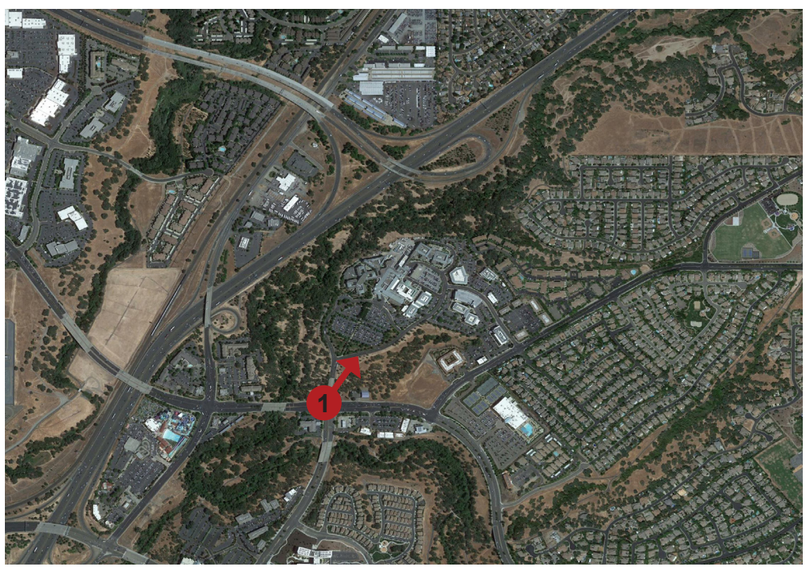
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LEVEL 06 PHOTOMETRICS

E4.40

VIEW 1





E. Roseville Parkway & N. Sunrise Ave.

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

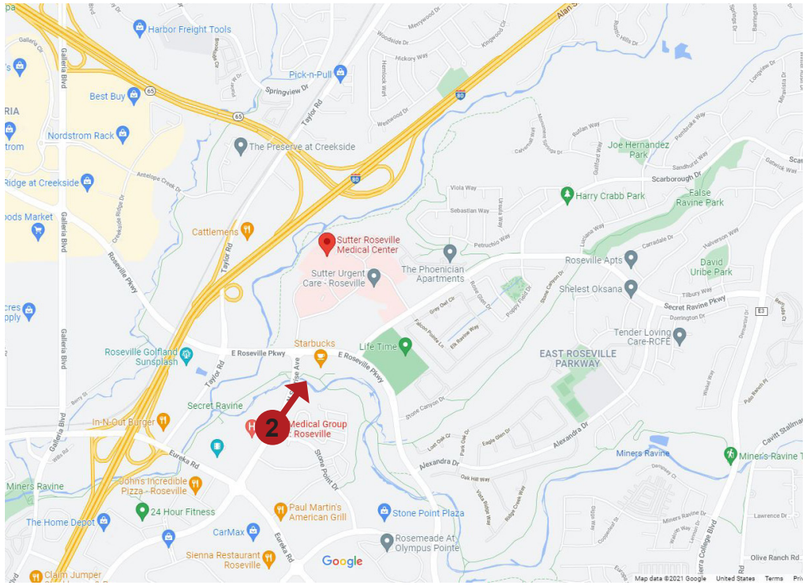
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

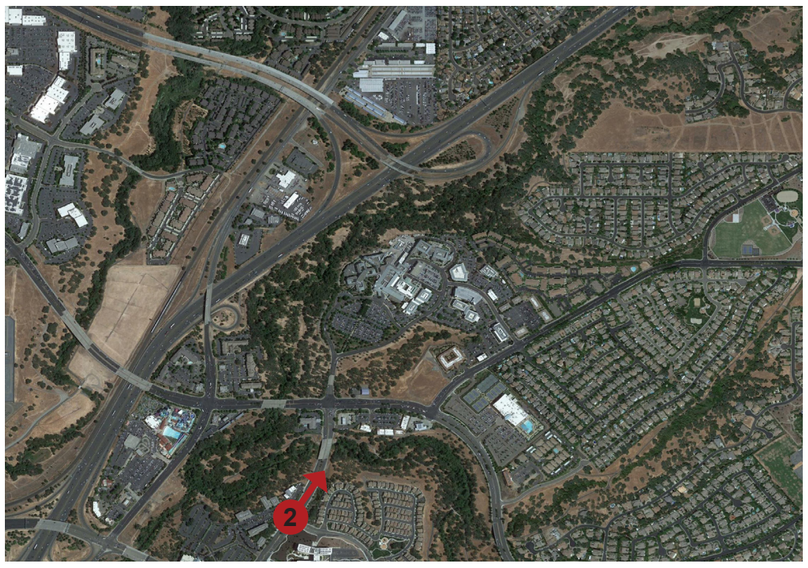
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

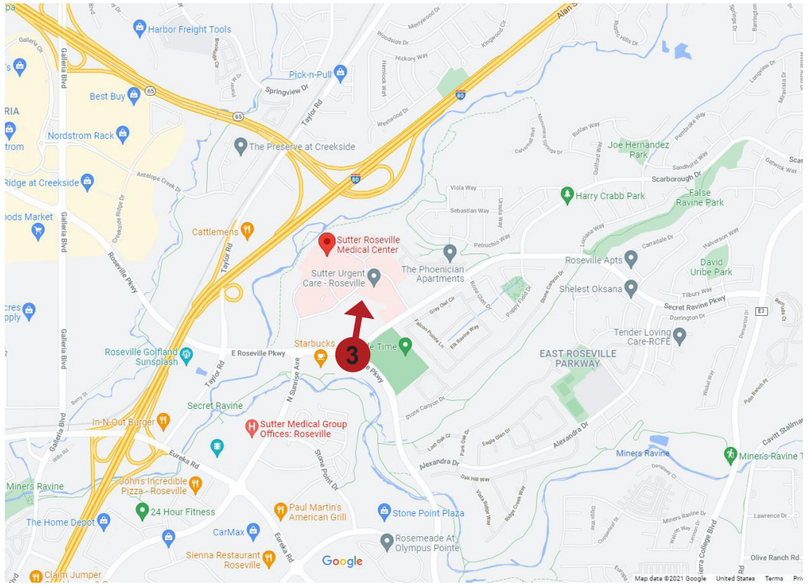
VIEW 2

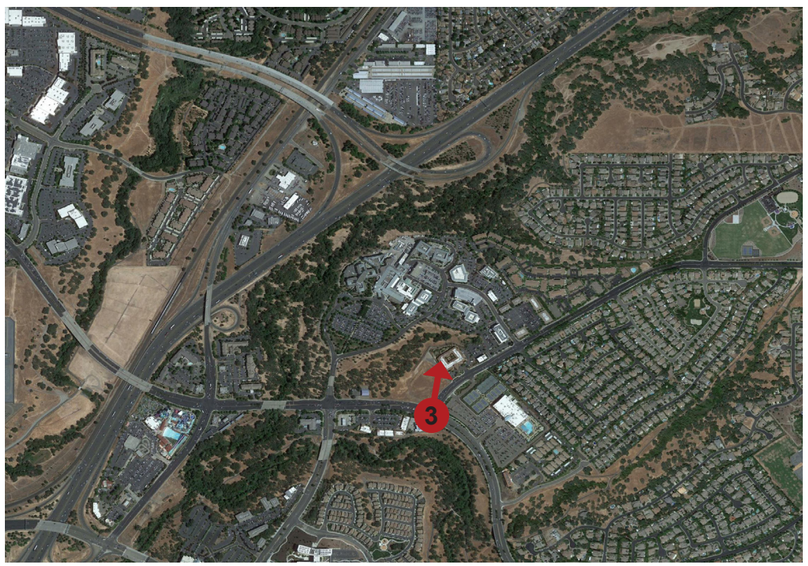




Stone Point Drive & N. Sunrise Ave.

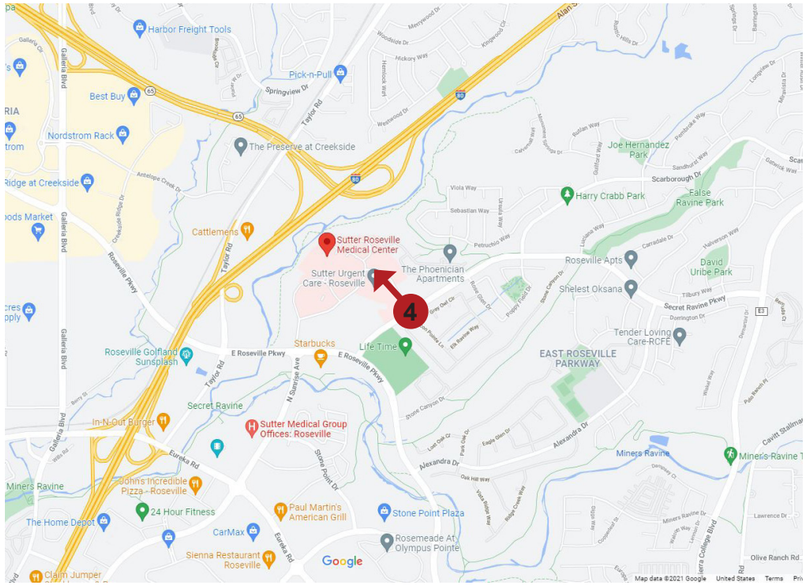
VIEW 3

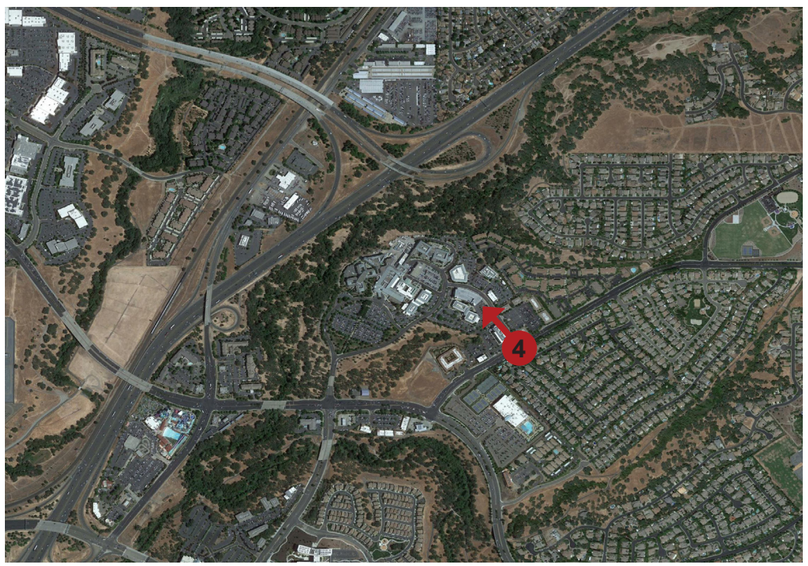




E. Roseville Parkway & Secret Ravine Parkway

VIEW 4





Secret Ravine Parkway & Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

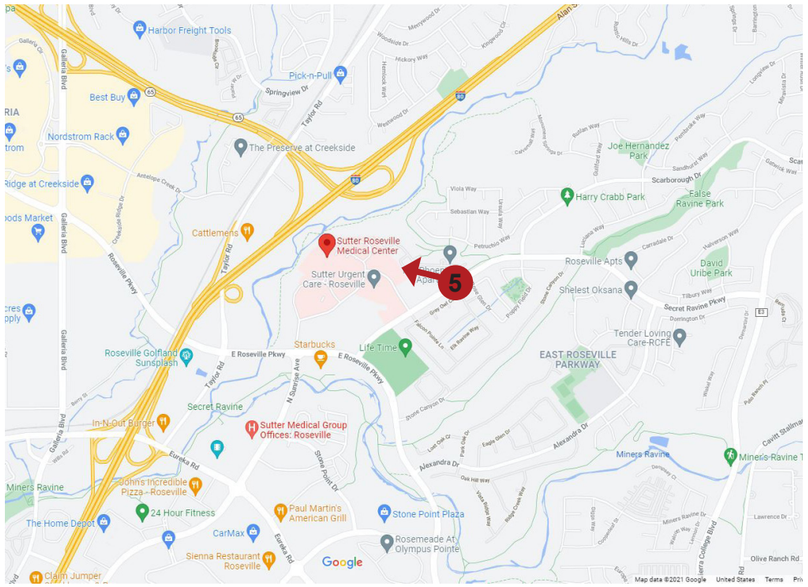
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

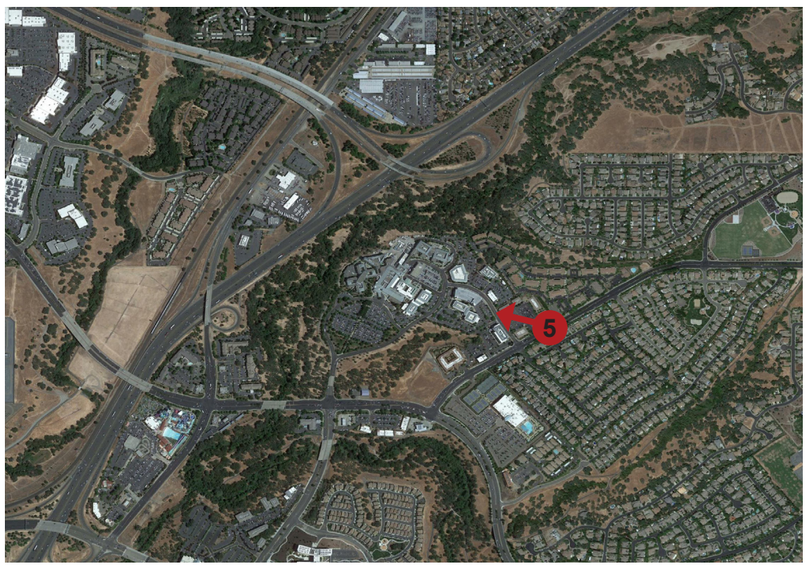
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 5





Secret Ravine Parkway North of Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

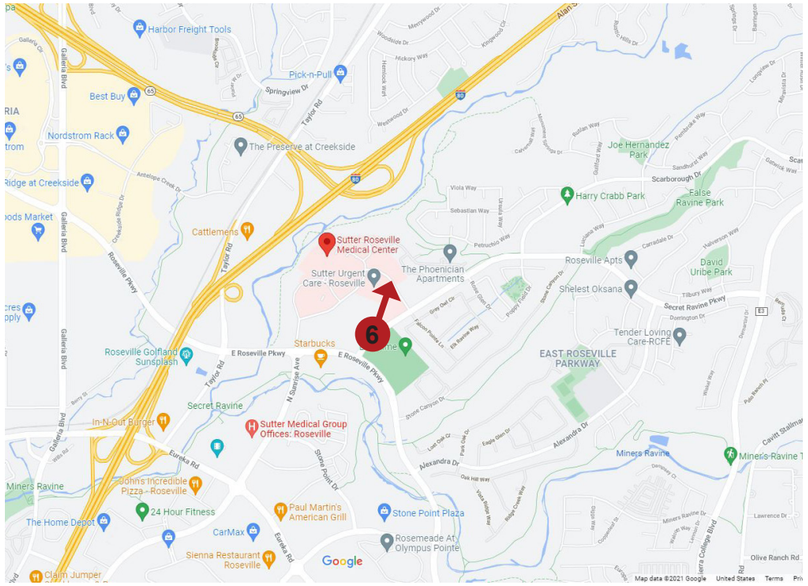
SEPAROVICH/DOMICH

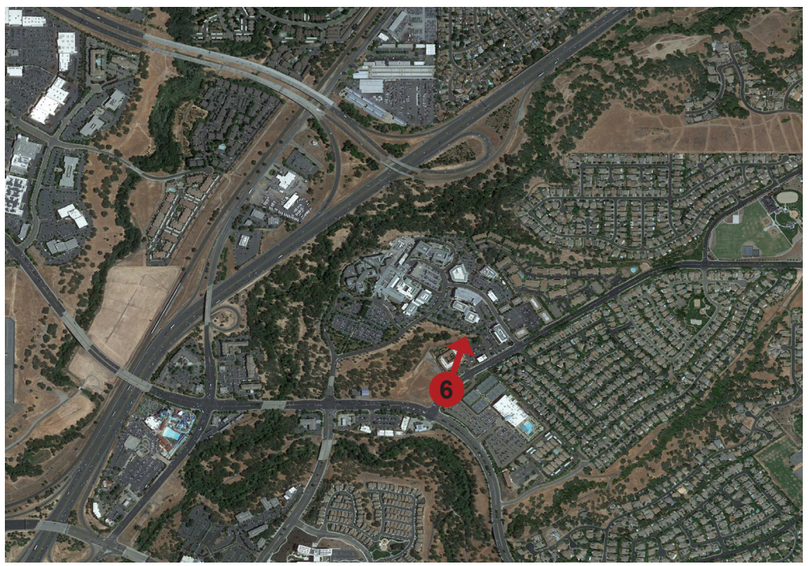
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 6





Secret Ravine Parkway - South

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

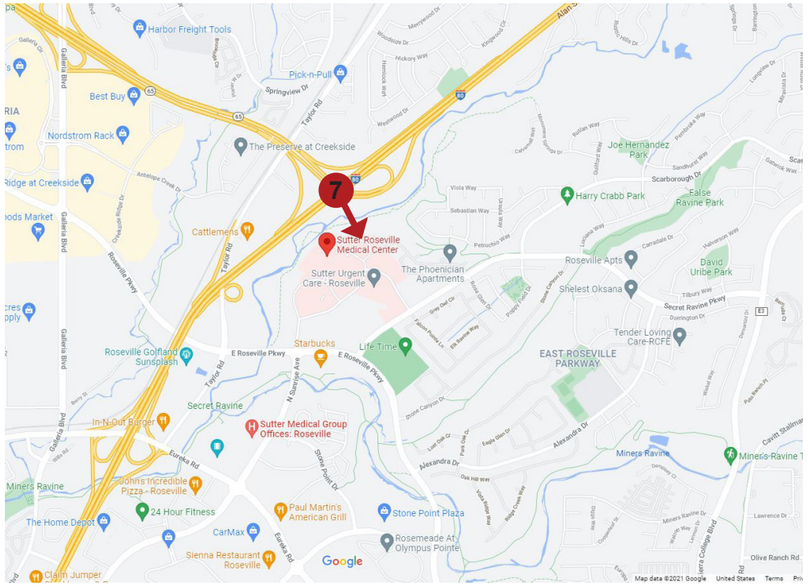
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

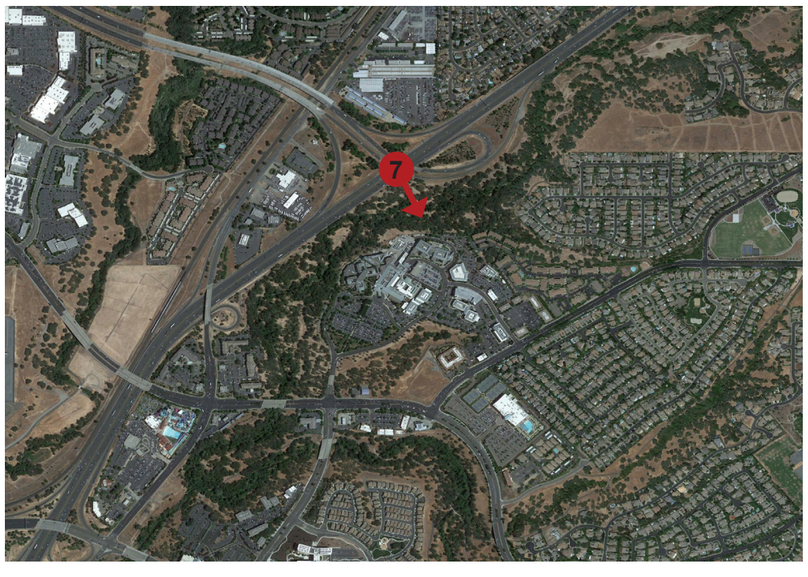
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 7





Interstate 80 & Highway 65

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

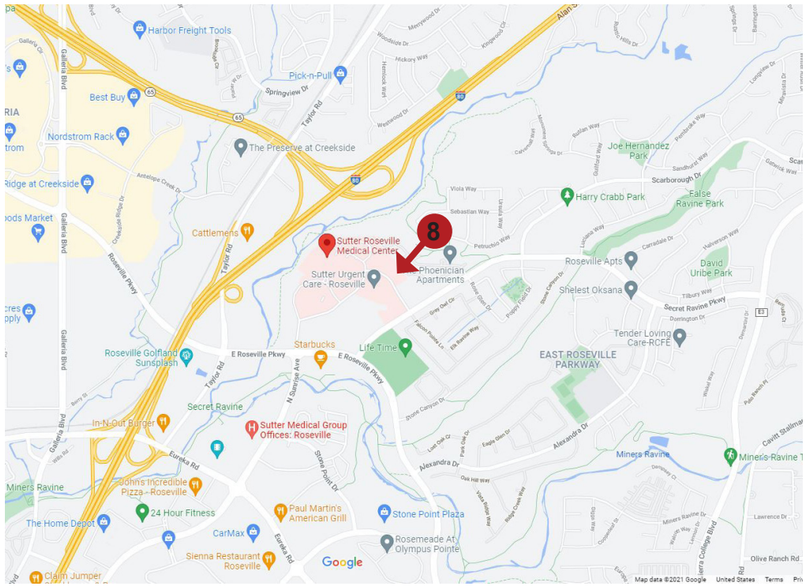
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

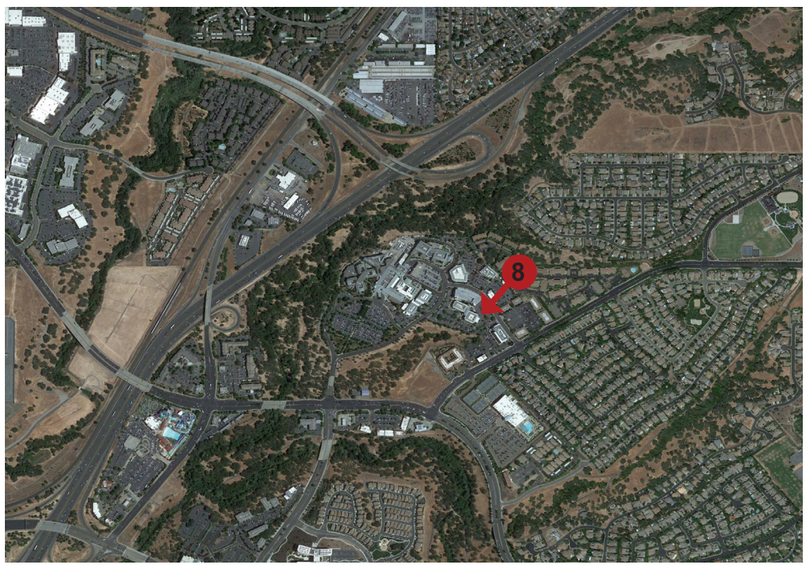
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

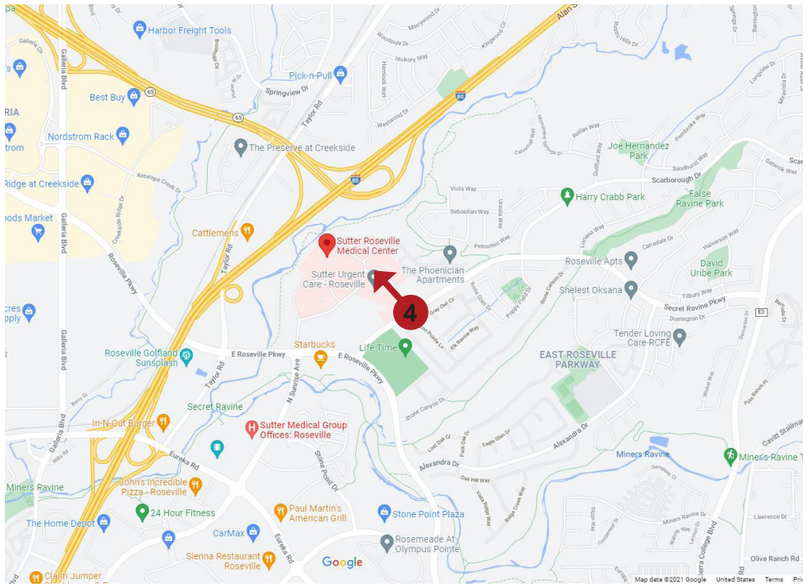
VIEW 8

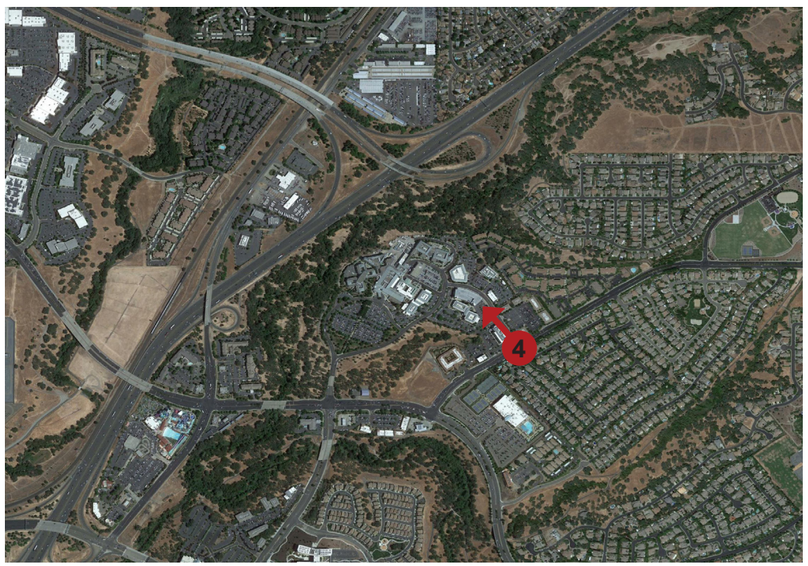




View from the Apartments

VIEW 9





Night View at Secret Ravine Parkway & Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

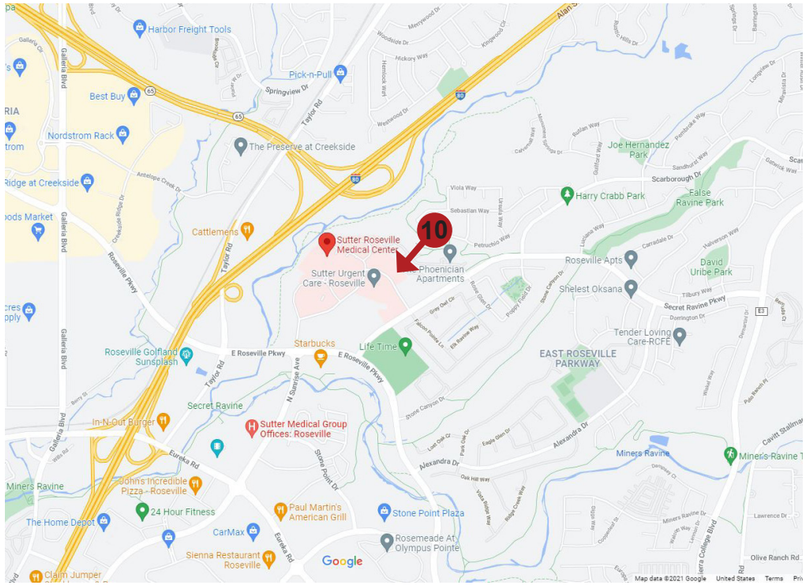
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

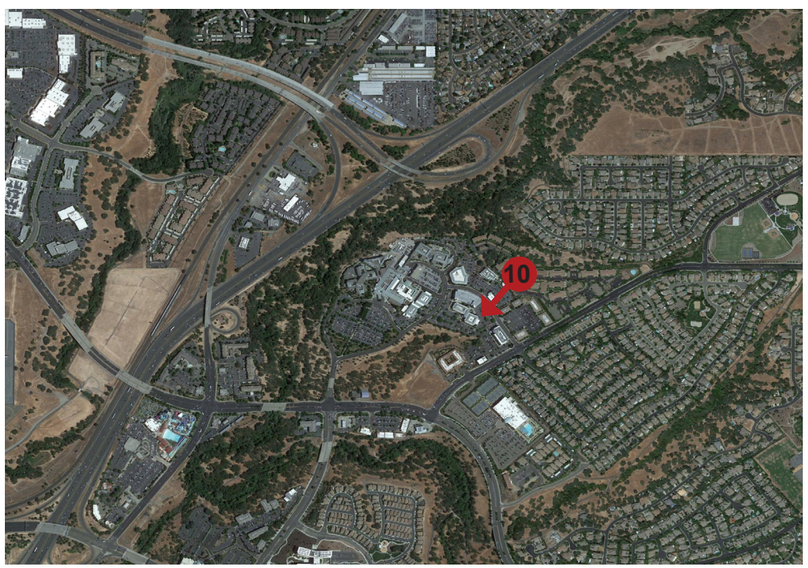
RAVEL RASMUSSEN PROPERTIES

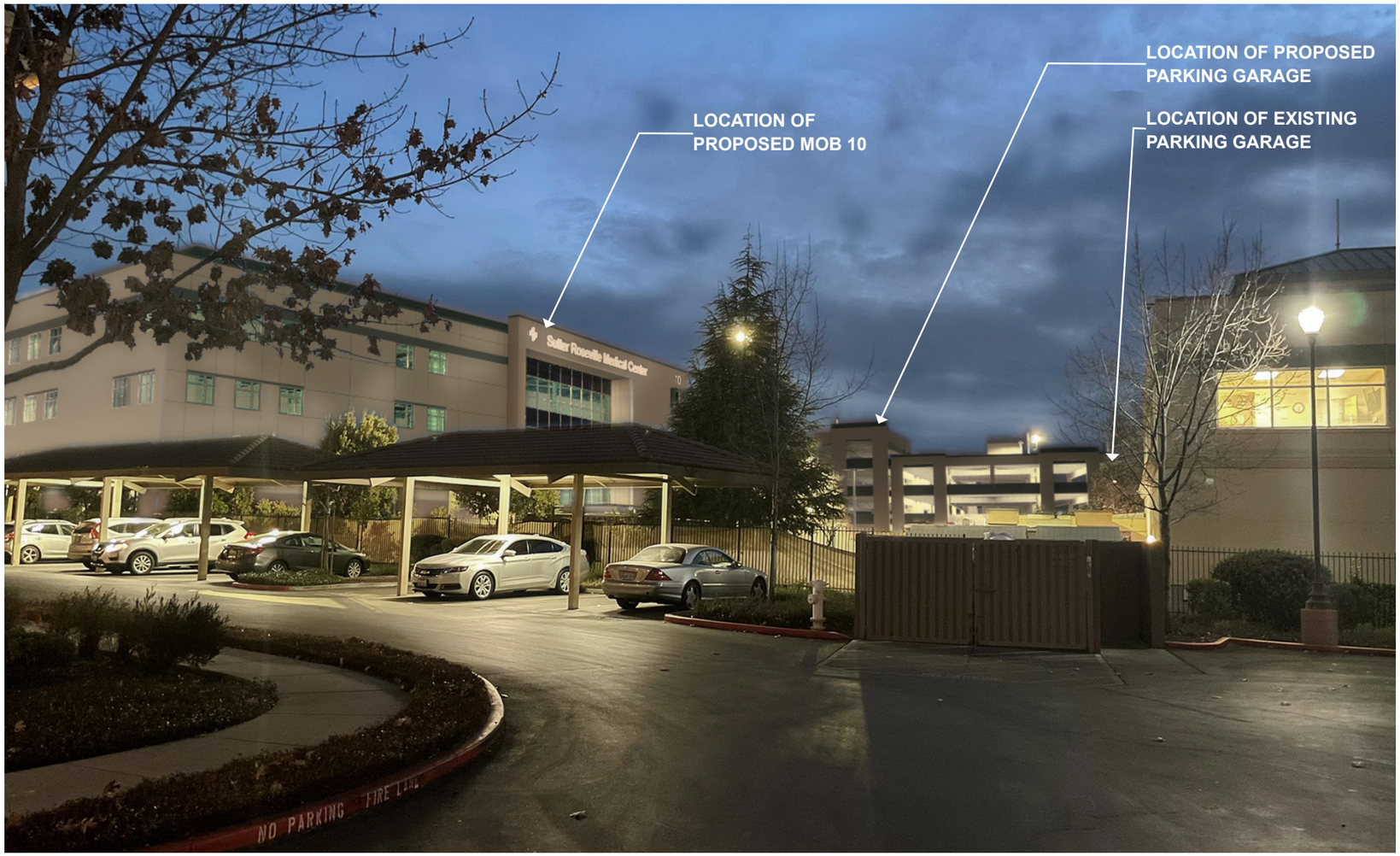
SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 10







Night View from the Apartments

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

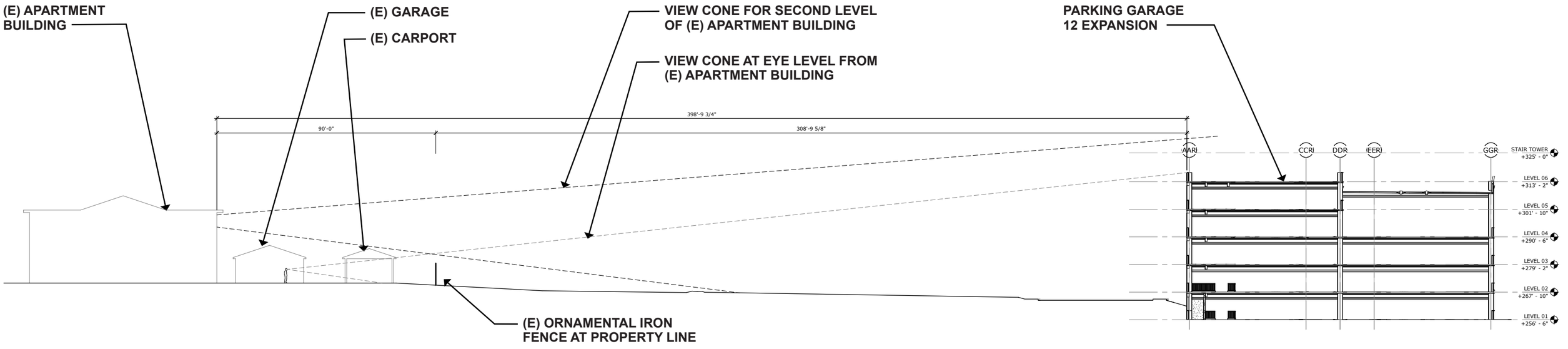
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

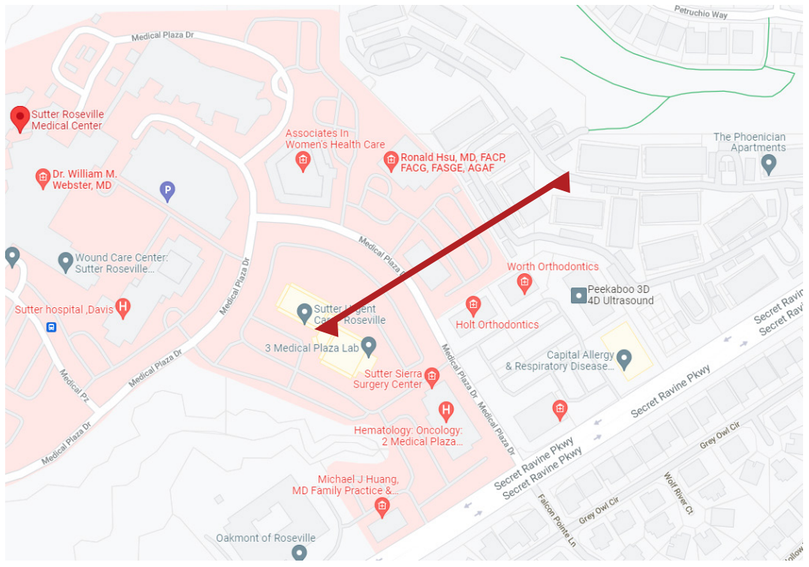
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW FROM APTS.





Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

BUILDERS

SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/04/22

MATERIALS & COLORS

NOTE:
- INTENT IS TO MATCH MATERIALS AND COLORS OF EXISTING PARKING GARAGE

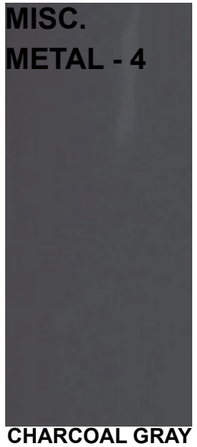
CAST-IN-PLACE & PRECAST CONCRETE

CEMENT PLASTER - FINISH TO MATCH EXISTING CONDITIONS

GALVANIZED METAL

WINDOWS 5

ANNODIZED ALUMINUM



CHARCOAL GRAY - COLOR TBD

NOTE:
ALL THREE COLORS WILL BE APPLIED TO BOTH CONCRETE AND CEMENT PLASTER

BODY - 1A & 1B

SHERWIN WILLIAMS - TRUSTY TAN SW6087

ACCENT - 3A & 3B

SHERWIN WILLIAMS - CUSTOM COLOR ZAPPA

BASE & ACCENT - 2A & 2B

SHERWIN WILLIAMS - CUSTOM COLOR ENGLISH SADDLE

RESOLUTION NO. 22-307

DENYING THE APPEAL FROM THE MAY 12, 2022 APPROVAL BY THE PLANNING COMMISSION; ADOPTING THE FOUR (4) FINDINGS OF FACT AND APPROVING THE DESIGN REVIEW PERMIT SUBJECT TO SIXY-TWO (62) CONDITIONS OF APPROVAL

WHEREAS, on May 12, 2022, the Planning Commission held a public hearing on the Sutter Parking Garage Expansion (Project) located at 12 Medical Plaza Drive; and

WHEREAS, the Project consists of approximately 192,000-sqaure foot parking structure; and

WHEREAS, the Project requires a Design Review Permit to allow the expansion of the existing five-story parking garage with an approximately 192,000-square foot six-story parking addition; and

WHEREAS, on May 12, 2022, the Planning Commission considered and adopted the Sutter Parking Garage Expansion Initial Study/Negative Declaration; and

WHEREAS, on May 12, 2022, the Planning Commission voted 5 aye, 0 no, and 2 absent to approve the Design Review Permit after finding that with the conditions of approval, the Project was consistent with the following four (4) Findings of Fact:

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan (NERSP).

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.

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

WHEREAS, following the Planning Commission's approval, an appeal was submitted by the Lozeau Drury law firm on May 20, 2022, based on concerns that the project had an inadequate environmental review; and

WHEREAS, a review of the record shows that the Project's Initial Study provides substantial evidence to support the Negative Declaration; and

WHEREAS, after holding a hearing on August 3, 2022 and considering the entire record, staff recommends that the City Council adopt the Sutter Parking Garage Expansion Initial Study/ Negative Declaration and deny the appeal of the Planning Commission's approval of the Design Review Permit, because the necessary findings of facts can be made; and

WHEREAS, staff recommends that the City Council adopt the four (4) Findings of Fact for the Design Review Permit and approve the Design Review Permit subject to sixty-two (62) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville hereby denies the appeal of the Planning Commission's May 12, 2022 approval of the Design Review Permit; and

BE IT FURTHER RESOLVED that the Sutter Parking Garage Expansion Initial Study/Negative Declaration is hereby adopted.

PASSED AND ADOPTED by the Council of the City of Roseville this_____, 22_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2242
File #: 0400-02-12-2 & 0400-03 & 0400-04

Title:	Sierra Vista Specific Plan Parcel JM-41 and JM-30 - General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment
Contact:	Shelby Maples 916-746-1347 smaples@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 10.2.

RECOMMENDATION TO COUNCIL

At the June 23, 2022 Planning Commission hearing, the Planning Commission recommended the City Council take the following actions on the project:

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Adopt a resolution approving the land use amendments to the General Plan;
3. Adopt a resolution approving text and land use amendments to the Sierra Vista Specific Plan;
4. Adopt the two (2) findings of fact and introduce for first reading an ordinance adopting the Rezone; and
5. Adopt the five (5) findings of fact and introduce for first reading an ordinance approving the Third Amendment of the Development Agreement by and between the City of Roseville and SVC1, LLC relative to the Sierra Vista Specific Plan and authorizing the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP) area. The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program was adopted with the SVSP. Additionally, the City entered into several Development Agreements with the property owners of the SVSP parcels to outline development obligations within the plan area.

The project site, Parcels JM-30 and JM-41, is located on approximately 21 acres at the southwest corner of the intersection of Pleasant Grove Bl. and Fiddyment Rd. in the SVSP. Large lot parcel JM-30 is approximately 7.51 acres, with a High Density Residential (HDR-23.5) land use designation and Multifamily Housing (R3) zoning designation. Parcel JM-41 is approximately 13.48 acres in size and has a land use and zoning designation of Community Commercial (CC).

The project request includes a General Plan Amendment, Specific Plan Amendment, and

Rezone to adjust the boundary between HDR parcel JM-30 and CC parcel JM-41. This would convert 0.44 net acres from HDR land use to CC land use. The zoning designation would be modified to reflect the land use changes. The project also requests the third amendment of the Mourier and Computer Deductions Development Agreement (DA) to reflect the proposed changes.

Summary Evaluation

The project involves the reconfiguration of two large lot parcels, Parcels JM-30 and JM-41, within the SVSP area. The General Plan land use map and associated table will be updated to reflect the land use changes. Text, table, and figures of the SVSP document will be updated to reflect the land use changes and unit transfers. The Rezone will align with the proposed land use modifications. A Development Agreement Amendment (DAA) of the Mourier and Computer Deductions Development Agreement is also requested as part of the project to include the proposed land use changes. No other changes to the DA are proposed.

The project will reconfigure and reduce large lot parcel JM-30 from 7.51 acres to 7.07 acres. The number of units will remain the same at 176 units. Reducing the area of the parcel will increase the density of development from 23.4 dwelling units per acre (du/ac) to 24.9 du/ac. The density will remain similar to other High Density Residential parcels in the SVSP, which range from 20.0 du/ac to 30.0 du/ac. As proposed, the modification is consistent with the intent of the SVSP.

Parcel JM-41 has a CC/SA land use designation in the SVSP, and is one of two parcels in the Specific Plan identified for a combination of commercial and business professional uses. The SVSP anticipates that this site could develop with approximately 250,000 square feet of nonresidential uses with a Floor Area Ratio (FAR) of 0.4. The proposed modification will increase the area of the site to 13.92 acres from 13.48 acres, and at an FAR of 0.4 can accommodate approximately 243,000 square feet of development. The SVSP Design Guidelines include an illustrative concept plan for future development of parcel JM-41. The project proposes a revised Figure B-31 to accompany the land use amendment, showing a conceptual layout for the overall site. Based on the conceptual plan provided, future development of parcel JM-41 remains consistent with the intent of the Specific Plan. No development plans are proposed at this time.

It is also noted that the proposed land use adjustment will connect the commercial site with adjacent West Roseville Specific Plan (WRSP) parcel W-20. Parcel W-20 was modified from a Low Density Residential (LDR) parcel to a CC parcel as a part of the Coffee Shack project, approved by City Council in April of 2021 (File # PL20-0142). That approval allowed a future coffee kiosk with outdoor seating and a drive-through lane, and included a rezone with a Special Area overlay to ensure that only uses considered compatible with adjacent residential land uses would be permitted or conditionally permitted. The land use boundary adjustment would allow parcels JM-41 and W-20 to function as one commercial center. Future development of both JM-30 and JM-41 will be subject to design review.

The proposed land use amendments, Rezone, and DAA are consistent with the intent of the General Plan, SVSP, and the SVSP Design Guidelines, and will not be detrimental to the public interest, health, safety, or welfare of the City.

Public Outreach

Early notification of the project was provided to the Roseville Coalition of Neighborhood Association (RCONA) board. A notice of the Planning Commission hearing was sent to neighbors and property owners within 300 feet of the project parcels, as well as published in the newspaper and online. No comments were received on the project.

Summary of Planning Commission Meeting

The project was heard by the City's Planning Commission on June 23, 2022. The applicant's representative addressed the Commission, spoke in favor of the project, and requested that the

Commission take the actions recommended by staff. No comments from the public were received. The Planning Commission approved the Tentative Subdivision Map for the project, which subdivided parcels JM-30 and JM-41 into one HDR parcel (JM-30) and 11 commercial parcels (located on large lot Parcel JM-41). Additionally, the Planning Commission recommended that the City Council approve the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment.

FISCAL IMPACT

The project is not anticipated to result in negative impacts to the City's General Fund.

ENVIRONMENTAL REVIEW

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The SVSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the SVSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

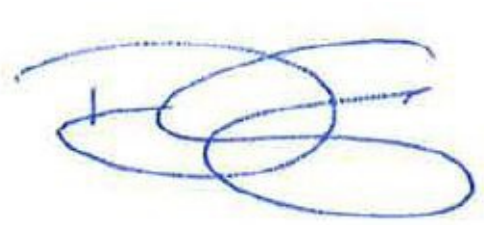
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Shelby Maples, Associate Planner

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - June 23, 2022 Planning Commission Staff Report and Attachments

Exhibit A - Addendum to SVSP EIR

Resolution 22-310

Exhibit B - General Plan Amendment

Resolution 22-311

Exhibit C - Specific Plan Amendment

Ordinance - Rezone

Exhibit D - Rezone

Exhibit E - SVSP Change Pages

Ordinance - Third Amendment to Mourier and Computer Deductions DA

Exhibit F - Third Amendment to Mourier and Computer Deductions DA

Vicinity Map

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting June 23, 2022

Prepared by: Shelby Maples, Associate Planner

ITEM 6.1: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 4850 Upland Dr. – SVSP PCL JM-41 and JM-30 – PL21-0368

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between Community Commercial (CC) Parcel JM-41 and High Density Residential (HDR) Parcel JM-30. The project will convert 0.44 acres from HDR to CC land use. The request also includes a Development Agreement Amendment to reflect the land use change and a Tentative Subdivision Map to subdivide Parcels JM-41 and JM-30 into 12 lots.

Applicant— David Cobbs, Baker Williams Engineering
Owner – Ryan Biziewski, Mourier Investments, LLC

SUMMARY RECOMMENDATION

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the third amendment to the Mourier and Computer Deductions Development Agreement; and
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-one (71) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP) area. The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program was adopted with the SVSP. Additionally, the City entered into several Development Agreements with the property owners of the SVSP parcels to outline development obligations within the plan area.

The project site, Parcels JM-30 and JM-41, is located on approximately 21 acres at the southwest corner of the intersection of Pleasant Grove Bl. and Fiddyment Rd. in the SVSP. Large lot parcel JM-30 is approximately 7.51 acres, with a High Density Residential (HDR-23.5) land use designation and Multifamily Housing (R3) zoning designation. Parcel JM-41 is approximately 13.48 acres in size and has a land use and zoning designation of Community Commercial (CC).

The project request includes a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between HDR parcel JM-30 and CC parcel JM-41. This would convert 0.44 net acres from HDR land use to CC land use. The zoning designation would be modified to reflect the land use changes. The project also requests the third amendment of the Mourier and Computer Deductions Development Agreement (DA) to reflect the proposed changes. Finally, the project requests a Tentative

Subdivision Map to create 12 parcels, which would divide large lot parcel JM-41 into 11 commercial parcels and reconfigure parcel JM-30 to align with the proposed land use changes.

Figure 1 – Project Location

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

The proposed land use (General Plan and SVSP) and zoning designation amendments are shown in Exhibit B, C, and D. The proposed change pages to the SVSP are provided in Exhibit E.

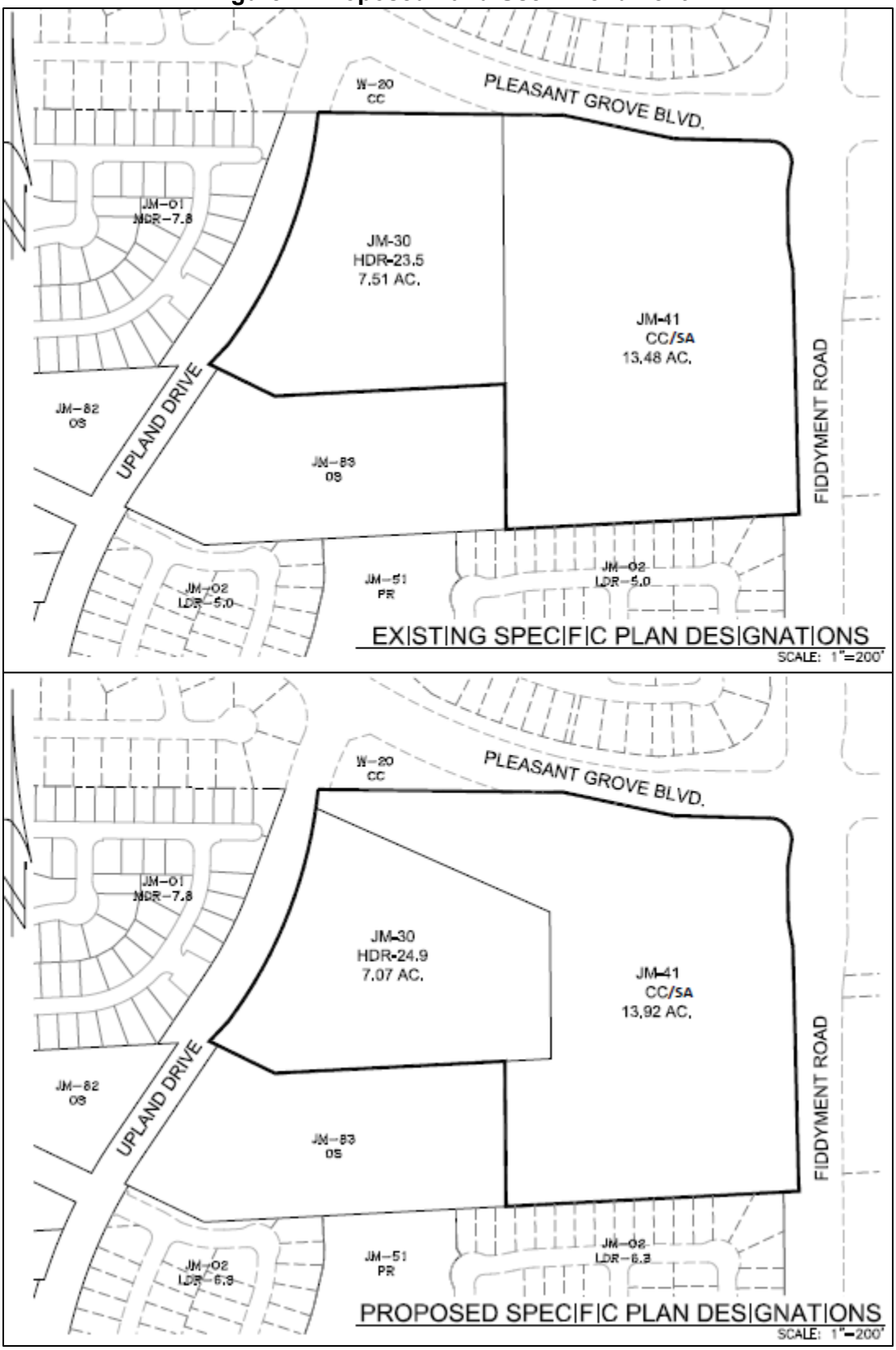
Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's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

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

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

The project proposes the adjustment of parcels JM-30 and JM-41, resulting in a transfer of 0.44 acres from HDR land to CC land. The Rezone is requested to align with the proposed land use modification.

Figure 2: Proposed Land Use Amendment

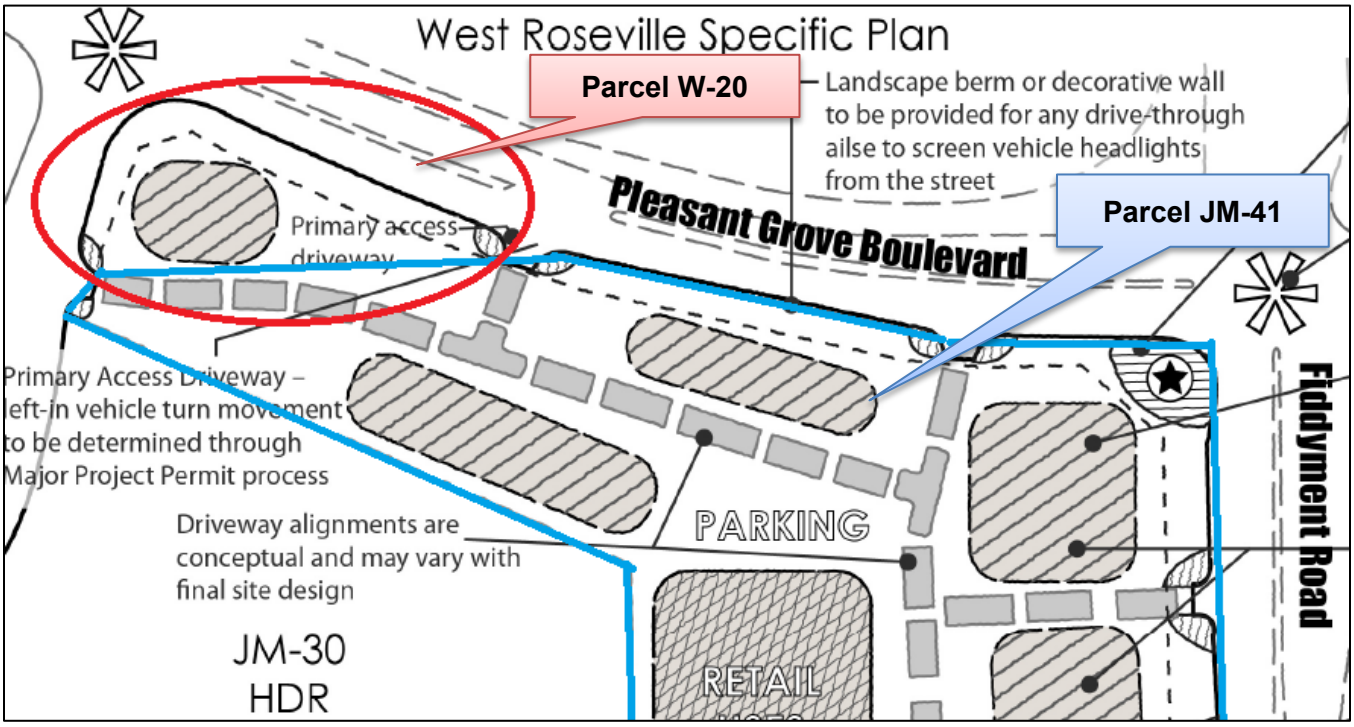


The project will reconfigure and reduce large lot parcel JM-30 from 7.51 acres to 7.07 acres. The number of units will remain the same at 176 units. Reducing the area of the parcel will increase the density of development from 23.4 dwelling units per acre (du/ac) to 24.9 du/ac. The density will remain similar to other High Density Residential parcels in the SVSP, which range from 20.0 du/ac to 30.0 du/ac. The proposed modification is consistent with the intent of the SVSP.

Parcel JM-41 has a CC/SA land use designation in the SVSP, and is one of two parcels in the Specific Plan identified for a combination of commercial and business professional uses. The SVSP anticipates that this site could develop with approximately 250,000 square feet of nonresidential uses with a Floor Area Ratio (FAR) of 0.4. The proposed modification will increase the area of the site to 13.92 acres from 13.48 acres, and at an FAR of 0.4 can accommodate approximately 243,000 square feet of development. The SVSP Design Guidelines include an illustrative concept plan for future development of parcel JM-41. The project proposes a revised Figure B-31 to accompany the land use amendment, showing a conceptual layout for the overall site. Based on the conceptual plan provided, future development of parcel JM-41 remains consistent with the intent of the Specific Plan. No development plans are proposed at this time.

It is also noted that the proposed land use adjustment will connect the commercial site with adjacent West Roseville Specific Plan (WRSP) parcel W-20. Parcel W-20 was modified from a Low Density Residential (LDR) parcel to a CC parcel as a part of the Coffee Shack project, approved by City Council in April of 2021 (File # PL20-0142). That approval allowed a future coffee kiosk with outdoor seating and a drive-through lane, and included a rezone with a Special Area overlay to ensure that only uses considered compatible with adjacent residential land uses would be permitted or conditionally permitted. As shown in the excerpt from the JM-41 conceptual plan (Figure 3), the land use boundary adjustment would allow parcels JM-41 and W-20 to function as one commercial center. Future development will be subject to be design review.

Figure 3 – Excerpt from JM-41 Conceptual Plan



The proposed land use amendment and rezone is consistent with the intent of the General Plan, SVSP, and the SVSP Design Guidelines, and will not be detrimental to the public interest, health, safety, or welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Amoruso Ranch Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public, health, safety, and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The SVSP is subject to ten development agreements, and the current project proposes the third amendment to the Mourier and Computer Deductions DA.

The requested DAA will be updated to reflect the change in land use acreages. No other changes are proposed. The Mourier and Computer Deductions DA was last updated in February of 2021 with the SVSP JM-40 Subdivision project (City File #PL20-0103), which included the transfer of five (5) units from Parcel JM-40 to JM-30, resulting in the present affordable housing allocation of 176 units (88 very low income and 88 low income rental units), as well as updates to the sections related to groundwater wells, water conservation goals, and recycled water facilities.

The proposed DAA to reflect the land use amendment is consistent with the General Plan, SVSP, and the Zoning Ordinance. The DAA is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAA is consistent with findings 1-5 above.

EVALUATION: TENTATIVE SUBDIVISION MAP

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

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

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

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

The proposed project includes a Tentative Subdivision Map to align with the proposed land use map for parcels JM-30 and JM-41, as well as divide JM-41 into 12 commercial parcels. As part of the review process, the applicant provided conceptual layouts for development on both JM-30 and JM-41 to ensure that future development of those sites is feasible in the proposed configuration (Attachment 1 for the JM-30 conceptual plan, and Exhibit E for the JM-41 conceptual plan).

Parcel 1 (JM-30) – While no development is proposed on parcel JM-30 at this time, a conceptual layout was provided with the current request to ensure that future development would be feasible on the modified parcel. The conceptual plan, which is included as Attachment 1 of this report, shows that there are layouts possible where all 176 units and required parking can be accommodated on the parcel. Per the SVSP and the Development Agreement, all 176 future units on parcel JM-30 are designated affordable, with 88 very low income and 88 low income rental units. Parcel JM-30 will be accessible from Upland Dr.

Parcels 2-12 (JM-41) – Parcels 2-12 on the Tentative Subdivision Map are part of commercial large lot JM-41. The tentative map will create parcels ranging in size from approximately 0.49 acres to 3.27 acres, as shown in Table 1 below. A 25-foot easement is proposed on the map to provide access to interior Parcels 2, 4, 5, 10, and 11. Future development of the commercial parcels will also be subject to additional design review.

Table 1 – Tentative Map Proposed Parcels

Parcel #	Land Use/Zoning Designation	Size (Acres)
Parcel 1	HDR/R3	7.07 ac
Parcel 2	CC/CC	1.12 ac
Parcel 3	CC/CC	0.49 ac
Parcel 4	CC/CC	0.55 ac
Parcel 5	CC/CC	1.09 ac
Parcel 6	CC/CC	0.48 ac
Parcel 7	CC/CC	1.52 ac
Parcel 8	CC/CC	0.88 ac
Parcel 9	CC/CC	1.43 ac

Parcel 10	CC/CC	3.27 ac
Parcel 11	CC/CC	0.80 ac
Parcel 12	CC/CC	2.30 ac
Total		20.99 ac

It is also noted that the southern portion of the project site, which includes a portion of Parcel 1, a portion of Parcel 10, and the entirety of Parcels 9, 11, and 12 are encumbered by electrical easements for overhead power lines, including a 125-foot SMUD easement, 250-foot PGE tower easement, and 35-foot additional electric easement. The conceptual plan for the site indicates that this area will be reserved for uses which are compatible with the overhead power lines, including screened storage and a parking area for the future apartments on Parcel 1.

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. Additionally, the proposed parcel configurations do not change the location of watercourses or create a physical condition that would be impractical for the proposed improvements.

As part of the adoption for the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demand on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received. A public notice of the Planning Commission hearing was published on June 10, 2022, and was distributed to all property owners within 300 feet of the project site and to the RCONA webpage. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the SVSP. The project as proposed will not be detrimental to public health or safety, nor will it be detrimental to the public welfare. The findings for all requested entitlements can be made.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The SVSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the SVSP EIR, and no

new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

RECOMMENDATION

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the third amendment to the Mourier and Computer Deductions Development Agreement, and
6. Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 4850 Upland Dr. –SVSP JM-41 and JM-30 – PL21-0368** subject to seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE # PL21-0368

1. The project is approved as shown in Exhibits G and H and as conditioned or modified below. (Planning)

3. The Tentative Subdivision Map shall be valid for a period of two (2) years from **June 23, 2022** and shall expire on **June 23, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than six (6) years from **June 23, 2022**.

4. 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)

5. 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)

6. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

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

8. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

9. The applicant shall submit to the Planning and Engineering Departments the applicable 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)

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

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

    b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

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

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

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

11. 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)

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

13. 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)

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

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

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

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

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

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

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

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

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

17. The developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards for the shelter pad located along southbound Fiddyment Road, south of Pleasant Grove Boulevard. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 per shelter for future construction of the Bus Shelter along southbound Fiddyment Road, south of Pleasant Grove Boulevard (shelter number #333). (Engineering, Alternative Transportation).

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

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

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

21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

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

23. 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)

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

25. 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)

26. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)

27. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. (Engineering, Development Services, Planning)

28. 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)

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

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

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

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

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

40. 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)

41. 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)

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

43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

a) one (1) set of improvement plans

b) load calculations

c) electrical panel one-line drawings

44. 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)

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

PRIOR TO OR UPON RECORDATION OF FINAL MAP

46. 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) Water, sewer, and reclaimed water easements;

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

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

48. 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)

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

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

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

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

50. The developer shall pay the WRSP Transit Shuttle Service Fee for Parcel W-20 per Section 3.15.13 of the WRSP Development Agreement. (Alternative Transportation).

51. Per Section 3.5.12 of the SVSP (Mourier Investment & Computer) Development Agreement, the developer shall pay, as its fair share on a city-wide basis, for the update of the City's Long Range Transit Master Plan, Short Range Master Plan Update, and Bikeway Master Plan Update, the amounts of $496.29, $595.55 and $496.29 prior to recordation of the Large Lot Tentative Map. (Alternative Transportation).

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

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

OR

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

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

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

55. City records show that the land being subdivided is within the Sierra Vista CFD 2, Public Services and Municipal Services CFD 3 districts as well as within the future annexation area of the Villages at Sierra Vista CFD No. 1. The parcel will need to be annexed into The Villages at Sierra Vista CFD No. 1.

56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

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

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

59. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

60. 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)

61. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

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

63. 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)

64. 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)

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

OTHER CONDITIONS OF APPROVAL

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

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

68. 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)

69. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)

70. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

71. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

Attachments

1. JM-30 Conceptual Plan

Exhibits

A. Addendum to the Sierra Vista Specific Plan Environmental Impact Report
B. General Plan Amendment
C. Specific Plan Amendment
D. Rezone
E. SVSP Change Pages
F. Third Amendment to Mourier and Computer Deductions Development Agreement
G. Tentative Subdivision Map
H. Preliminary Utility Plan

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

PC ATTACHMENT 1

Preliminary Site Statistics

BLDG.	STORIES	1BR	2BR	TOTAL
A1	3	24	36	60
A2	3	24	36	60
B	2	16	24	40
C	2	8	-	8
D	2	-	8	8
TOTAL		72	104	176
		41%	59%	100%

COMMUNITY BLDG. 3400 s.f.+/-
Parking Required 176 + 1/10 units = 194
Parking Provided 198

JMC-30 SITE STUDY for IONIC ENTERPRISES

CONCEPTUAL

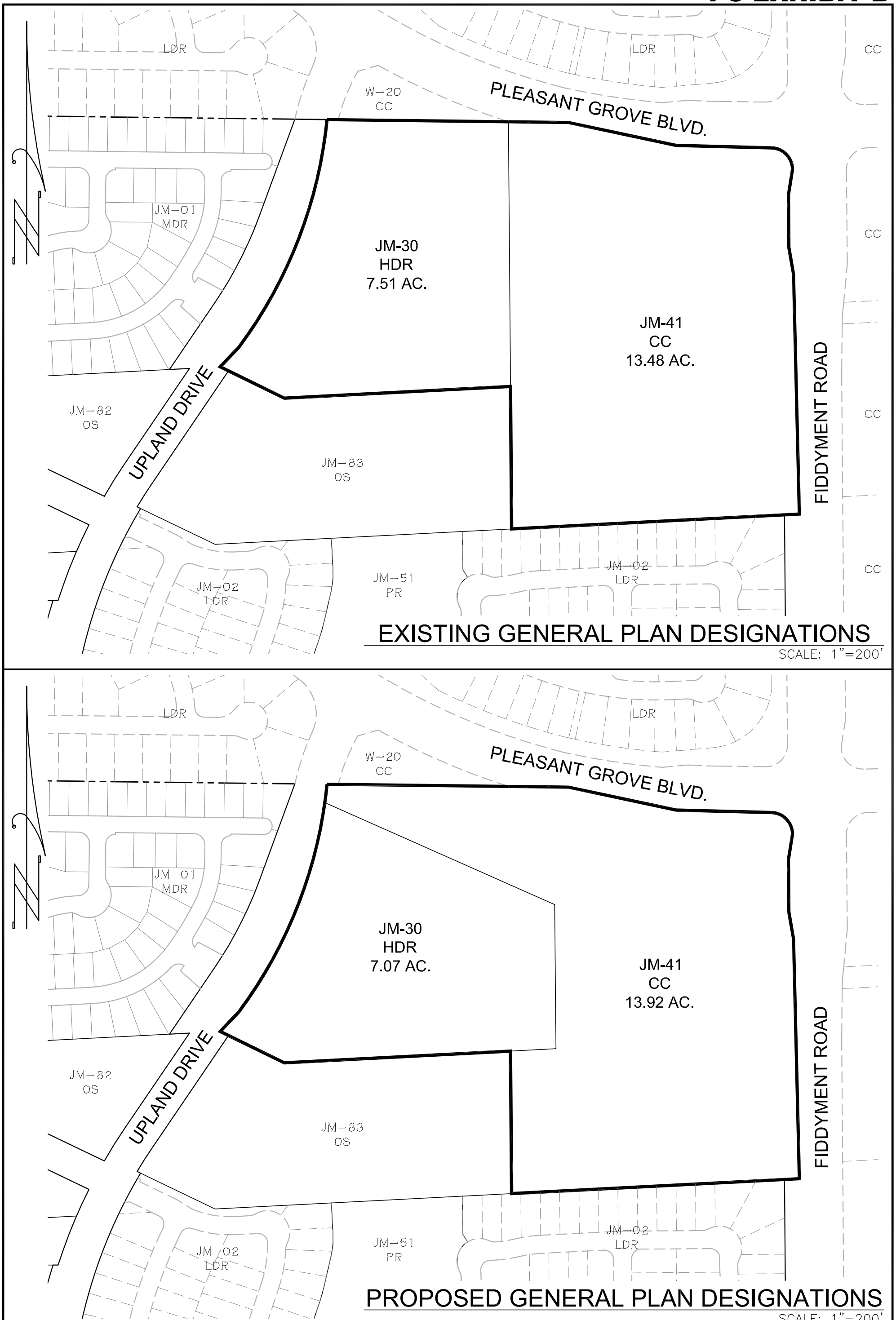
1" = 30'

SAUSALITO
ART & ARCHITECTURE
Robert P. South, Architect

12/17/2021

Exhibit A – Addendum to the Sierra Vista Specific Plan Environmental Impact report has been removed from Attachment 1 and included as Exhibit A of the Council Communication.

PC EXHIBIT B



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'

JOB #: 21-06-017

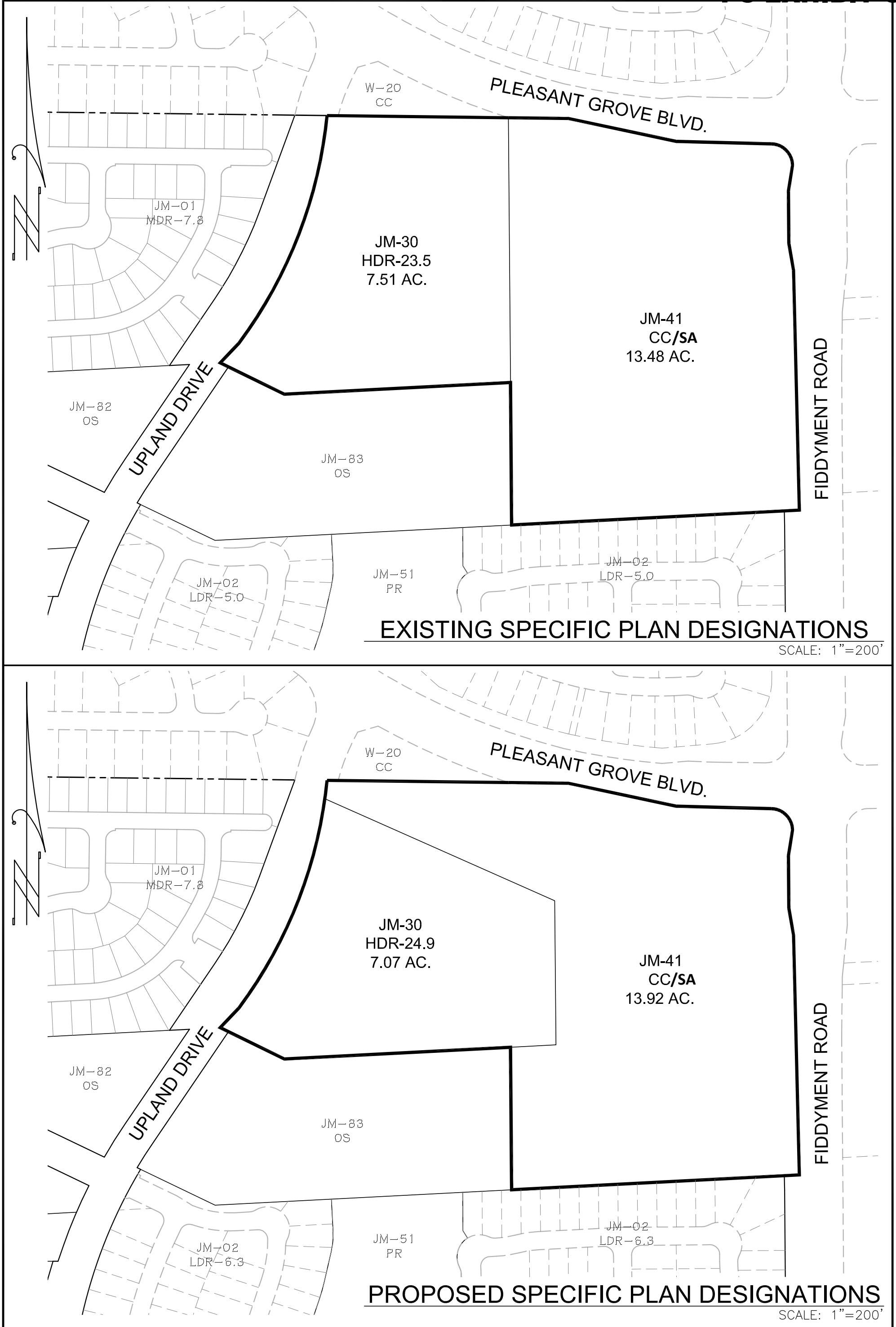
DATE: FEB., 2022

GENERAL PLAN AMENDMENT EXHIBIT

SVSP PARCELS JM-30 & JM-41

CITY of ROSEVILLE, CALIFORNIA

PC EXHIBIT C



EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

BAKER-WILLIAMS ENGINEERING GROUP
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SCALE: 1"=200'

JOB #: 21-06-017

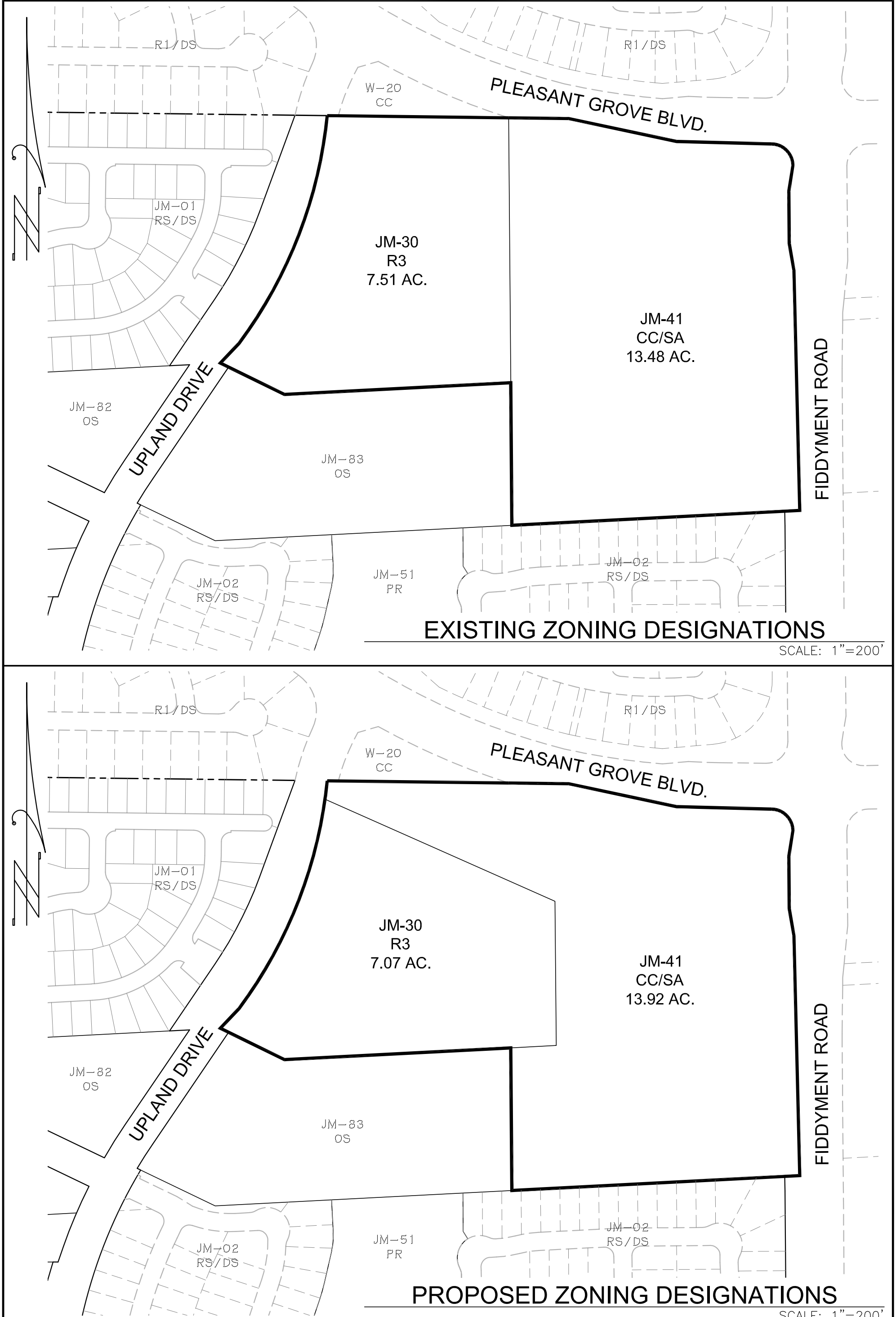
DATE: FEB., 2022

SPECIFIC PLAN AMENDMENT EXHIBIT

SVSP PARCELS JM-30 & JM-41

CITY of ROSEVILLE, CALIFORNIA

PC EXHIBIT D



EXISTING ZONING DESIGNATIONS

SCALE: 1"=200'

PROPOSED ZONING DESIGNATIONS

SCALE: 1"=200'

BAKER-WILLIAMS ENGINEERING GROUP
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SCALE: 1"=200'

JOB #: 21-06-017

DATE: FEB., 2022

REZONE EXHIBIT

SVSP PARCELS JM-30 & JM-41

CITY of ROSEVILLE, CALIFORNIA

SIERRA VISTA LAND USE PLAN

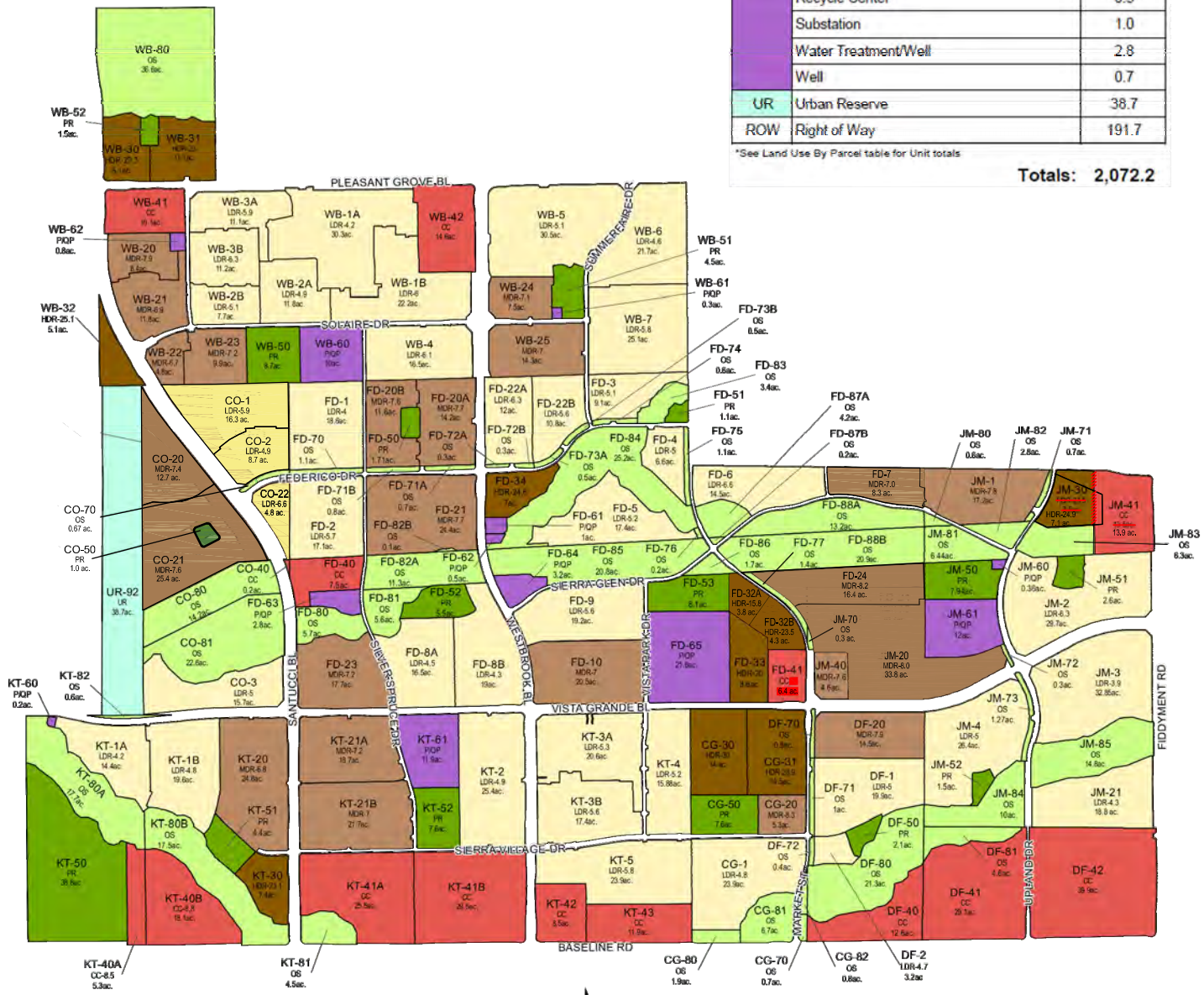
PC EXHIBIT E

Figure 4-1

	Land Use Designation	Acres	
LDR	Residential	590.2	
	Residential - Age Restricted	94.3	
MDR	Residential	348.6	
HDR	Residential	~~91.3~~	90.9
CC	Business Professional and Commercial	25.4	
	Commercial	~~183.9~~	184.3
	Commercial Mixed Use	23.4	
OS	Open Space	302.0	
	Open Space/Paseo	13.4	
PR	Park	104.6	
P/QP	Elementary School	33.9	
	Fire Station	3.2	
	Lift Station	1.0	
	Middle School	21.6	
	Recycle Center	0.5	
	Substation	1.0	
	Water Treatment/Well	2.8	
	Well	0.7	
UR	Urban Reserve	38.7	
ROW	Right of Way	191.7	

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: ~~April 13, 2022~~
MAY 13, 2022

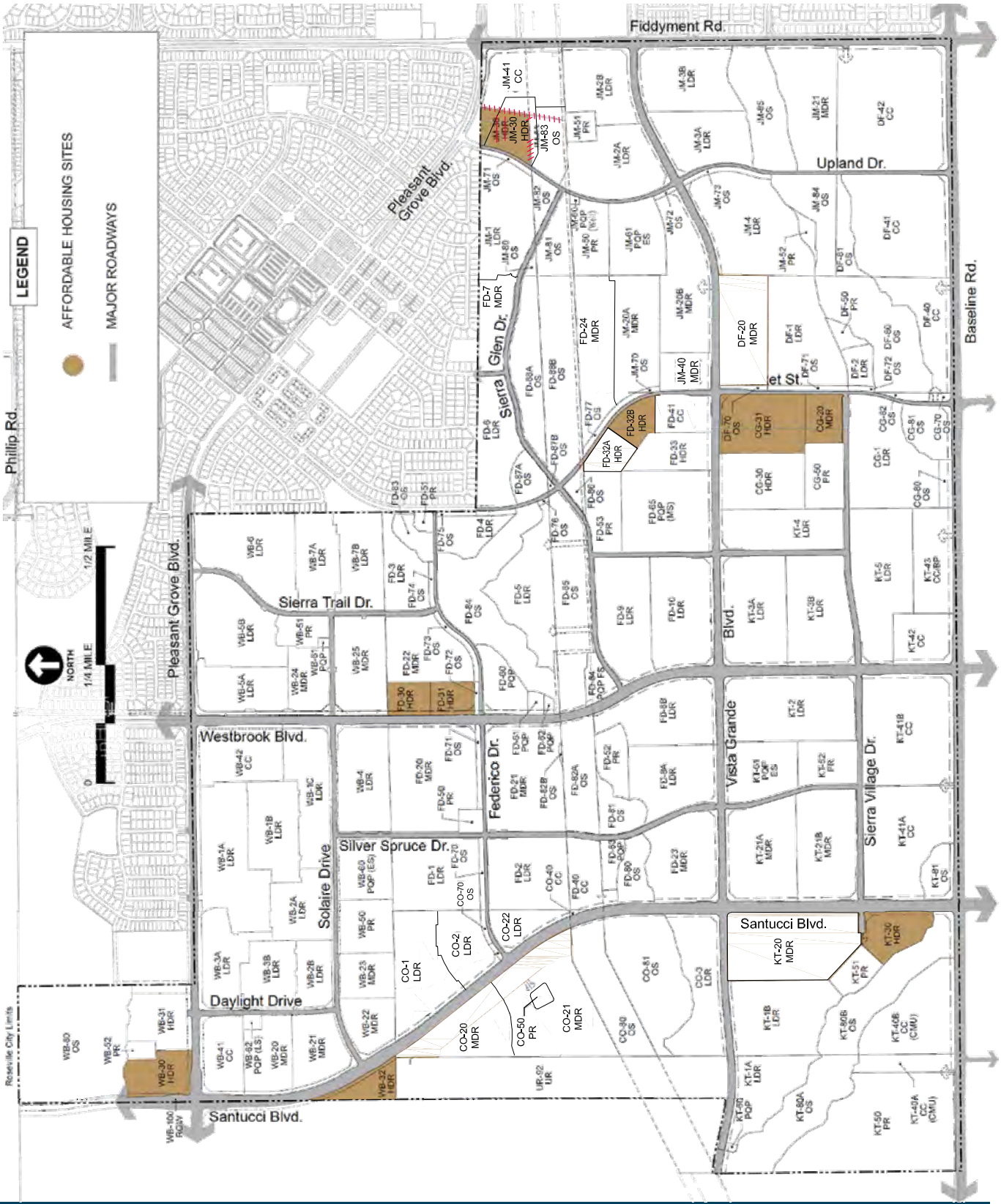


Figure 5-1: Affordable Housing Sites

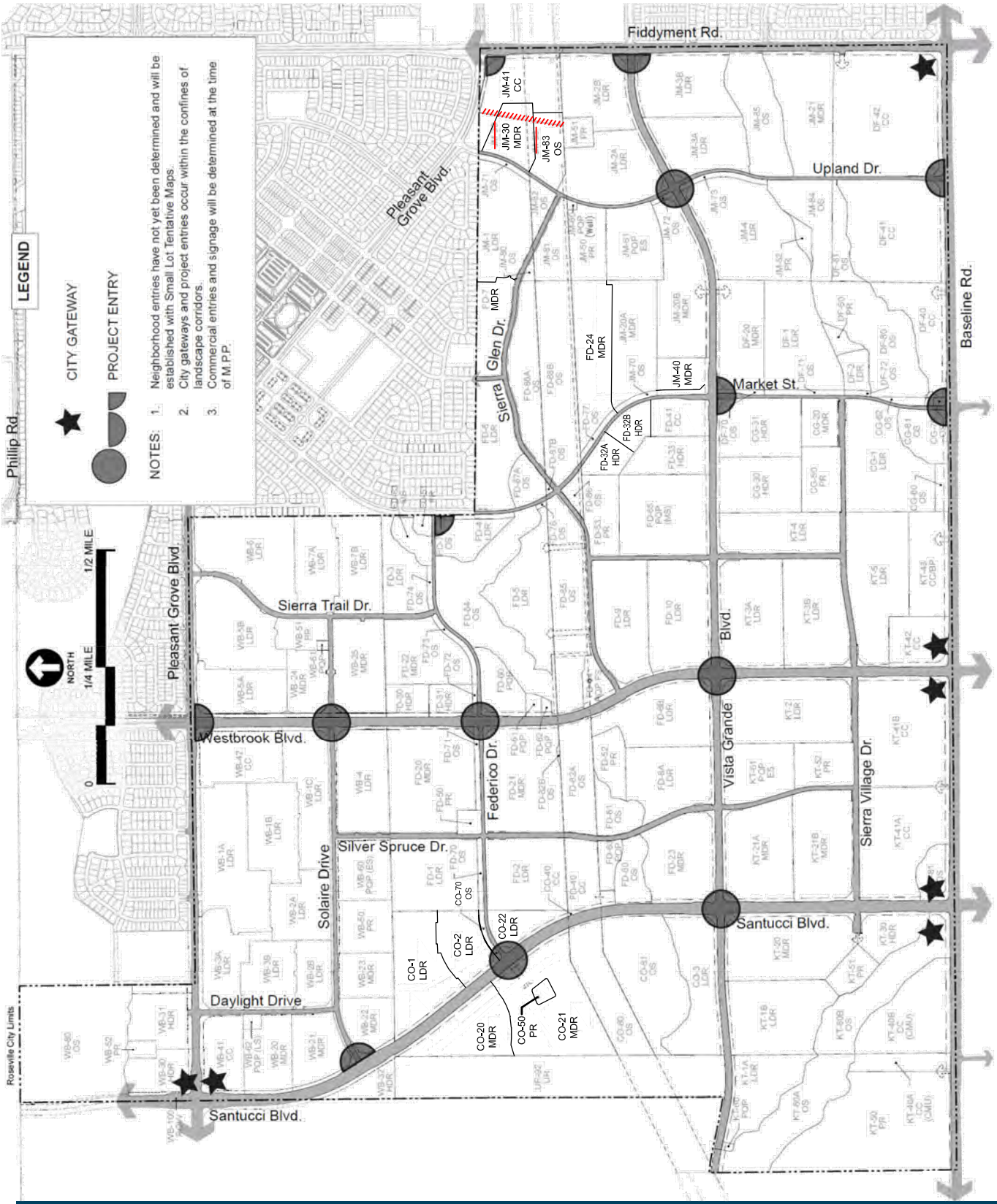


Figure B-2: Entry Feature Locations

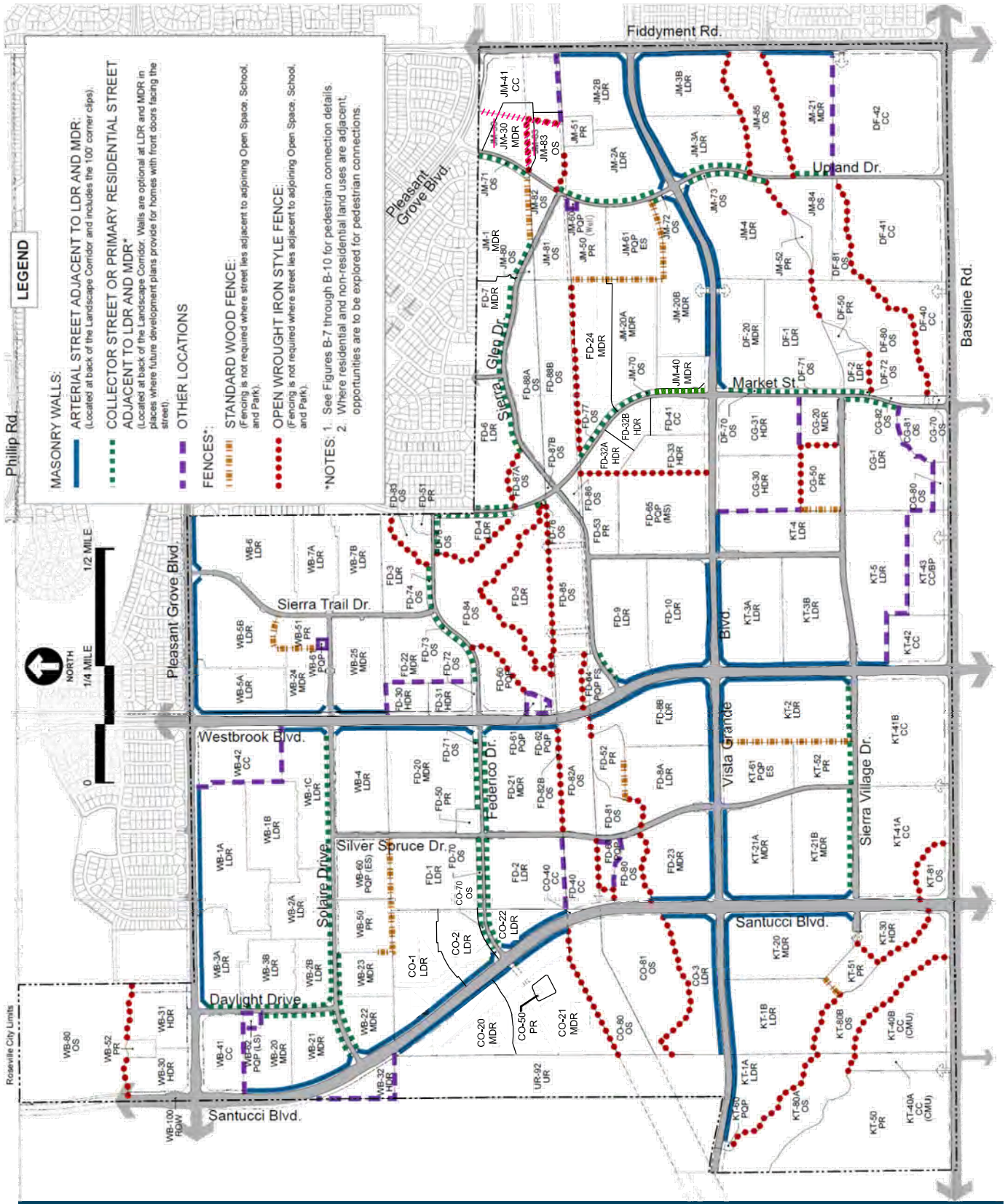
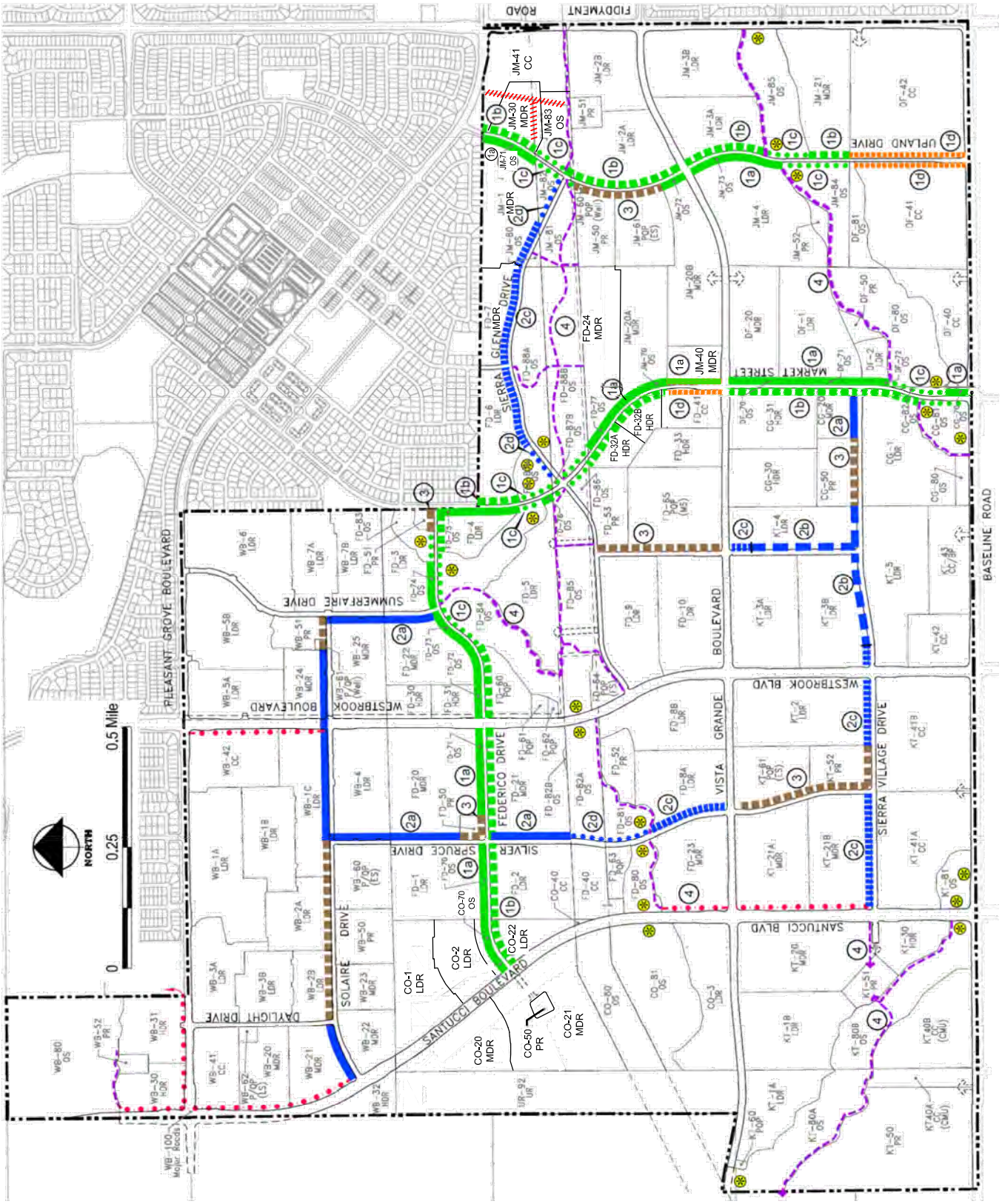


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

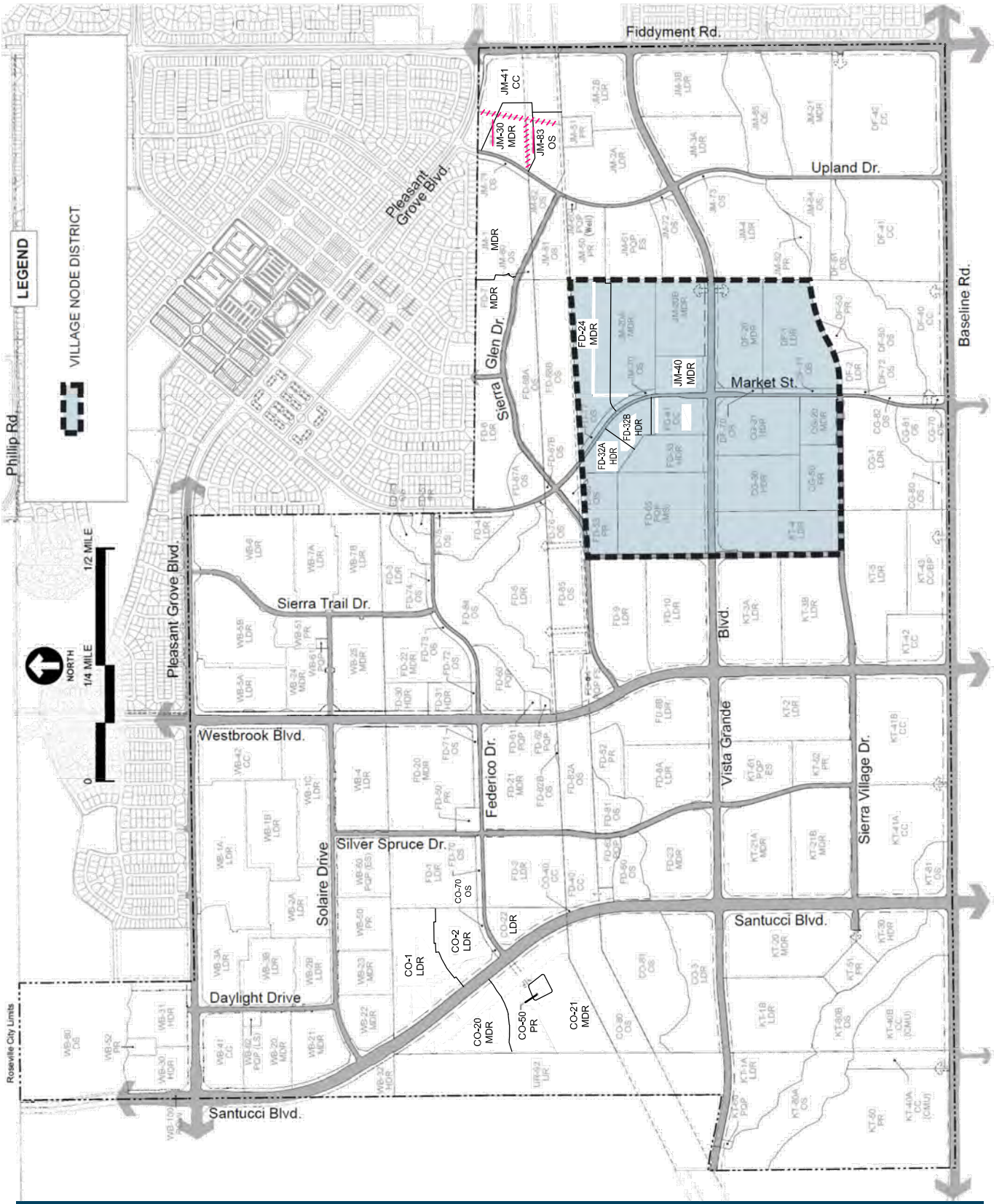


Figure B-22: Village Node District

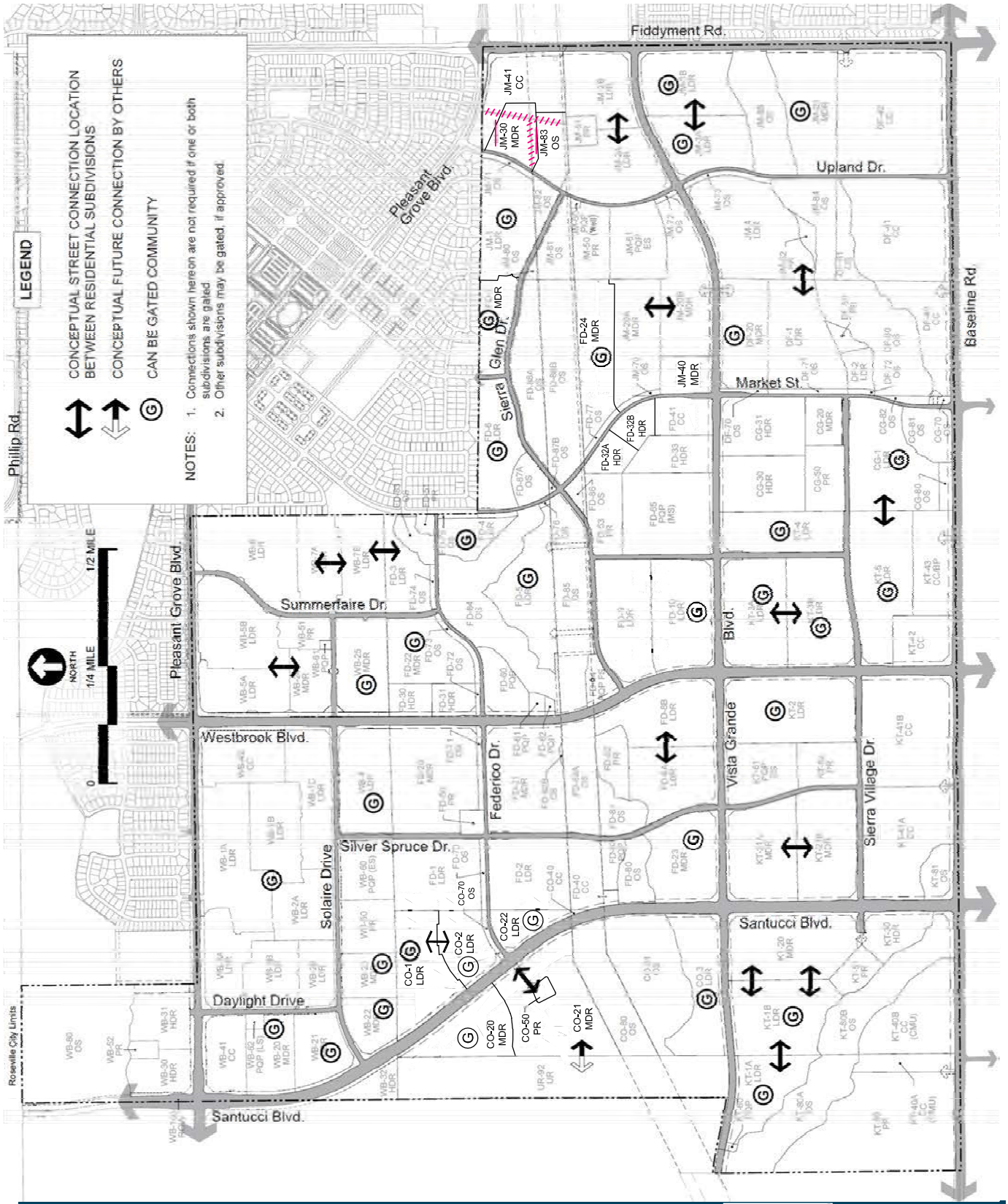


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated ~~March 2022~~ May 2022

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	585.8	30.7%	2,972	35.1%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	353.7	14.7%	2,654	31.3%
HDR	High Density Residential	R3	~~91.3~~ 90.9	4.4%	2,351	27.8%
Sub-totals		1,124.7	**~~1,125.8~~**	**54.3%**	**8,470**	**99.9%**
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	22.7	1.1%	209	2.4%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	~~183.9~~ 184.3	8.9%	--	--
Sub-totals		233.4	**~~232.0~~**	**11.2%**	**209**	**2.4%**
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor			191.6	9.2%	--	--
TOTAL			**2072.2 ac**	**100%**	**8,679 du**	**100%**

Note: See Table 7-4 for net Paseo total acres Last Updated ~~March 2022~~ May 2022

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.9
CG-20	MDR (Residential)	RS/DS	5.34	44	8.3
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	29.0
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
	Sub-totals (CGB)		**75.34**	**999**	
CO-1	LDR (Residential)	RS/DS	16.30	87	5.3
CO-2	LDR (Residential)	RS/DS	8.77	43	4.9
CO-3	LDR (Residential)	RS/DS	15.66	67	4.3
CO-20	MDR (Residential)	RS/DS	12.71	94	7.4
CO-21	MDR (Residential)	RS/DS	25.39	193	7.6
CO-22	LDR (Residential)	RS/DS	4.81	32	6.6
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
	Sub-totals (Conley)		**122.88**	**516**	
DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	14.50	115	7.9
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	39.90		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
	Sub-totals (DF Properties)		**149.15**	**230**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	74	4.0
FD-2	LDR (Residential)	RS/DS	17.12	120	7.0
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	67	3.9
FD-6	LDR (Residential)	RS/DS	14.53	95	6.5
FD-7	MDR (Residential)	RS/DS	8.34	58	7.0
FD-8A	LDR (Residential)	RS/DS	16.51	75	4,5

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	81	4.3
FD-9	LDR (Residential)	RS/DS	19.24	107	5.6
FD-10	MDR (Residential)	RS/DS	20.46	143	7.0
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.6
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	187	7.7
FD-22A	LDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	LDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	127	7.2
FD-24	MDR (Residential)	RS/DS	16.42	135	8.2
FD-32A	HDR (Residential)	R3	3.81	78	20.5
FD-32B	HDR (Residential)	R3	4.23	116	27.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial)	CMU/SA	5.71		
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
	Sub-totals (Federico)		**478.34**	**2,220**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.07	134	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	33.76	271	8.0
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	~~7.51~~ 7.07	176	~~23.5~~ 24.9
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	~~13.50~~ 13.92		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**249.72**	**1,142**	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	5.39	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.10	163	8.8
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**411.62**	**1,543**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	293	26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	MDR (Residential)	RS/DS	8.5	63	7.4
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	**2,029**	
ROW	Right of Way/Landscape Corridors		193.82		
	Sub-totals (ROW)		**193.82**	**0**	
	Total		**2,072.16**	**8,679**	

Table Updated ~~March 2022~~ May 2022
(GIS acreages revised January 2021)

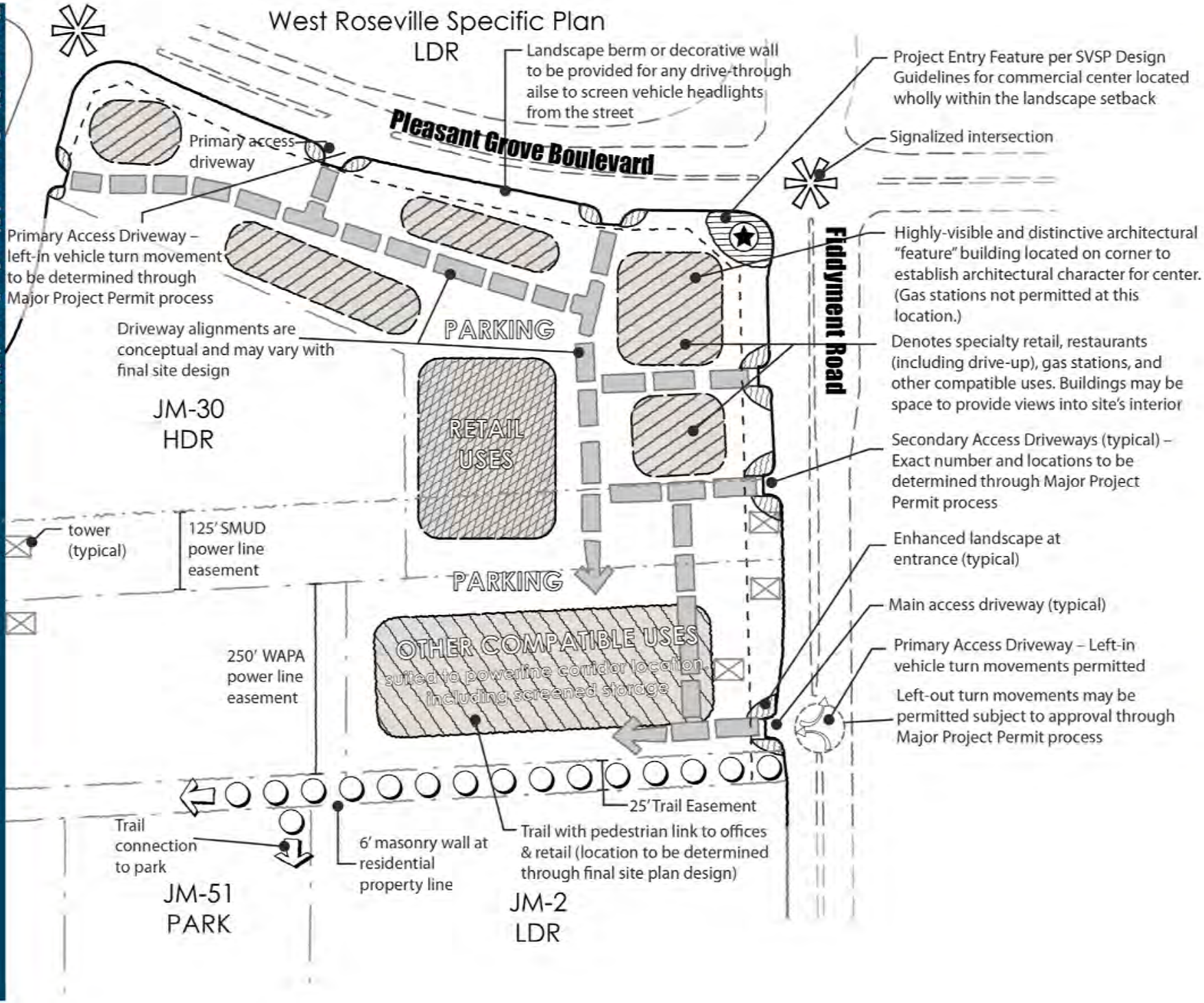


Figure B-31: Concept Plan for Parcel JM-41

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

THIRD AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Third Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and SVC1, LLC, a California limited liability company ("SVC1" or "Landowner") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Computer Deductions, Inc., a California corporation ("Computer"), and City entered into a Development Agreement (the "Original Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045931-00.

B. Mourier, Computer, and City entered into the Original Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Original Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

C. Computer assigned its interest in the Original Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated January 13, 2012, and recorded January 31, 2012, as Document No. 2012-0008251-00, in the Official Records of Placer County, California.

D. Mourier transferred a portion of its interest in the Original Development Agreement to John Mourier Construction, Inc., a California corporation ("JMC") pursuant

to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089192-00, in the Official Records of Placer County, California.

E. City, Mourier, and JMC entered into a First Amendment to the Original Development Agreement (the "First Amendment") which was approved by the City Council of City on March 4, 2020, and recorded on April 13, 2020, in the Official Records of Placer County as Document No. 2020-0032964-00.

F. City and Mourier entered into a Second Amendment to the Original Development Agreement (the "Second Amendment") which was approved by the City Council of City on February 3, 2021, and recorded on April 16, 2021, in the Official Records of Placer County as Document No. 2021-0052864-00. The Original Development Agreement, the First Amendment, and the Second Amendment are hereinafter collectively referred to as the "Development Agreement."

G. Mourier assigned a portion of its interest in the Development Agreement to SCV1, LLC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of December 17, 2021, and recorded December 23, 2021, as Document No. 2021-0154747-00, in the Official Records of Placer County, California.

H. This Third Amendment to the Development Agreement (the "Third Amendment") affects certain portions of the Property owned by SVC1 (the "Third Amendment Property"), as described in Exhibit "A" and depicted in Exhibit "B" attached to this Third Amendment and shall run with the land described in Exhibit "A" hereto. SVC1 and City intend for this Third Amendment to document certain density increases within the Plan Area.

I. This Third Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Third Amendment Property are hereby revised as follows:

High Density Residential	176 units on 7.1 Net Acres;
Community Commercial	13.9 Net Acres;
Right of Way	Net Acres.

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

3. AMENDMENT LIMITED TO THIRD AMENDMENT PROPERTY. This Third Amendment is limited to and applies only to development of the Third Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Third Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Third Amendment Property, the Development Agreement remains in full force and effect.

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Third Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michele Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

SVC1, LLC, a
California limited liability company

By:_____
John L. Mourier, III
President

Exhibit ‘A’

Legal Description

Development Agreement
Sierra Vista Specific Plan Lots JM-30 and JM-41

All that real property situtate in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. and being all of Lots 1 and 2 as said Lots are shown on that certain Large Lot Final Map entitled, “The Villages at Sierra Vista”, filed for record in the office of the Recorder on July 29, 2015, in Book ‘DD’ of Maps, at Page 26, Official Records of said County.

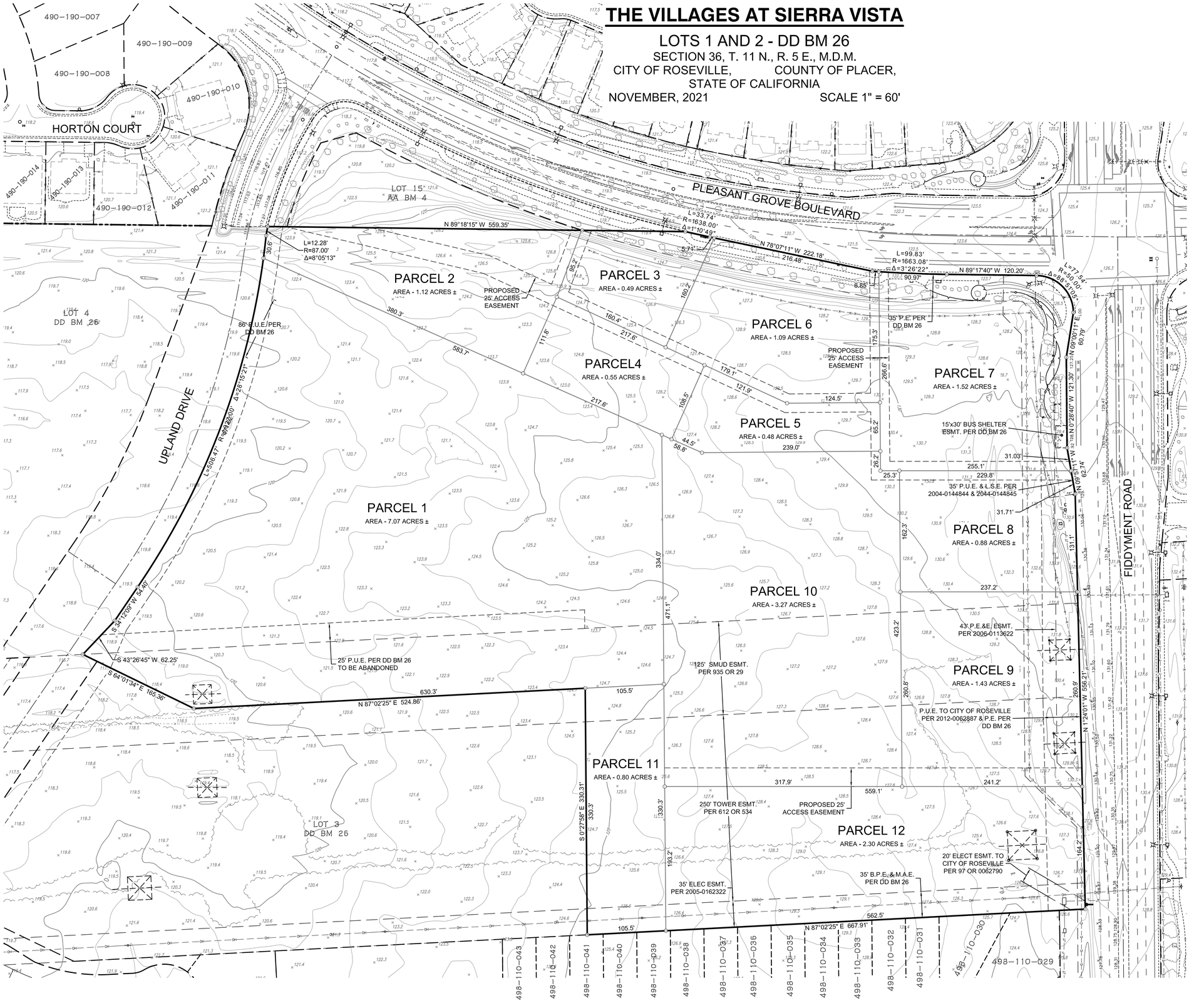
EXHIBIT 'B'

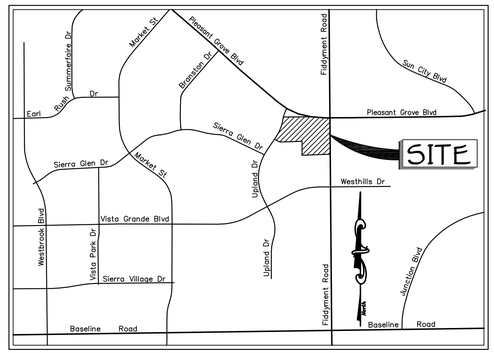
BAKER WILLIAMS ENGINEERING GROUP	SCALE: 1" = 200'	SIERRA VISTA SPECIFIC PLAN
	JOB #: 21-06-017	Lots JM-30 and JM-41
	DATE: JUNE, 2022	CITY OF ROSEVILLE, CALIFORNIA

TENTATIVE MAP FOR

THE VILLAGES AT SIERRA VISTA

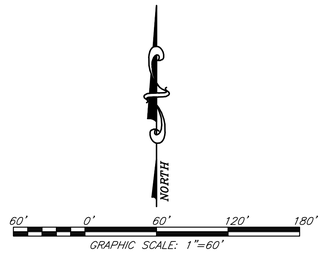
LOTS 1 AND 2 - DD BM 26
SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER,
STATE OF CALIFORNIA
NOVEMBER, 2021 SCALE 1" = 60'





VICINITY MAP

Not to Scale



Owner:
Mourier Investments, LLC.
1430 Blue Oaks Boulevard, Ste. 190
Roseville, CA 95678
PH. (916) 969-2842

Engineer:
Baker Williams Engineering Group
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Ph. (916) 331-4336
office@bwengineers.com

General Plan Designation
LOT 1 - HDR - High Density Residential
LOTS 2 THRU 12 - CC - Community Commercial

Zoning:
LOT 1 - R3
LOTS 2 THRU 12 - CC

Existing Use:
Vacant

Proposed Use:
Vacant

Assessor's Parcel Nos.
498-010-023
498-010-024

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

2106017-TENT-PARCEL-MAP

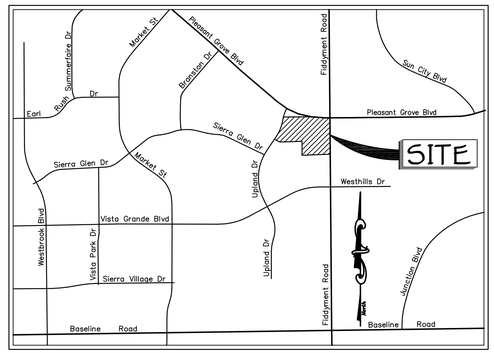
S:\BWEG Jobs\2021 Jobs\21-06-017 SNGR Lots 1A-1D.net_M Files\mxd\2106017 TENT PARCEL MAP.mxd, 2/3/2022 4:50:29 PM, David Cohen

PC EXHIBIT H

UTILITY PLAN FOR:

THE VILLAGES AT SIERRA VISTA

LOTS 1 AND 2 - DD BM 26
SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER,
STATE OF CALIFORNIA
NOVEMBER, 2021 SCALE 1" = 60'



VICINITY MAP

Not to Scale

490-190-007
490-190-009
490-190-008
490-190-010
HORTON COURT
490-190-014
490-190-013
490-190-012
490-190-011
LOT 15
AA BM 4
PLEASANT GROVE BOULEVARD
PARCEL 2
AREA - 1.12 ACRES ±
PARCEL 3
AREA - 0.49 ACRES ±
LOT 4
DD BM 26
25' P.U.E. PER DD BM 26
PROPOSED 25' PUBLIC UTILITY EASEMENT
PARCEL 6
AREA - 1.09 ACRES ±
35' P.E. PER DD BM 26
PARCEL4
AREA - 0.55 ACRES ±
PARCEL 7
AREA - 1.52 ACRES ±
UPLAND DRIVE
PARCEL 5
AREA - 0.48 ACRES ±
15'x30' BUS SHELTER ESMT. PER DD BM 26
35' P.U.E. & L.S.E. PER 2004-0144844 & 2004-0144845
PARCEL 8
AREA - 0.88 ACRES ±
FIDDYMENT ROAD
PARCEL 1
AREA - 7.07 ACRES ±
PARCEL 10
AREA - 3.27 ACRES ±
43' P.G.&E. ESMT. PER 2006-0113622
25' P.U.E. PER DD BM 26 TO BE ABANDONED & RE-ALIGNED
125' SMUD ESMT. PER 935 OR 29
PARCEL 9
AREA - 1.43 ACRES ±
P.U.E. TO CITY OF ROSEVILLE PER 2012-0062887 & P.E. PER DD BM 26
PARCEL 11
AREA - 0.80 ACRES ±
250' TOWER ESMT. PER 612 OR 534
PROPOSED 25' PUBLIC UTILITY EASEMENT
LOT 3
DD BM 26
PARCEL 12
AREA - 2.30 ACRES ±
20' ELECT ESMT. TO CITY OF ROSEVILLE PER 97 OR 0062790
35' B.P.E. & M.A.E. PER DD BM 26
35' ELEC ESMT. PER 2005-0162322
498-110-043
498-110-042
498-110-041
498-110-040
498-110-039
498-110-038
498-110-037
498-110-036
498-110-035
498-110-034
498-110-033
498-110-032
498-110-031
498-110-030
498-110-029

NORTH

60' 0' 60' 120' 180'

GRAPHIC SCALE: 1"=60'

Owner:
Mourier Investments, LLC.
1430 Blue Oaks Boulevard, Ste. 190
Roseville, CA 95678
PH. (916) 969-2842

Engineer:
Baker Williams Engineering Group
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Ph. (916) 331-4336
office@bwengineers.com

General Plan Designation
LOT 1 - HDR - High Density Residential
LOTS 2 THRU 12 - CC - Community Commercial

Zoning:
LOT 1 - R3
LOTS 2 THRU 12 - CC

Existing Use:
Vacant

Proposed Use:
Vacant

Assessor's Parcel Nos.
498-010-023
498-010-024

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

2106017-TENT-PARCEL-MAP

S:\BWEA Jobs\2021 Jobs\21-06017 SVSR Fiore, IN\Acad\IN 41\Plotting\21106017TENT PARCEL MAP.dwg, 11" LTR BLIN, 2/9/2022 4:53:29 PM, David Collins

CC EXHIBIT A

CITY OF ROSEVILLE CALIFORNIA

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

9th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP JMC Parcels JM-30 and JM-41; File #PL21-0368
Project Location:	4850 Upland Dr., Roseville, Placer County, CA 95747; The project includes two large lot parcels within the Sierra Vista Specific Plan, which are located south of Pleasant Grove Bl., east of Upland Dr., and west of Fiddyment Rd.
Project Description:	The project request includes a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between Community Commercial (CC) Parcel JM-41 and High Density Residential (HDR) Parcel JM-30. The project will convert 0.44 acres from HDR to CC land use. The request also includes a Development Agreement Amendment to reflect the land use change and a Tentative Subdivision Map to subdivide Parcels JM-41 and JM-30 into 12 lots.
Project Applicant:	David Cobbs, Baker Williams Engineering Group
Property Owner:	Mourier Investments LLC
Lead Agency Contact:	Shelby Maples, Associate Planner; Phone (916) 746-1347

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

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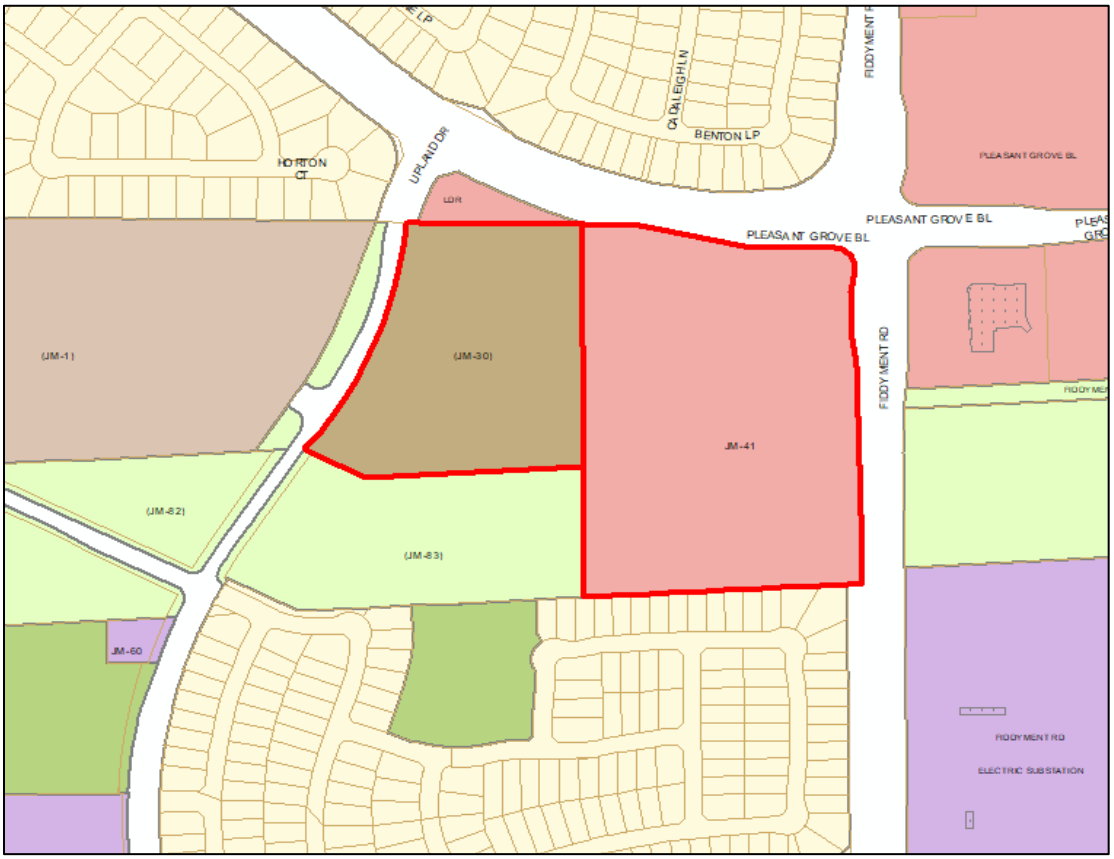
PROJECT DESCRIPTION

Project Location

The project address is 4850 Upland Dr. The project includes two large lot parcels within the Sierra Vista Specific Plan, which are located south of Pleasant Grove Bl., east of Upland Dr., and west of Fiddyment Rd. (see Figure 1).

Figure 1: Project Location (parcels bordered in red)



Background

The SVSP was approved on May 5, 2010 (file #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses. Additionally, Development

Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

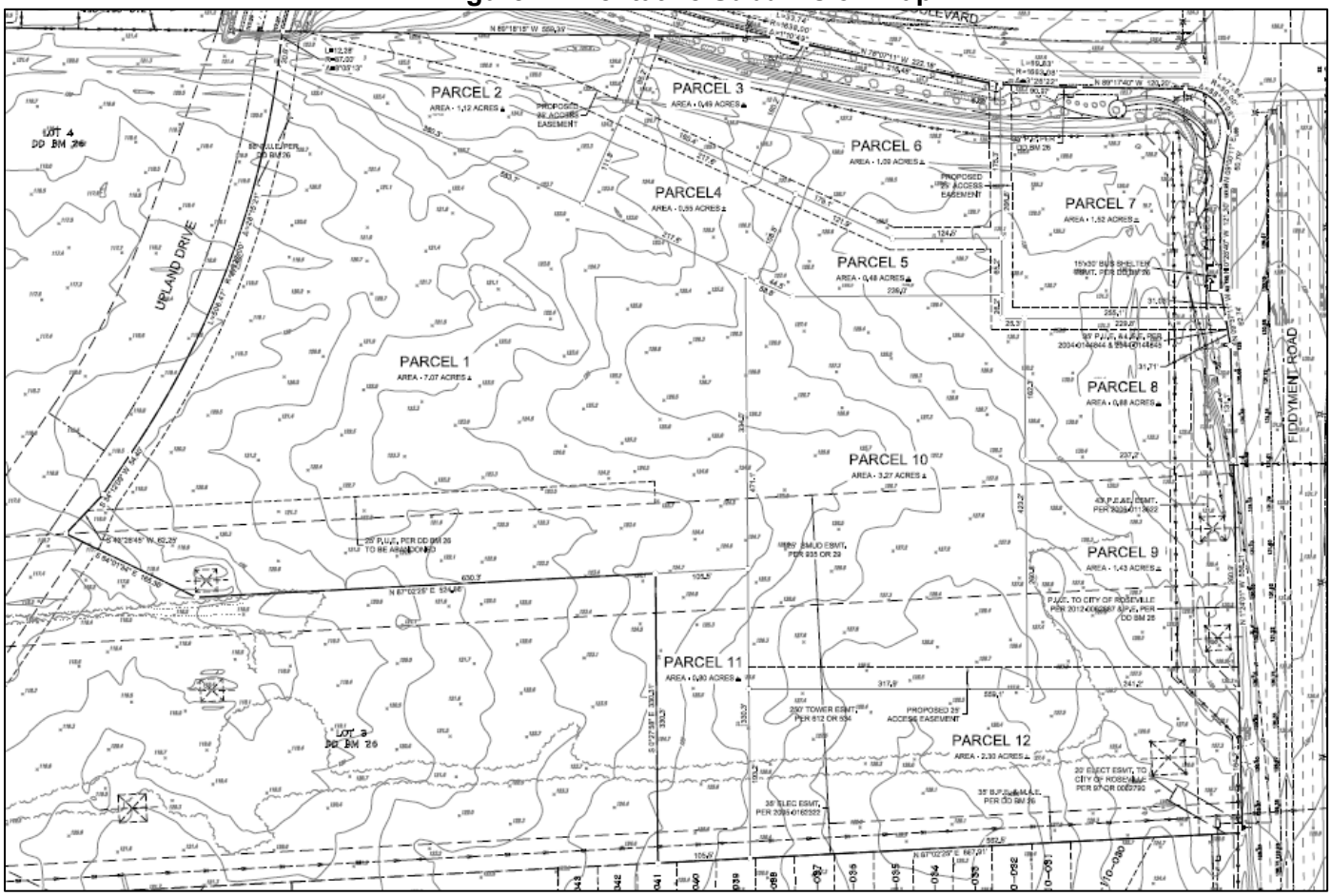
Environmental Setting

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels, as the area has historically been grazed and maintained. A power line corridor, including approximately 375 feet of easements, is located along the southern portion of the project site, traveling east to west. Existing and new subdivisions under development are located in the vicinity of the project area. The project parcels are generally located adjacent to residential land uses, as well as Open Space primarily for the purpose of power line easements.

Proposed Project

The project request includes a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between HDR parcel JM-30 and CC parcel JM-41. This would convert 0.44 net acres from HDR land use to CC land use. The zoning designation would be modified to reflect the land use changes. The project also requests the third amendment of the Mourier and Computer Deductions Development Agreement (DA) to reflect the proposed changes. Finally, the project requests a Tentative Subdivision Map to create 12 parcels, which would divide large lot parcel JM-41 into 11 commercial parcels and reconfigure parcel JM-30 to align with the proposed land use changes.

Figure 2 – Tentative Subdivision Map



PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

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

The Sierra Vista Specific Plan EIR was adopted by City Council on May 5, 2010. The document analyzed the impacts that would occur as a result of development of the SVSP area. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards

- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, because the proposed project is consistent with the land uses anticipated for the site and does not change the development footprint or anticipated grading for the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain the same level of potential impacts.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

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

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

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

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

measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

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

DISCUSSION AND MITIGATION SECTIONS

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

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

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

OHER CONSIDERATIONS

Since certification of the SVSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form), effective early 2019[1]. These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

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

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

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

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

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

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

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the SVSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT).

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

[1]Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decision-makers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	SVSP EIR Section 4.14	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Same	No	No	No	None
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Same	No	No	No	SVSP EIR MM 4.13-1

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed project does not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. The CDG establishes common design elements and expectations for development within the City. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. It is noted that no architecture, site plan, or landscaping is proposed with the current request. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site does not contain any creek or wetland resources, nor does it contain any protected oak trees. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG, the SVSP, and applicable zoning regulations.

As it relates to light and glare, Mitigation Measure (MM) 4.13-1 requires all light fixtures for commercial and office uses to have glare shields and all new buildings to be constructed with low-glare materials. While the project does not involve development of the commercial parcel (Parcel JM-41) at this time, MM 4.13-1 is still applicable. In addition, lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: SVSP EIR Mitigation Measures 4.13-1 (use low-glare materials) remains applicable to the proposed project. This mitigation measure can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None

Discussion: Agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP. The project site is not used for agricultural purposes, does not include agricultural zoning, and is not considered

forest land. None of the parcels within the project area is restricted to agricultural uses under the Williamson Act. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: SVSP EIR Mitigation Measure (MM) 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	SVSP EIR Section 4.4	No	No	No	None
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. No development plan has been proposed for the residential or commercial sites. There has been no change to the number of residential units that will be evaluated. The commercial site has increased from 13.48 to 13.92 acres, and per the SVSP is expected to develop approximately 250,000 square feet of commercial uses. The Specific Plan also indicates that there is a Floor Area Ratio (FAR) of 0.4 for the project site. Therefore, at 13.92 acres and a FAR of 0.4, the site can be expected to accommodate 242,542.08 square feet of commercial. This is less than what was previously evaluated for the project site by the Specific Plan. Therefore, the impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Same	No	No	No	None

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

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the SVSP EIR. In addition, it should be noted that there are no natural features present onsite. The project site is devoid of trees, vernal pools, and other water features. The site is primarily populated by non-native annual grasses and aerial photography shows evidence of previous ground disturbance on portions of the project site due to construction of the adjacent roadways. The mitigation measures adopted with certification of the SVSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to impacts to biological resources.

Mitigation Measures: Mitigation Measure MM 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill into Curry Creek open space) were identified to reduce the impacts to biological resources to less than significant. Not all of these measures are applicable to the currently proposed project, as the proposed development covers a smaller area within the SVSP project area. The Curry Creek open space is not within or adjacent to the proposed project, so none of the measures specific to the Curry Creek area apply to the current project. This includes portions of MM 4.8-3 dealing with bird species which nest in Curry Creek marsh habitat, and MM 4.14-3 to avoid light spillage into Curry Creek. The remaining adopted measures are applicable to the proposed project.

V. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	SVSP EIR Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3

Discussion: The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist), 4.9-2 (cease work and consult with paleontologist), and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The project will allow for the future development of 176 high density residential units and approximately 13.92 acres of commercial development; however, no construction is proposed with the current request. The current project does not propose a change to the number of residential units allocated to parcel JM-30, and no change to the number of units in the Specific Plan overall. The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the Project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The SVSP EIR included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The proposed project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to energy impacts.

Mitigation Measures: None required for this Project.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	SVSP EIR Section 4.7	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	SVSP EIR Section 4.7 and Section 4.9	No	No	No	SVSP EIR MM 4.9-2 to MM 4.9-3

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

The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for the proposed project because there is no new information indicating that geologic conditions are different than previously understood. The SVSP EIR discussed the potential for paleontological resources to be found on the site, and included a mitigation measure requiring a cessation of work should any be found on site. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to geology and soil impacts.

Mitigation Measures: Mitigation Measure 4.9-2 (cease work and consult with paleontologist) and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SVSP EIR Section 4.4	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that buildout of the project area would cause significant and unavoidable impacts with respect to greenhouse gases (GHG) emissions and mitigation measures were adopted to reduce the project's GHG emissions and resultant impacts. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to GHG emissions.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), and 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SVSP EIR Section 4.10	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	SVSP EIR MM 4.10-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None

Discussion: The SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

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

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

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

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	SVSP EIR Section 4.13	No	No	No	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None

d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: A Drainage and Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations.

The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hydrology and water quality.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City’s stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	SVSP EIR Section 4.1	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2

Discussion: The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project area; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the proposed project. In addition, the project is consistent with the policies of the Zoning Ordinance, SVSP, and the General Plan which are adopted for the purpose of avoiding environmental effects.

The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to land use and planning.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is implemented by including a Condition of Approval requiring that the deed

disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. The condition has been addressed in the Development Agreement for the project area, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
c) 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?	SVSP EIR Section 4.7	No	No	No	None
d) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None

Discussion: The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to mineral resources.

Mitigation Measures: None required for this Project.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	SVSP EIR Section 4.6	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-4
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1 and 4.6-4
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant. Given the proposed project does not expand the limits of the development footprint or the project's physical impact boundary, no additional noise analysis is required. The mitigation measures adopted with the SVSP EIR remain applicable and no additional impacts will occur.

The SVSP EIR also analyzed noise impacts related to placing residential uses within proximity to noise generating uses such as roadways. Though the previous document analyzed the effects of transportation noise on the proposed residential uses, the CEQA checklist items related to noise impacts have been updated and that analysis in no longer required. No additional analyses of the impact from existing and future noise sources on residential properties is required.

Based on the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial unplanned 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)?	SVSP EIR Section 4.2	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The proposed project involves the same number of housing units as analyzed in the SVSP EIR, therefore the project will not have a new or more severe impact on the population growth rate of the area. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.

Mitigation Measures: None required for this Project.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	SVSP EIR Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	SVSP EIR MM 4.11-3
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. 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. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville City School District, though the current project area is entirely within the Center School District. The project will not change the overall number of housing units in the SVSP; therefore, the conclusions of SVSP EIR remain applicable to the proposed project.

The project was routed to the School District for review, and no issues were identified. The project will be required to pay per-unit school fees to mitigate any impacts. Under state law, such payments are deemed to constitute "*full and complete mitigation*" of impacts to school facilities (Gov. Code, § 65995, subd. (h)). In addition, the developer is required to work with the School District to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation.

The developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. The City charges fees for 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.

Based on the evaluation above, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to public services.

Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	SVSP EIR Section 4.11	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None

Discussion: The SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. As there are no unit transfers proposed with the project, the project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Given the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to recreation impacts.

Mitigation Measures: None required for this Project.

XVII. Transportation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	n/a	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	SVSP EIR Section 4.3	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None

Discussion: The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. For the proposed project, the City's Engineering Division reviewed the scope of changes and concluded that an updated traffic study was not required. There is no change in the proposed number or type of residential units on parcel JM-30. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR.

Checklist item b) focuses on Vehicle Miles Traveled (VMT). This was added to the checklist after publication of the SVSP EIR. However, the General Plan Update (GPU) EIR[2] used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a

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

Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GPU EIR. The GPU EIR assumed a rate of 2.7 persons per unit when calculating VMT per capita. The proposed project does not include any changes to the number or type of units anticipated for buildout of the SVSP or analyzed in the GPU EIR; therefore, it can be concluded that the project is consistent with GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division 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.

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

Mitigation Measures: Mitigation was included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	SVSP EIR Section 4.9	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Same	No	No	No	None

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to Tribal Cultural Resources.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	SVS EIR Section 4.12.1 & 4.12.3	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	SVSP EIR Section 4.12.1	No	No	No	None
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	SVSP EIR Section 4.12.3	No	No	No	None
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	SVSP EIR Section 4.12.4	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. The City's Environmental Utilities Department staff reviewed the proposed project and concluded there is sufficient water supply to meet the demands of the project. Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this project.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP. The project land use changes do not require any major changes or need for expanded facilities. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR or negative declaration have occurred."

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. Wildfire

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	n/a	No	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	n/a	No	No	No	None
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	n/a	No	No	No	None
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	n/a	No	No	No	None

Discussion: The Wildfire section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. 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. Checklist questions a—d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area. Therefore, there would be no impact to this criteria.

Mitigation Measures: None required for this Project.

XXI. Mandatory Findings of Significance

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

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the SVSP EIR, and mitigation measures have already been incorporated. 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 project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

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

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

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

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

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

Addendum Prepared by:

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Shelby Maples, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. SVSP Applicable Mitigation Measures

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.1-3b Condition of Approval for Deed Disclosure of Overflights McClellan Airport is located approximately four miles from the southern boundary of the project area. In order to notify residents or other sensitive uses, that aircraft on approach or departure under 3,000 feet could occur over the project area, a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of aircraft in the vicinity shall be provided.	The applicants shall be responsible for ensuring that future residents or other sensitive uses are given notice regarding proximity to McClellan. This disclosure shall be applied at the tentative map stage.	Prior to issuance of an occupancy permit of any residence or sensitive use.	City Attorney; The Public Works Department and the Building Official shall ensure that construction measures meet City noise standards.	Deed Disclosure or similar notice	
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

• Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions.
• All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5:
  ○ Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means.
  ○ Suspend grading operations during high winds (greater than 15 mph).
  ○ Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.
  ○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
  ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
  ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time.
  ○ Pave or apply gravel to any on-site haul roads.
  ○ Reestablish ground cover on the construction site through seeding and water.
  ○ Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.
  ○ Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
  ○ Minimize diesel idling time to a maximum of five minutes.
  ○ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.
  ○ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily.
  ○ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.
The following measures will be required:
1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.*
2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.
3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for					

all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) *The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.* • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(**Rule 228 / section 401.2)					
MM 4.5-1 Air Quality Measures Implementation of the Air Quality Mitigation Measures listed in Section 4.3 Air Quality would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated with project construction and operation. Mitigation Measure 4.4-1 found in the Air Quality section of this EIR, is relevant to impact 4.5-1 because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts. In addition, the City shall implement the following measures to reduce direct and indirect GHG	The applicants shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code	*Pre-Construction:* Prior to issuance of Grading Permits. Add as note on Improvement Plans and Building Plans	Director of Public Works shall ensure that dust and construction-control measures are implemented.		

emissions associated with the proposed project. Certain measures would already be components of the project (i.e., Specific Plan policies, design guidelines and standards), and/or would be applied consistent with the City's General Plan Policies, addressing GHG emissions and climate change, but are provided here for purposes of completeness. **MM 4.5-2 Additional Measures to Reduce GHG Emissions** For each new development within the project site requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit), the City shall impose mitigation measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state's progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32). The City shall require feasible reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of developments and supporting infrastructure that are part of the proposed project by 30% from business-as-usual emissions levels projected for 2025, if feasible.	Enforcement Officer shall respond to complaints. In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.				
MM 4.6- 4: Traffic Noise Attenuation **MM 4.6-4(a):** Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. **MM 4.6-4(b):** In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance. **MM 4.6-4c:** Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	*Pre-Construction:* Prior to issuance of Improvement Plans. Add as note on Improvement Plans and Building Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	*Pre-Construction*: Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. **MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas**	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure.	Engineering and Building	None	

Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.		Add as note on Improvement Plans and Building Plans			
MM 4.6-1 Construction Noise Reduction **MM 4.6-1(a):** Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. **MM4.6-1(b):** Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. **MM 4.6-1(c):** Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. **MM 4.6-1(d):** Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Discuss during pre-construction meeting and comply with the measure.	*Pre-Construction and Construction*: During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: *Raptors* a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. *Black Rails and Tri-colored Blackbirds* Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

be implemented. *Rookeries* No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to	Comply with the measure	*Construction:* Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

the City's Environmental Utilities Department in order to verify compliance with this requirement.					

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

RESOLUTION NO. 22-310

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan 2035 – Land Use Map and tables of the City of Roseville for that portion of certain real property within the City of Roseville known as the Sierra Vista Specific Plan (SVSP) to reconfigure parcels within the SVSP, including decreasing High Density Residential (HDR) Parcel JM-30 from 7.51 acres to 7.07 acres and increasing Community Commercial (CC) Parcel JM-41 from 13.48 acres to 13.92 acres; as shown in Exhibit B and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the General Plan on June 23, 2022; and

WHEREAS, on August 3, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on August 3, 2022, the City Council considered the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified May 5, 2010); and

WHEREAS, the Council of the City of Roseville desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendments changing the Land Use Map and the text within the Land Use Element (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

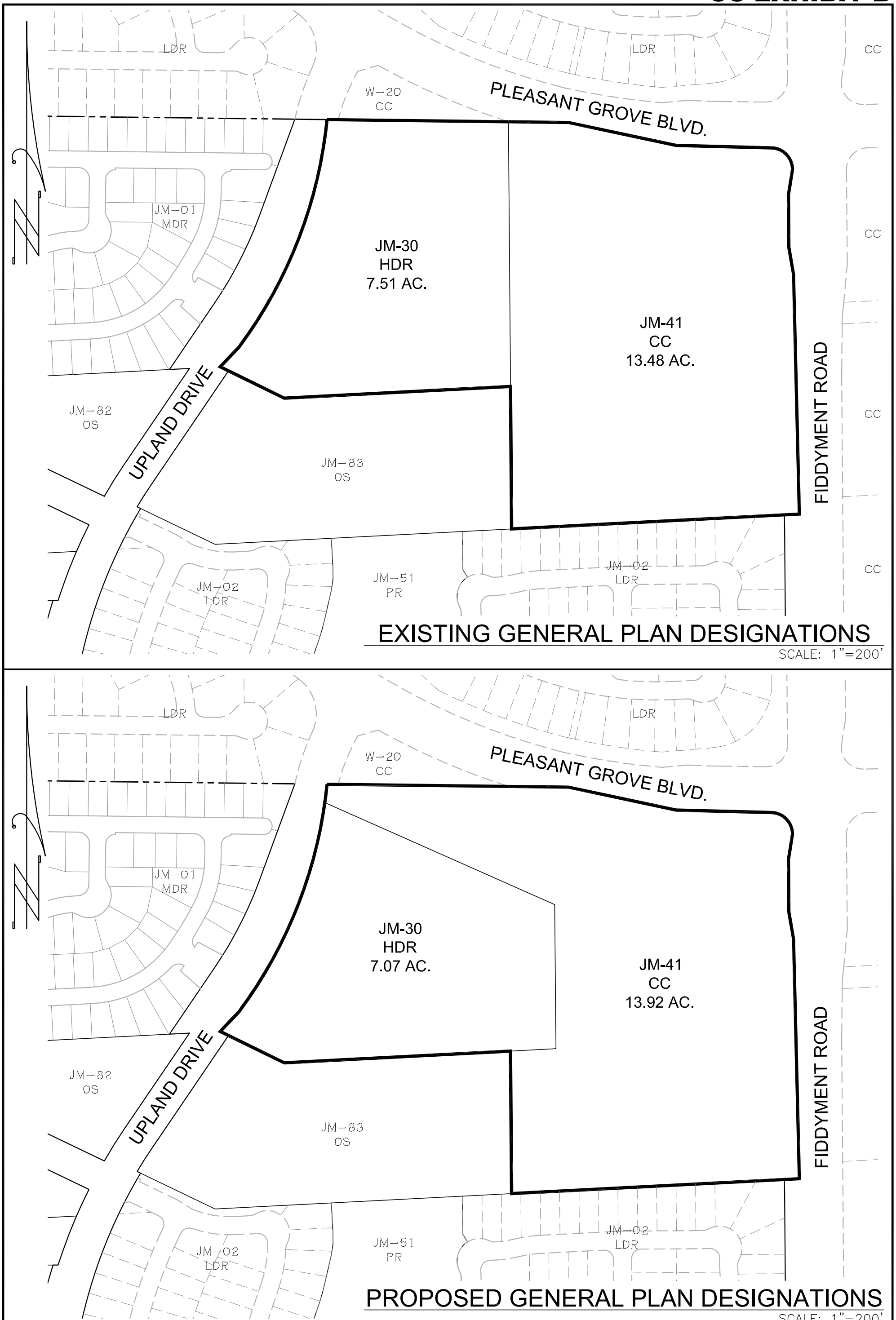
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

_____
City Clerk

CC EXHIBIT B



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'

JOB #: 21-06-017

DATE: FEB., 2022

GENERAL PLAN AMENDMENT EXHIBIT

SVSP PARCELS JM-30 & JM-41

CITY of ROSEVILLE, CALIFORNIA

RESOLUTION NO. 22-311

AMENDING THE SIERRA VISTA SPECIFIC PLAN

WHEREAS, a proposal has been submitted to amend the land use designations of certain parcels of the Sierra Vista Specific Plan (SVSP) to reconfigure parcels within the SVSP, including decreasing High Density Residential (HDR) Parcel JM-30 from 7.51 acres to 7.07 acres and increasing Community Commercial- Special Area Overlay (CC/SA) Parcel JM-41 from 13.48 acres to 13.92acres; as shown in Exhibit C, attached and incorporated herein by reference; and

WHEREAS, the proposed land use amendment requires a Specific Plan Amendment to change the text and land use map within the Sierra Vista Specific Plan, as shown in Exhibit C and E, attached and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the Sierra Vista Specific Plan on June 23, 2022 and recommended that the City Council approve the proposed Specific Plan Amendment; and

WHEREAS, the Specific Plan Amendment as proposed and revised is consistent with the adopted City of Roseville General Plan; and

WHEREAS, on August 3, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on August 3, 2022, the City Council considered an Addendum to the Sierra Vista Specific Plan Environmental Impact Report (SCH #2008032115, certified May 5, 2010); and

WHEREAS, the Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Specific Plan Amendment, and makes the following findings:

The Specific Plan Amendment is consistent with the objectives, policies, general land uses, and programs specified in the City of Roseville General Plan and the Sierra Vista Specific Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendments changing the specific plan land use designations and specific plan text within the Sierra Vista Specific Plan (attached as Exhibits C and E) are hereby adopted.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

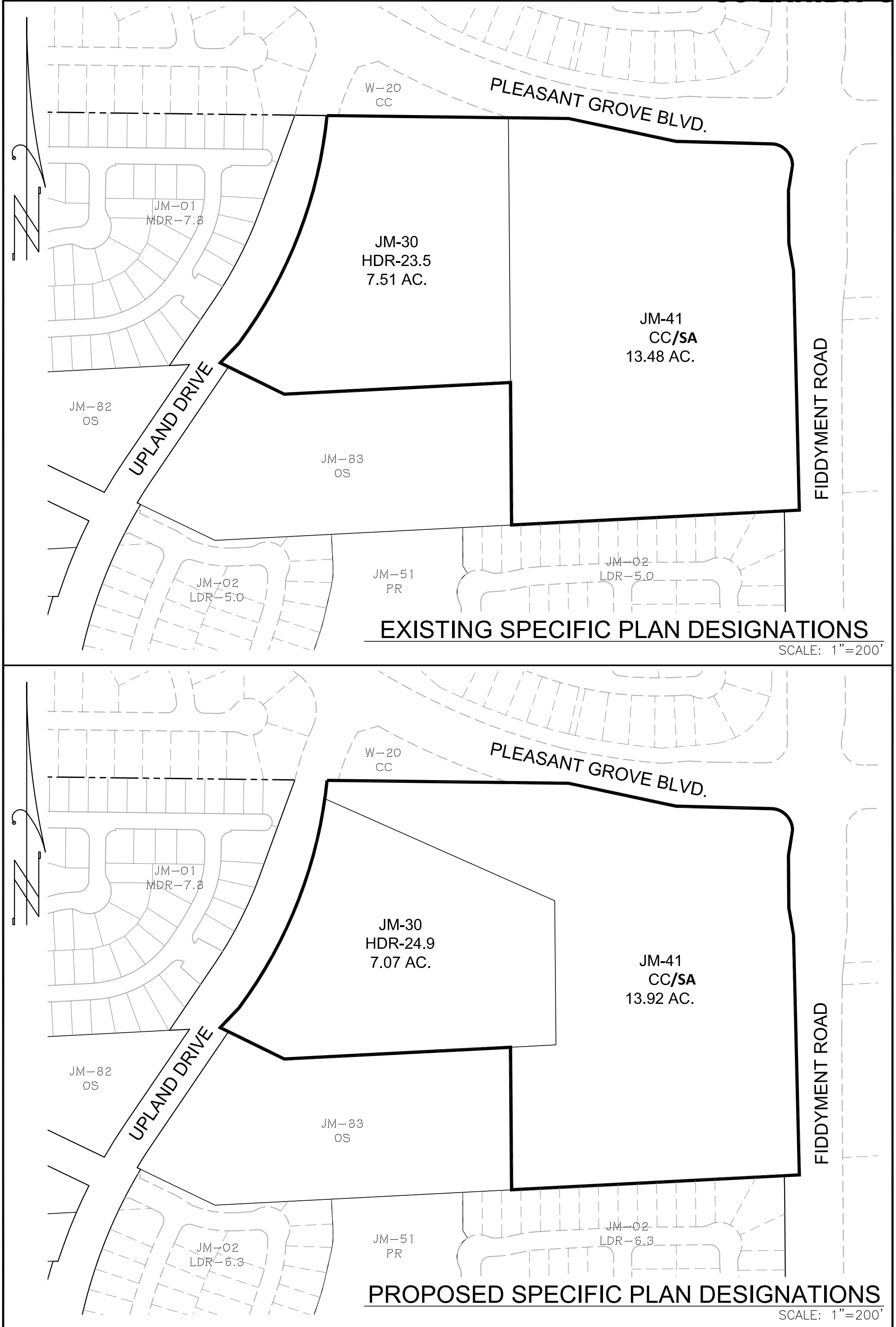
ABSENT COUNCILMEMBERS:

_____

MAYOR

_____
City Clerk

CC EXHIBIT C



EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'

JOB #: 21-06-017

DATE: FEB., 2022

SPECIFIC PLAN AMENDMENT EXHIBIT

SVSP PARCELS JM-30 & JM-41

CITY of ROSEVILLE, CALIFORNIA

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE
CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED
WITHIN THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission regarding approval of the rezone specified herein, and make the following findings pursuant to Section 19.86.050 of the Zoning Ordinance:

1. The rezone is in conformance with the public interest, health, safety, or welfare of the City; and

2. The rezone is consistent with the objectives, policies, programs, and land use designations of the City of the Roseville General Plan and the Sierra Vista Specific Plan.

SECTION 2. Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 5428, is amended to change the zoning of that portion of certain real property within the City of Roseville known as the Sierra Vista Specific Plan (SVSP), as shown and so designated in Exhibit "D", which is attached hereto and incorporated herein by reference, to adjust the acreage and configuration of zoning boundaries for Multi-family Housing (R3) Parcel JM-30, and adjust the acreage and configuration of Commercial Mixed Use –Special Area Overlay (CMU/SA) Parcel JM-41.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

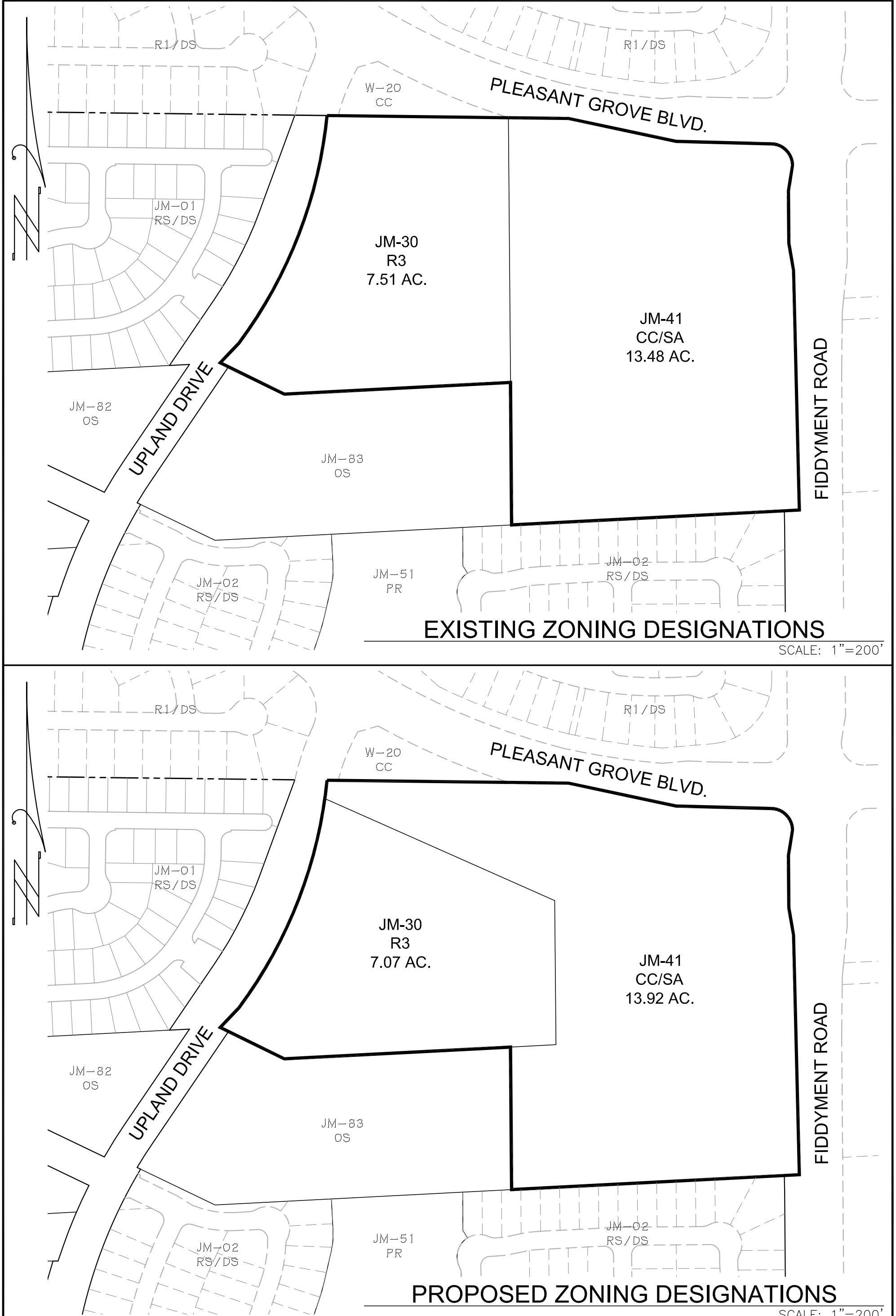
_____
MAYOR

ATTEST:

_____

City Clerk

CC EXHIBIT D



EXISTING ZONING DESIGNATIONS

SCALE: 1"=200'

PROPOSED ZONING DESIGNATIONS

SCALE: 1"=200'

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SCALE: 1"=200'

JOB #: 21-06-017

DATE: FEB., 2022

REZONE EXHIBIT

SVSP PARCELS JM-30 & JM-41

CITY of ROSEVILLE, CALIFORNIA

SIERRA VISTA LAND USE PLAN

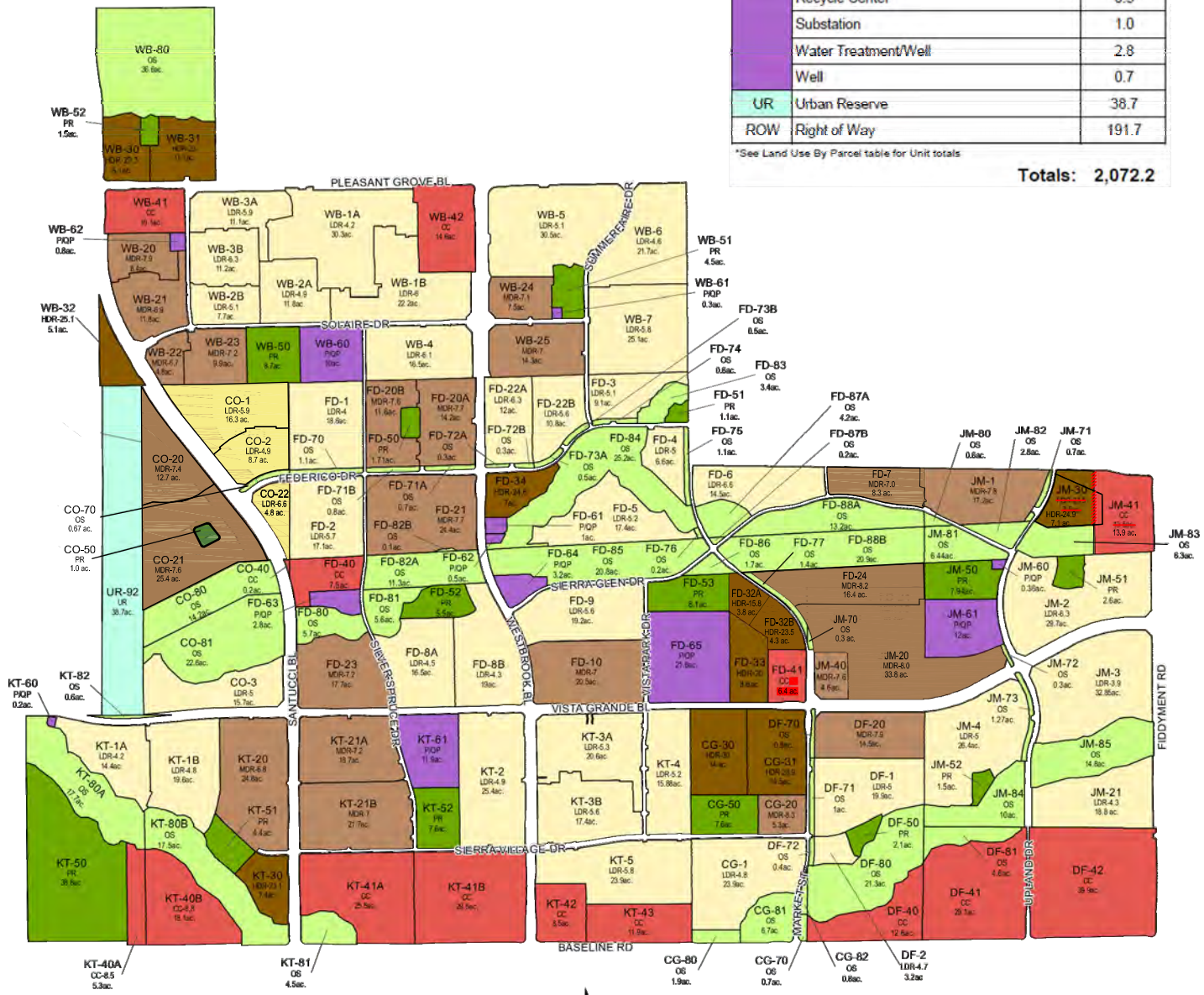
CC EXHIBIT E

Figure 4-1

	Land Use Designation	Acres	
LDR	Residential	590.2	
	Residential - Age Restricted	94.3	
MDR	Residential	348.6	
HDR	Residential	~~91.3~~	90.9
CC	Business Professional and Commercial	25.4	
	Commercial	~~183.9~~	184.3
	Commercial Mixed Use	23.4	
OS	Open Space	302.0	
	Open Space/Paseo	13.4	
PR	Park	104.6	
P/QP	Elementary School	33.9	
	Fire Station	3.2	
	Lift Station	1.0	
	Middle School	21.6	
	Recycle Center	0.5	
	Substation	1.0	
	Water Treatment/Well	2.8	
	Well	0.7	
UR	Urban Reserve	38.7	
ROW	Right of Way	191.7	

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: ~~April 13, 2022~~
MAY 13, 2022

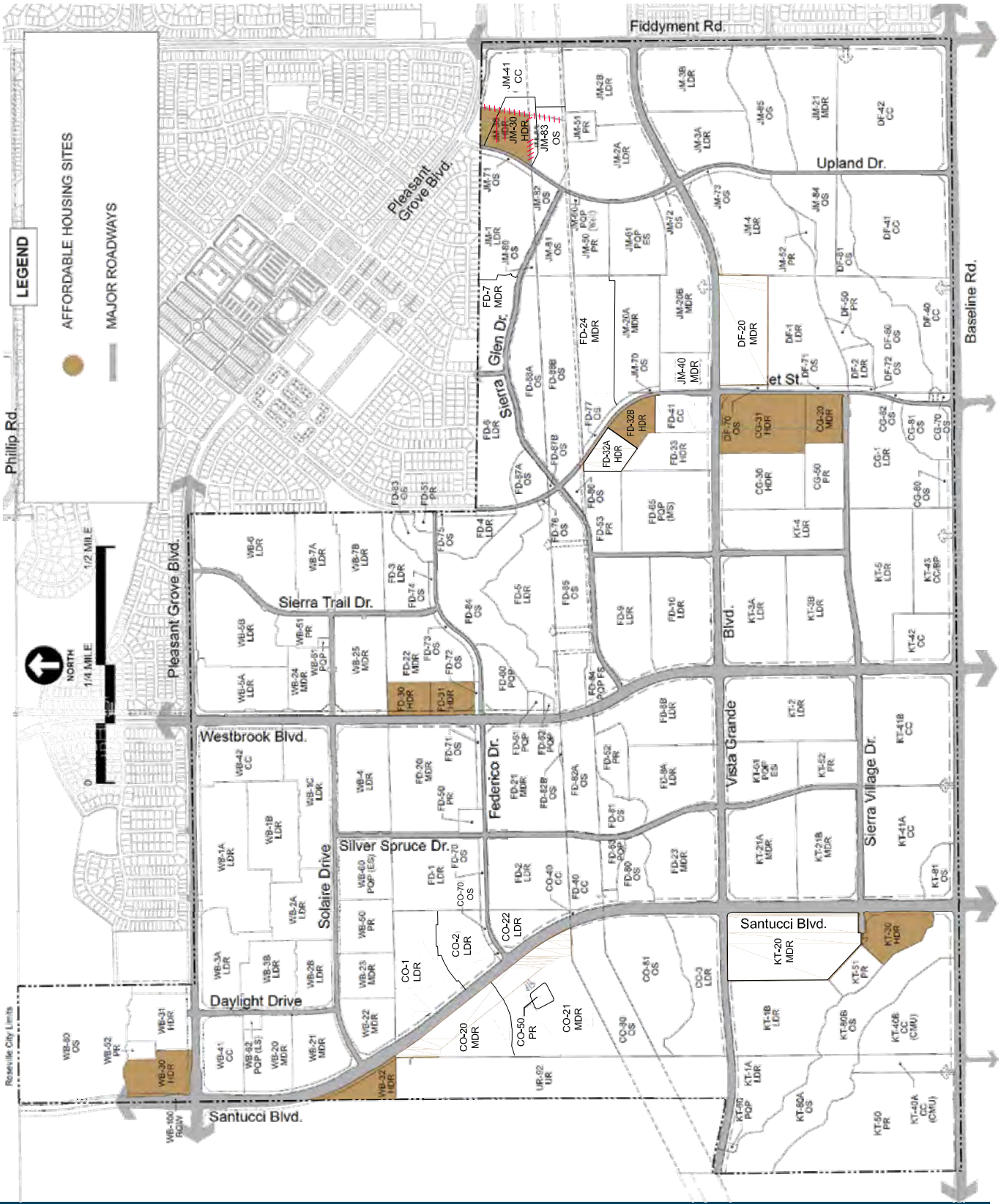


Figure 5-1: Affordable Housing Sites

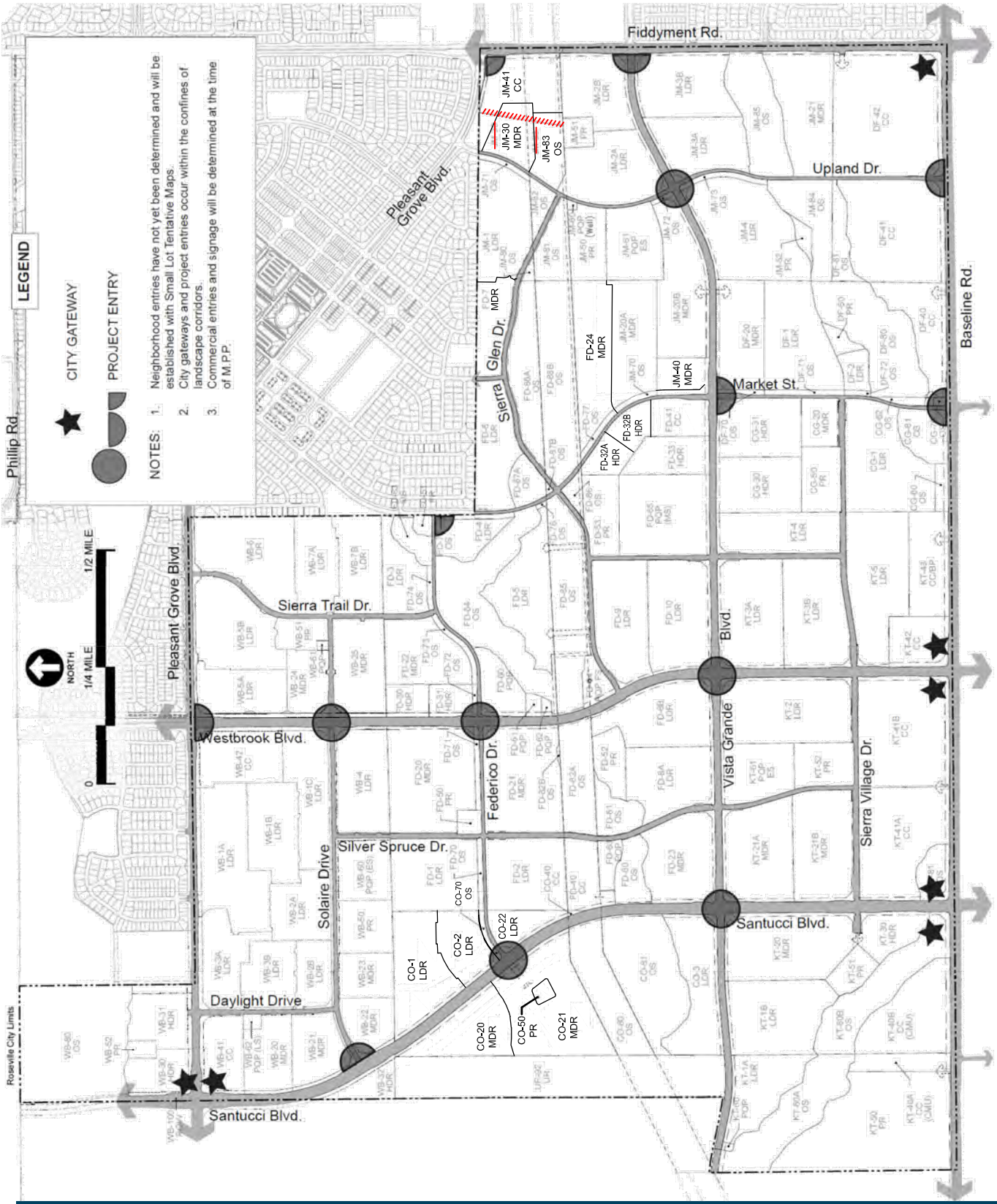


Figure B-2: Entry Feature Locations

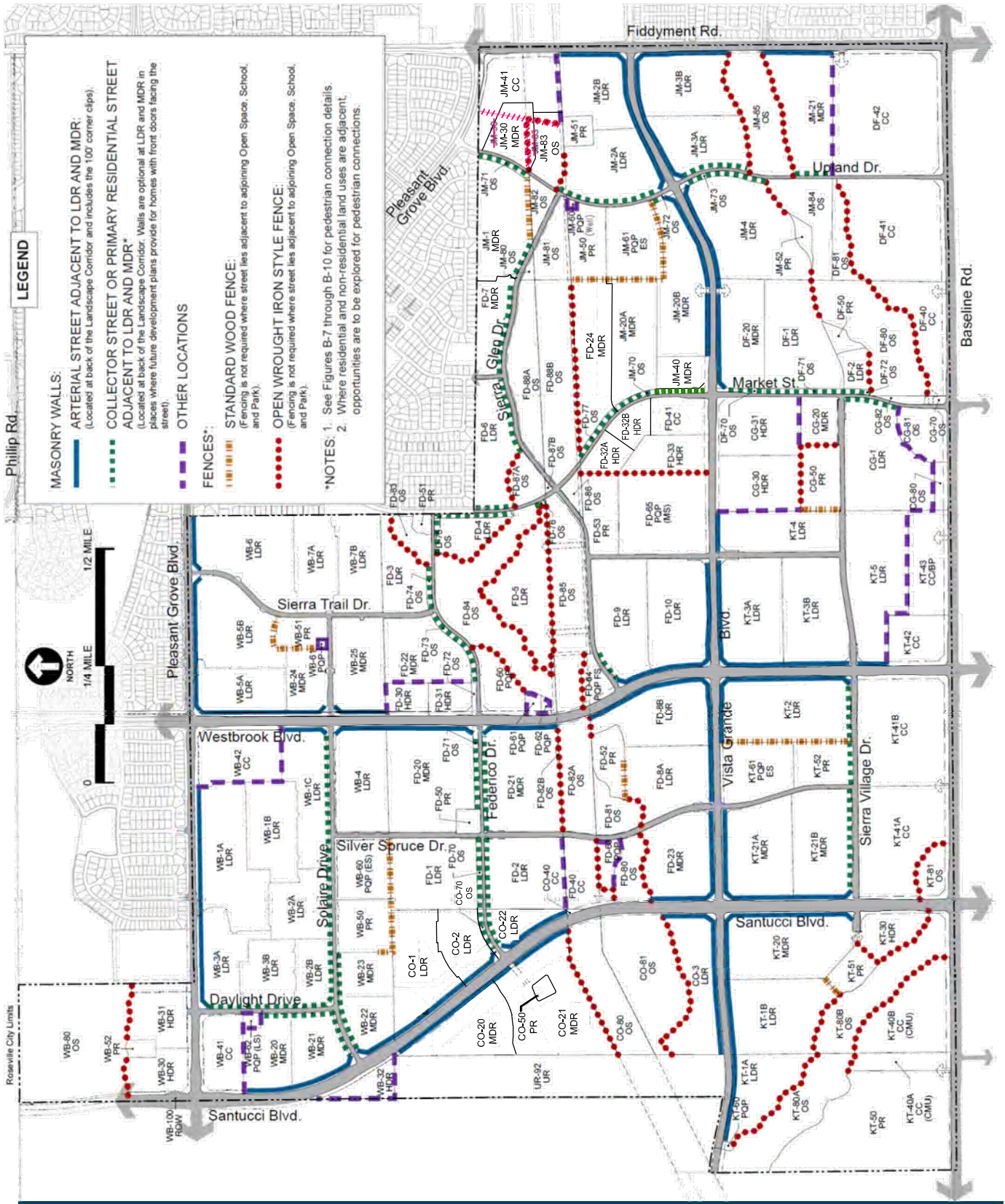
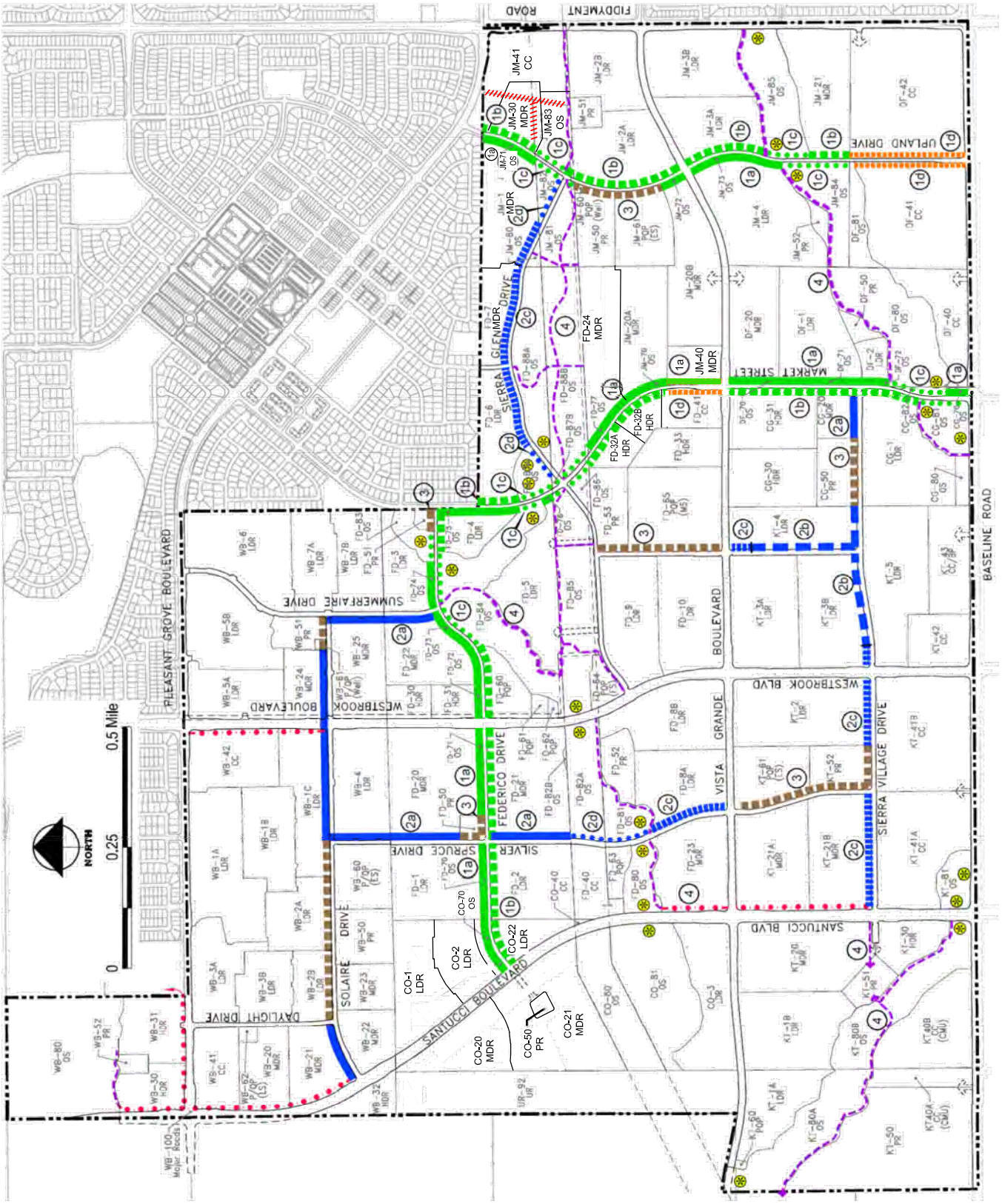


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

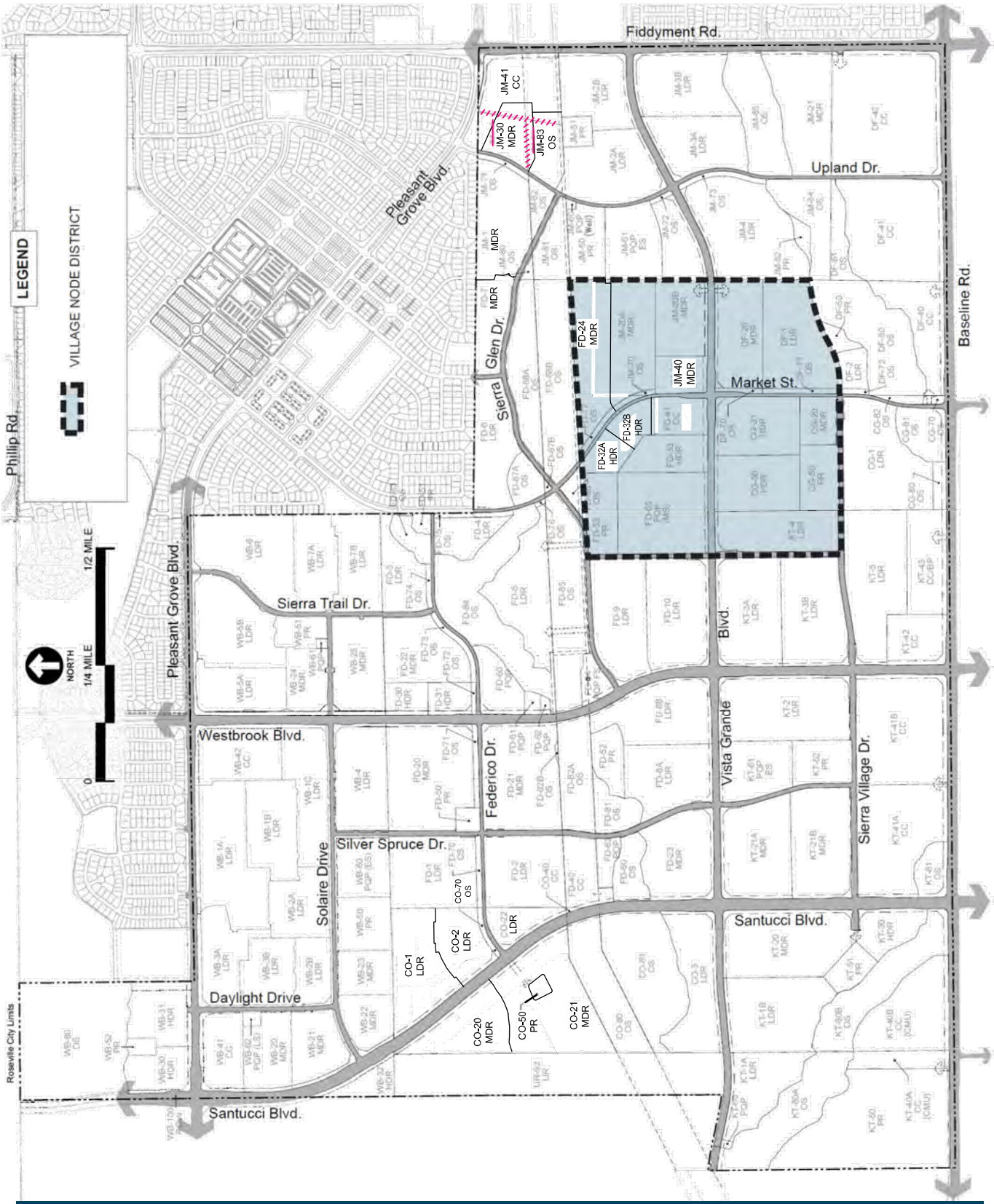


Figure B-22: Village Node District

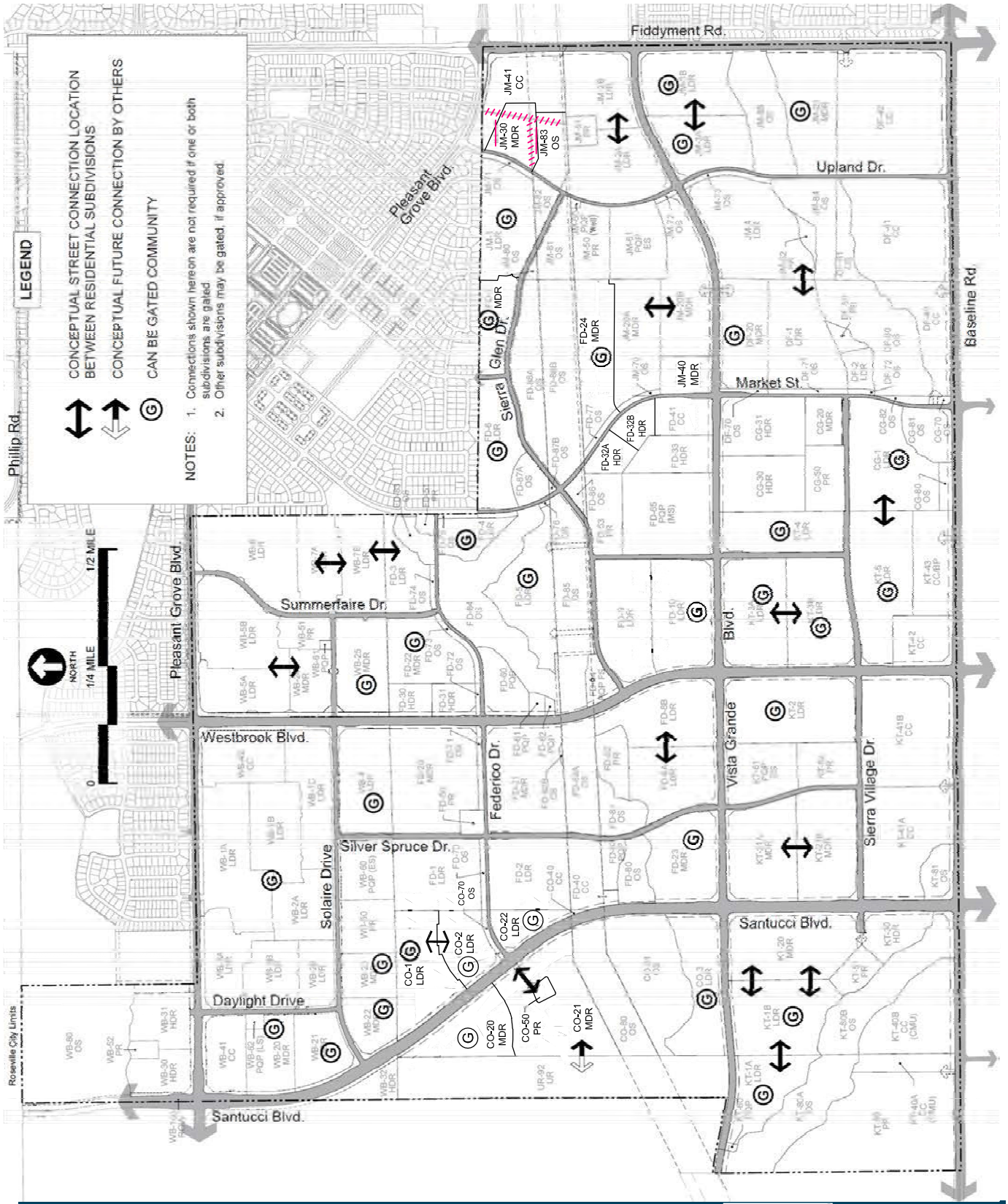


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated ~~March 2022~~ May 2022

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	585.8	30.7%	2,972	35.1%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	353.7	14.7%	2,654	31.3%
HDR	High Density Residential	R3	~~91.3~~ 90.9	4.4%	2,351	27.8%
Sub-totals		1,124.7	**~~1,125.8~~**	**54.3%**	**8,470**	**99.9%**
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	22.7	1.1%	209	2.4%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	~~183.9~~ 184.3	8.9%	--	--
Sub-totals		233.4	**~~232.0~~**	**11.2%**	**209**	**2.4%**
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor			191.6	9.2%	--	--
TOTAL			**2072.2 ac**	**100%**	**8,679 du**	**100%**

Note: See Table 7-4 for net Paseo total acres Last Updated ~~March 2022~~ May 2022

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.9
CG-20	MDR (Residential)	RS/DS	5.34	44	8.3
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	29.0
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
	Sub-totals (CGB)		**75.34**	**999**	
CO-1	LDR (Residential)	RS/DS	16.30	87	5.3
CO-2	LDR (Residential)	RS/DS	8.77	43	4.9
CO-3	LDR (Residential)	RS/DS	15.66	67	4.3
CO-20	MDR (Residential)	RS/DS	12.71	94	7.4
CO-21	MDR (Residential)	RS/DS	25.39	193	7.6
CO-22	LDR (Residential)	RS/DS	4.81	32	6.6
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
	Sub-totals (Conley)		**122.88**	**516**	
DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	14.50	115	7.9
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	39.90		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
	Sub-totals (DF Properties)		**149.15**	**230**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	74	4.0
FD-2	LDR (Residential)	RS/DS	17.12	120	7.0
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	67	3.9
FD-6	LDR (Residential)	RS/DS	14.53	95	6.5
FD-7	MDR (Residential)	RS/DS	8.34	58	7.0
FD-8A	LDR (Residential)	RS/DS	16.51	75	4,5

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	81	4.3
FD-9	LDR (Residential)	RS/DS	19.24	107	5.6
FD-10	MDR (Residential)	RS/DS	20.46	143	7.0
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.6
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	187	7.7
FD-22A	LDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	LDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	127	7.2
FD-24	MDR (Residential)	RS/DS	16.42	135	8.2
FD-32A	HDR (Residential)	R3	3.81	78	20.5
FD-32B	HDR (Residential)	R3	4.23	116	27.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial)	CMU/SA	5.71		
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
	Sub-totals (Federico)		**478.34**	**2,220**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.07	134	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	33.76	271	8.0
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	~~7.51~~ 7.07	176	~~23.5~~ 24.9
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	~~13.50~~ 13.92		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**249.72**	**1,142**	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	5.39	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.10	163	8.8
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**411.62**	**1,543**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	293	26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	MDR (Residential)	RS/DS	8.5	63	7.4
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	**2,029**	
ROW	Right of Way/Landscape Corridors		193.82		
	Sub-totals (ROW)		**193.82**	**0**	
	Total		**2,072.16**	**8,679**	

Table Updated ~~March 2022~~ May 2022
(GIS acreages revised January 2021)

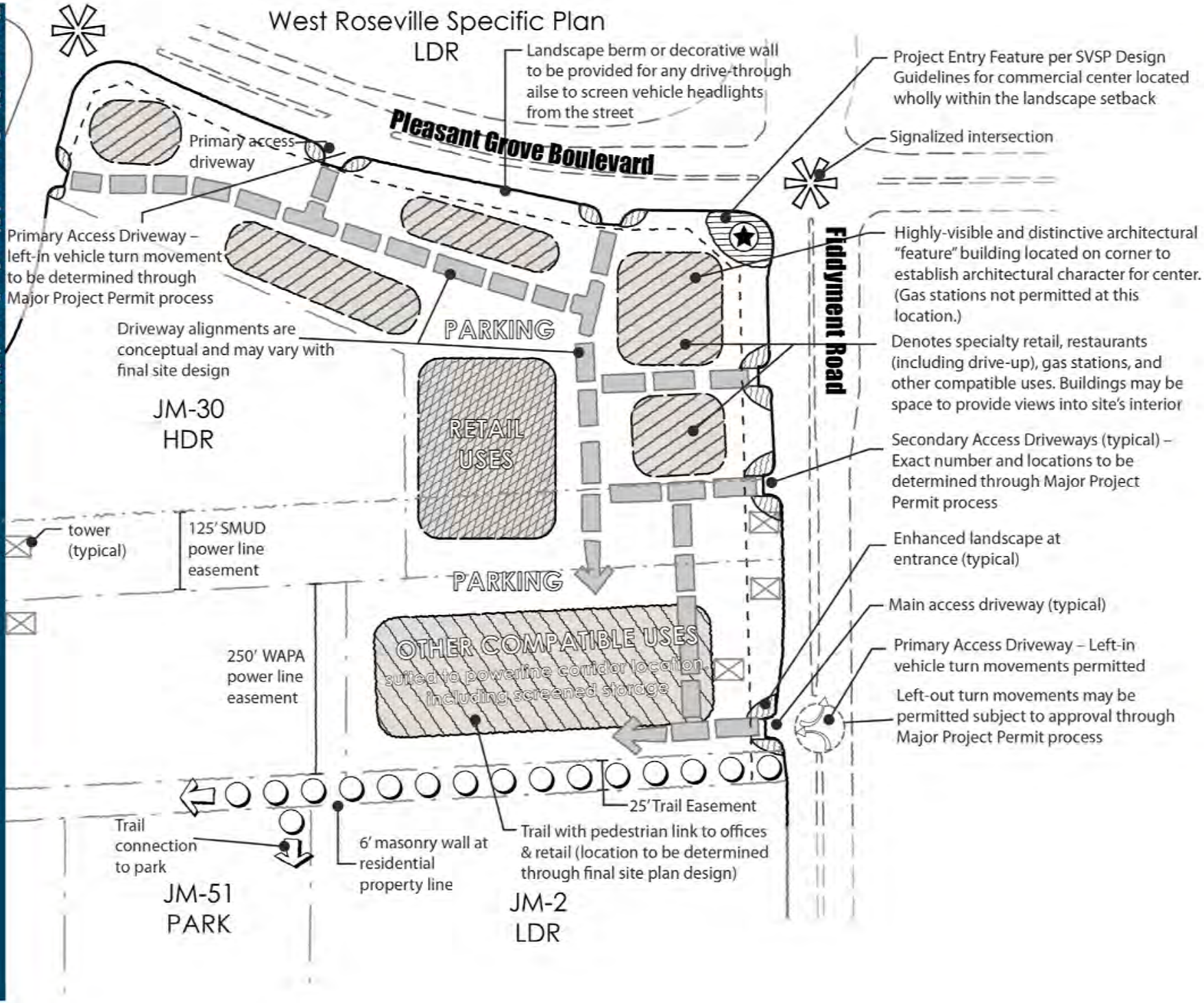


Figure B-31: Concept Plan for Parcel JM-41

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A THIRD AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SVC1, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Third Amendment of the Development Agreement by and between the City of Roseville and SVC1, LLC, a California limited liability company ("SVC1"), pertaining to the property located within the Sierra Vista Specific Plan area.

SECTION 2. Prior to considering the proposed Third Amendment to Development Agreement, the City Council considered the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Third Amendment to Development Agreement, and makes the following findings:

1. The Third Amendment to Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Sierra Vista Specific Plan;

2. The Third Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance;

3. The Third Amendment to Development Agreement is in conformance with the public health, safety and welfare;

4. The Third Amendment to Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

5. The provisions of the Third Amendment to Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Third Amendment to Development Agreement, by and between the City of Roseville and SVC1, LLC relative to the Sierra Vista Specific Plan, a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

THIRD AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Third Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and SVC1, LLC, a California limited liability company ("SVC1" or "Landowner") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier Investments, LLC, a California limited liability company ("Mourier"), Computer Deductions, Inc., a California corporation ("Computer"), and City entered into a Development Agreement (the "Original Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045931-00.

B. Mourier, Computer, and City entered into the Original Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Original Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

C. Computer assigned its interest in the Original Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated January 13, 2012, and recorded January 31, 2012, as Document No. 2012-0008251-00, in the Official Records of Placer County, California.

D. Mourier transferred a portion of its interest in the Original Development Agreement to John Mourier Construction, Inc., a California corporation ("JMC") pursuant

to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089192-00, in the Official Records of Placer County, California.

E. City, Mourier, and JMC entered into a First Amendment to the Original Development Agreement (the "First Amendment") which was approved by the City Council of City on March 4, 2020, and recorded on April 13, 2020, in the Official Records of Placer County as Document No. 2020-0032964-00.

F. City and Mourier entered into a Second Amendment to the Original Development Agreement (the "Second Amendment") which was approved by the City Council of City on February 3, 2021, and recorded on April 16, 2021, in the Official Records of Placer County as Document No. 2021-0052864-00. The Original Development Agreement, the First Amendment, and the Second Amendment are hereinafter collectively referred to as the "Development Agreement."

G. Mourier assigned a portion of its interest in the Development Agreement to SCV1, LLC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of December 17, 2021, and recorded December 23, 2021, as Document No. 2021-0154747-00, in the Official Records of Placer County, California.

H. This Third Amendment to the Development Agreement (the "Third Amendment") affects certain portions of the Property owned by SVC1 (the "Third Amendment Property"), as described in Exhibit "A" and depicted in Exhibit "B" attached to this Third Amendment and shall run with the land described in Exhibit "A" hereto. SVC1 and City intend for this Third Amendment to document certain density increases within the Plan Area.

I. This Third Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Third Amendment Property are hereby revised as follows:

High Density Residential	176 units on 7.1 Net Acres;
Community Commercial	13.9 Net Acres;
Right of Way	0 Net Acres.

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

3. AMENDMENT LIMITED TO THIRD AMENDMENT PROPERTY. This Third Amendment is limited to and applies only to development of the Third Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Third Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Third Amendment Property, the Development Agreement remains in full force and effect.

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Third Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michele Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

SVC1, LLC, a
California limited liability company

By:_____
~~John L. Mourier, III~~
~~President~~
Rod Yamanaka
VP & CFO
Karen Headley
Secretary

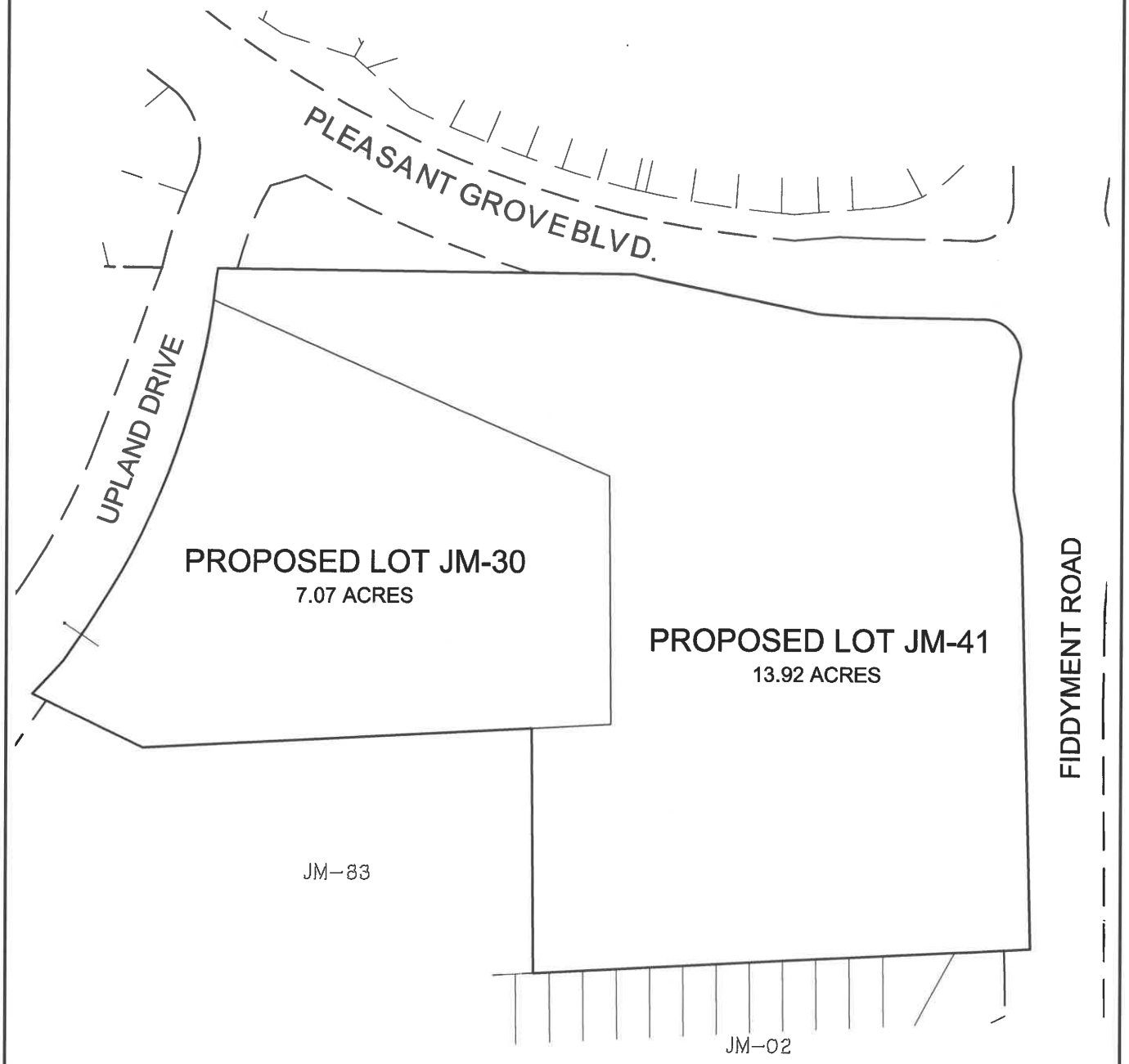
Exhibit 'A'

Legal Description

Development Agreement
Sierra Vista Specific Plan Lots JM-30 and JM-41

All that real property situtate in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. and being all of Lots 1 and 2 as said Lots are shown on that certain Large Lot Final Map entitled, "The Villages at Sierra Vista", filed for record in the office of the Recorder on July 29, 2015, in Book 'DD' of Maps, at Page 26, Official Records of said County.

EXHIBIT 'B'



BAKER WILLIAMS ENGINEERING GROUP	SCALE: 1" = 200'	SIERRA VISTA SPECIFIC PLAN
	JOB #: 21-06-017	Lots JM-30 and JM-41
	DATE: JUNE, 2022	CITY OF ROSEVILLE, CALIFORNIA

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On July 20, 2022 *Date* before me, Vicky Wingate, Notary Public, *Here Insert Name and Title of the Officer*

personally appeared Rod Yamanaka & Karen Headley *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VICKY WINGATE
Notary Public - California
Placer County
Commission # 2306671
My Comm. Expires Sep 24, 2023

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Third Amendment of Development Agreement By and Between The City of Roseville and Mourier Investments, LLC. Relative to the Sierravista Specific Plan
Document Date: 07-20-2022 Number of Pages: _____

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rod Yamanaka	Signer's Name: Karen Headley
☒ Corporate Officer – Title(s): VP + CFO	☒ Corporate Officer – Title(s): Secretary
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: SVC1, LLC a California limited liability company	Signer is Representing: SVC1, LLC a California limited liability company

©2018 National Notary Association

Sierra Vista Specific Plan Parcel JM-41 and JM-30 – General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment

Vicinity Map

COUNCIL COMMUNICATION

CC #: 2199
File #: 0215-07 & 0709-03 & 0110

Title:	2700 N. Hayden Parkway, Fiddyment Ranch F-8A Apartments - Fee Deferral
Contact:	Gina McColl 916-774-5452 gmccoll@roseville.ca.us

Meeting Date: 8/3/2022
Item #: 10.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution approving a fee deferral for the 2700 N. Hayden Parkway, Fiddyment Ranch F-8A Apartments Project consisting of a 330 affordable residential unit apartment complex in an amount not to exceed $4,889,723.52, plus interest, until final of building permit/building occupancy.

BACKGROUND

The City of Roseville offers a fee deferral program through the Economic Development Department as an incentive to encourage development. The Fiddyment F-8A Apartment Complex is requesting a fee deferral of certain City-controlled development impact fees. The fee deferral requires City Council approval and that development impact fees are paid prior to the issuance of a Certificate of Occupancy/Building Permit Final, as applicable to each permit.

The Economic Development Department received a request from Maracor Development on June 6, 2022 requesting approval of a fee deferral for the Fiddyment Ranch F-8A Apartment Complex, see Attachment 1 for address details of Maracor Development. The Fiddyment Ranch F-8A Apartment Complex ("Complex") is located within the West Roseville Specific Plan area and is located at 2700 N. Hayden Parkway. The Complex proposes construction of 330 residential units within 11 buildings, a club house, pool, site parking and play areas, see attached plans. All units within the complex will be provided as affordable units.

A fee estimate has been prepared for the Complex based on the fees for Fiscal Year (FY) 2022-23. The City fee types and amounts eligible for deferral are identified below:

City Deferred Fees	Model A (5 Buildings)	Model B (6 Buildings)	Clubhouse
Fire Service Construction Fee	$12,105.75	$13,455.18	$3,354.00
Public Facilities Fee	$78,150.00	$78,150.00	
Downtown Benefit Fee	$150,000.00	$150,000.00	
Blue Oaks Blvd. Off-Site Road Fee	$13,719.30	$13,719.30	
Westpark Drive Off-Site Road Fee	$4,148.70	$4,148.70	
Air Quality Program Fee	$7,817.40	$7,817.40	
Community/Public Benefit Fee	$25,350.00	$25,350.00	
General Fund Contribution	$21,000.00	$21,000.00	
Traffic Signal Coordination Fee	$1,860.00	$1,860.00	
Transit Shuttle Service Fee	$1,684.97	$1,684.97	

Transit Shuttle Service Fee	$1,054.67	$1,054.67	
Traffic Mitigation Fee	$115,532.04	$115,532.04	
Electric Backbone Fee	$11,138.40	$11,138.40	$10,700.78
Subtotal of Fees per Building	$442,506.56	$443,855.99	$14,054.78
Subtotal x # buildings	$2,212,532.80	$2,663,135.94	$14,054.78
		Total Fee Deferral	**$4,889,723.52**

The total amount of deferrable fees could change if building permits are pulled after FY2022-23, however the list of deferrable fees would not change following Council action on this item.

According to the Roseville Municipal Code (RMC) all non-residential fee deferrals greater than $100,000 dollars are required to be approved by the City Council. The typical construction and inspection timeframe for apartment complexes is 12-24 months. In an effort to cover lost interest resulting from the City fee deferral there is a pooled interest charge of 1.25% that will be paid upon issuance of a Certificate of Occupancy or Building Permit final. The RMC additionally identifies an administrative processing fee of $831 to be charged per building permit to cover staff's time of processing requests. This report constitutes the written report required by Government Code Section 53083.

FISCAL IMPACT

The requested deferral itself will not result in a loss of impact fees nor earned interest income. The development impact fees are required to be paid prior to issuance of building permit final or occupancy. To ensure that the City will not have loss of interest income, the Roseville Municipal Code requires an interest rate be charged on monies deferred. Specifically, the City's Finance Department identified that the City's ten-year average pooled interest rate is approximately 1.25%. Therefore, an interest rate of 1.25% will be charged on the monies deferred to cover the City's cost of the loss of interest income on the fee deferral amounts. Additionally, the Roseville Municipal Code identifies an administrative processing fee of $831 to be charged to each building permit(s).

The City's fee deferral program is an important economic development tool that facilitates new development that may not otherwise be financially feasible without this program. As a result, this program has the potential to increase impact fees and investment that directly increase property values that may not otherwise occur if this program was not available. Construction of this housing development will create approximately 65-150 temporary construction jobs and approximately 4-10 permanent full and/or part time jobs.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15061(c)(3) and §15378. This fee deferral meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

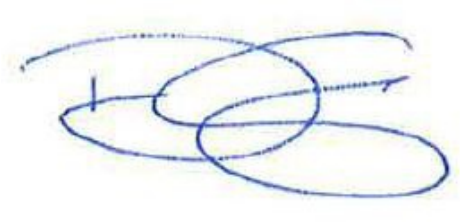
Goal C. Maintain a safe and healthy community – Addressing homelessness is a Council goal. The Fiddyment Ranch F-8A complex is being proposed as a 100% affordable rental project and will provide 330 rental units. The developer will be providing deeper income targeting and will offer 33 units for extremely low (30% AMI), 66 units for very low (50% AMI), and 227 for low-income (60-80% AMI) households. Additionally, this project will help the City meet its required Regional Housing Needs

households. Additionally, this project will help the City meet its required Regional Housing Needs Allocation (RHNA) for affordable units.

Respectfully Submitted,

Gina McColl, Economic Development Analyst

Melissa Anguiano, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-308

Fiddyment F-8A Plans

Fee Deferral Application

Proof of Publication

RESOLUTION NO. 22-308

APPROVING FEE DEFERRALS FOR THE
2700 N. HAYDEN PARKWAY, FIDDYMENT RANCH F-8A APARTMENTS PROJECT

WHEREAS, the City of Roseville has offered a fee deferral program through the Economic Development department since the mid 1990's to encourage development; and

WHEREAS, the Economic Development department received a request from Maracor Development, requesting a fee deferral of certain City controlled impact fees; and

WHEREAS, the fee deferral requires City Council approval and that the deferred fees be paid for or bonded for prior to the issuance of a building permit occupancy/final permit; and

WHEREAS, staff recommends City Council approve the City fee deferral to building permit/occupancy final in the amount of $4,889,723.52 for the 2700 N. Hayden Parkway, Fiddyment Ranch F-8A Apartments Project; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the City fee deferral to building permit/occupancy final in the amount of $4,889,723.52 for the 2700 N. Hayden Parkway, Fiddyment Ranch F-8A Apartments Project is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

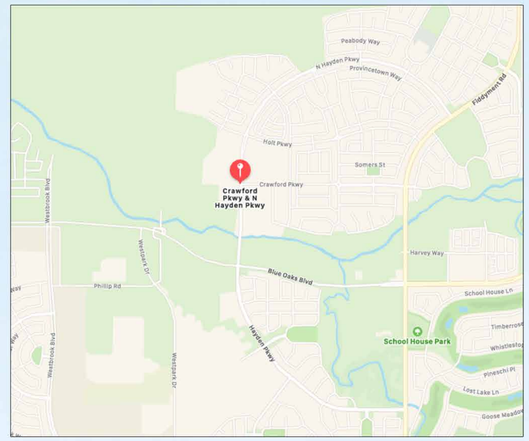
ATTEST:

_____
City Clerk

F-8A HDR

ROSEVILLE, CA

JULY 30, 2021



VICINITY MAP N.T.S.

SHEET INDEX

ARCHITECTURE	
COVER SHEET	TS
SITE PLAN	A0
UNIT 1 FLOOR PLAN	A1
UNIT 2 FLOOR PLAN	A2
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CONCEPTUAL BUILDING 'B' ELEVATIONS	A7
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BUILDING B ROOF PLAN & SECTION	A9
CLUBHOUSE PLANS	A10
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LANDSCAPE	
LANDSCAPE MASTER PLAN	L1

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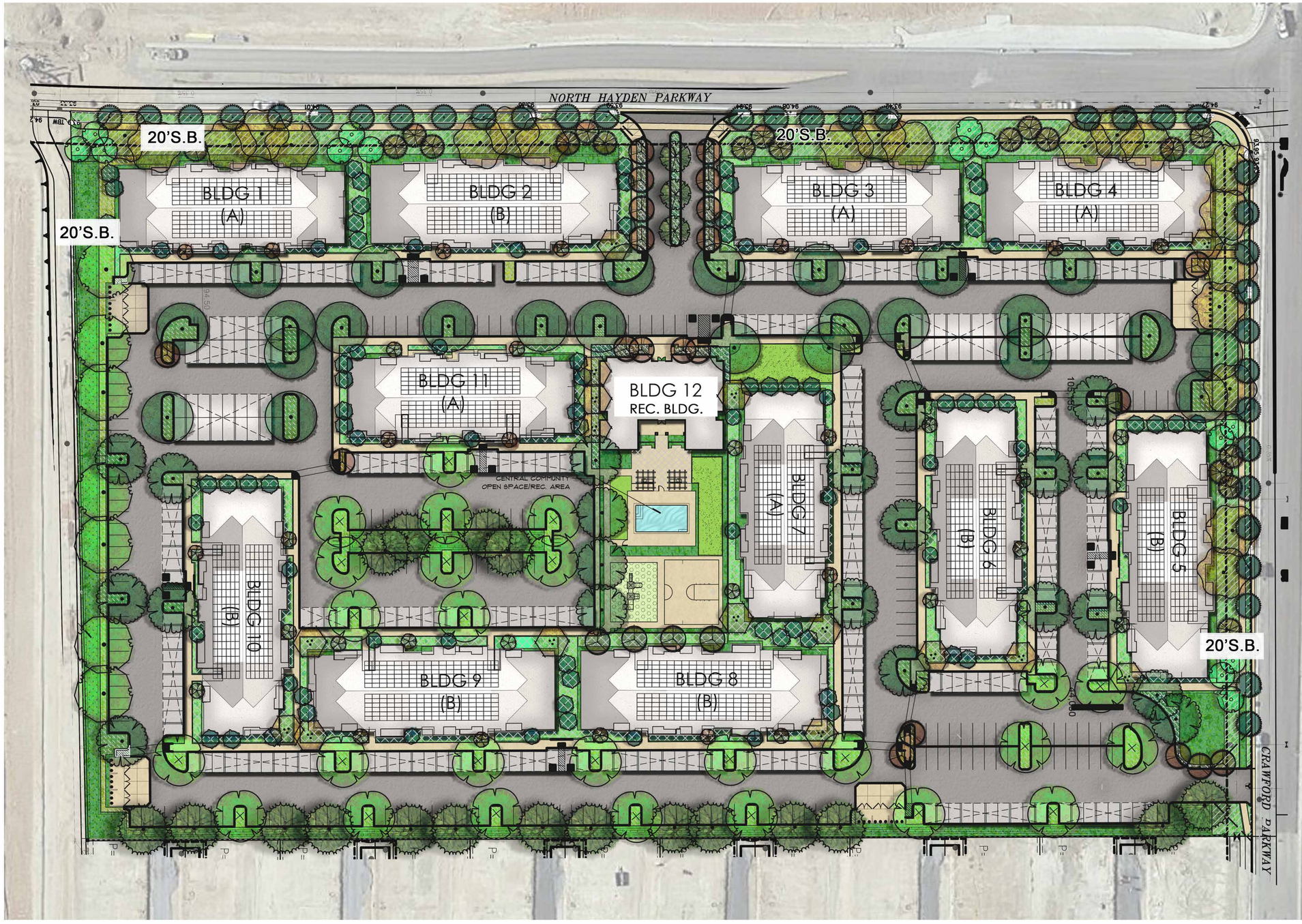

ZONING: HDR

3 LEVEL BUILDINGS (SLAB ON GRADE WITH REMOTE PARKING)
330 UNITS
11.9 ACRES
27.73 DU/AC
282,012 SF TOTAL NRSF
854 SF AVERAGE NRSF
6,000 SF LEASING/CLUB/FITNESS

UNIT MIX	TOTAL
UNIT 1 - 1 BEDROOM / 1BATH / 626 SF	162 UNITS
UNIT 2 - 2 BEDROOM / 2 BATH / 950 SF	84 UNITS
UNIT 3 - 3 BEDROOM / 2 BATH / 1,200 SF	84 UNITS
TOTAL	**330 UNITS**

PARKING

REQUIRED PARKING
1 BEDROOM UNITS = 1.5 X 162 UNITS = 243 SPACES
2+ BEDROOM UNITS = 2 X 168 UNITS = 336 SPACES
GUEST PARKING = .1 X 330 UNITS = 33 SPACES
TOTAL REQUIRED = 612 SPACES

PROVIDED PARKING
563 PARKING SPACES
14 MOTORCYCLE SPACES
577 TOTAL PROVIDED SPACES (INCLUDING 330 COVERED SPACES)

PRIVATE OPEN SPACE PROVIDED
PORCHES & DECKS = 33,000 SF = 100 SF/UNIT

COMMON OPEN SPACE PROVIDED = 84,930 SF
(TOTAL PLANTING AREA)

BUILDING HEIGHT: 40' MAX

346.012 F-8A HDR
Roseville, CA
July 30, 2021

SITE PLAN
A0

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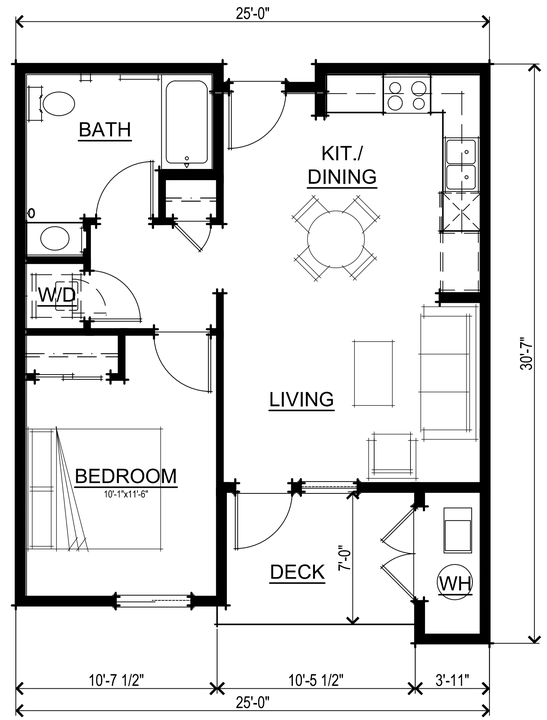

FLOOR PLAN - UNIT 1

UNIT 1 SQUARE FOOTAGE	
UNIT 1	626 SQ. FT.

0 1' 2' 3' 4' 8'

346.012 F-8A HDR
Roseville, CA
July 30, 2021

UNIT 1 FLOOR PLAN
A1

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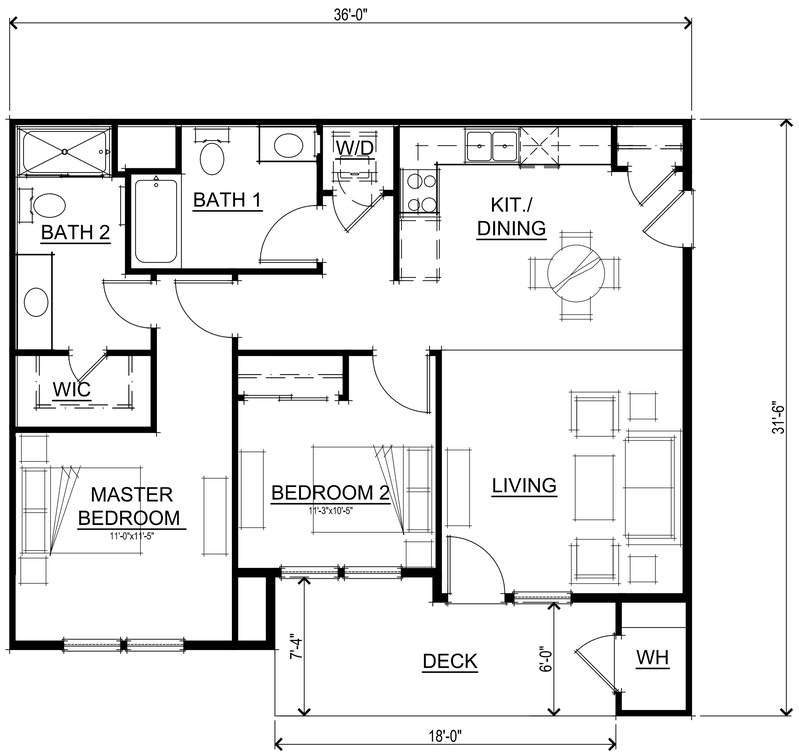

FLOOR PLAN - UNIT 2

UNIT 2 SQUARE FOOTAGE	
UNIT 2	950 SQ. FT.

0 1' 2' 3' 4' 8'

346.012 F-8A HDR
Roseville, CA
July 30, 2021

UNIT 2 FLOOR PLAN
A2

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FLOOR PLAN - UNIT 3

UNIT 3 SQUARE FOOTAGE	
UNIT 3	1200 SQ. FT.

0 1' 2' 3' 4' 8'

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Roseville, CA
July 30, 2021

UNIT 3 FLOOR PLAN
A3

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BUILDING A (30 UNIT BLDG) - TYPICAL FLOOR PLAN

0 2' 4' 6' 8' 16'

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Roseville, CA
July 30, 2021

BUILDING A -30 UNIT BUILDING
A4

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BUILDING B (30 UNIT BLDG) - TYPICAL FLOOR PLAN

0 2' 4' 6' 8' 16'

346.012 F-8A HDR
Roseville, CA
July 30, 2021

BUILDING B -30 UNIT BUILDING
A5

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LEFT ELEVATION

UNIT 3
1,200 SF

UNIT 3
1,200 SF

RIGHT ELEVATION

UNIT 2
950 SF

UNIT 2
950 SF

FRONT ELEVATION
REAR ELEVATION SIMILAR

UNIT 3
1,200 SF

UNIT 1
626 SF

UNIT 1
626 SF

UNIT 1
6526 SF

UNIT 2
950 SF

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Roseville, CA
July 30, 2021

CONCEPTUAL BUILDING 'A' ELEVATIONS
A6

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LEFT ELEVATION

UNIT 3
1,200 SF

UNIT 3
1,200 SF

RIGHT ELEVATION

UNIT 2
950 SF

UNIT 2
950 SF

FRONT ELEVATION
REAR ELEVATION SIMILAR

UNIT 3
1,200 SF

UNIT 1
626 SF

UNIT 1
626 SF

UNIT 2
950 SF

UNIT 2
950 SF

346.012 F-8A HDR
Roseville, CA
July 30, 2021

CONCEPTUAL BUILDING 'B' ELEVATIONS
A7

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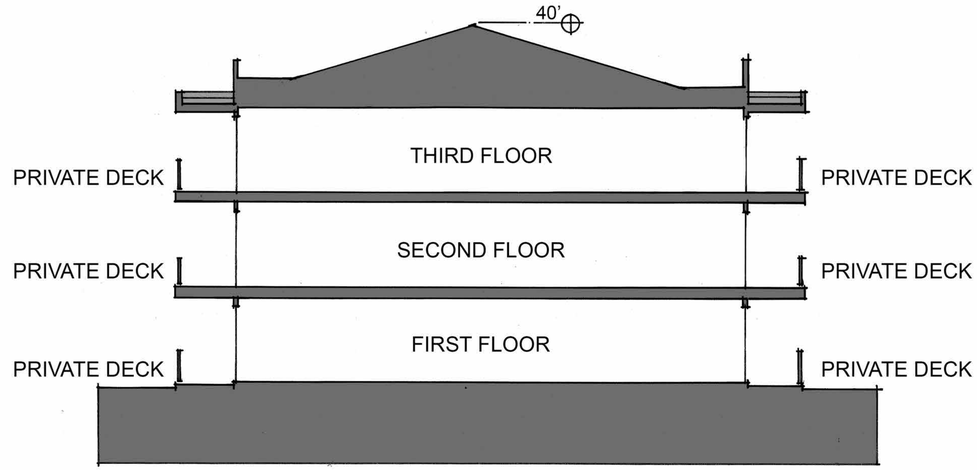
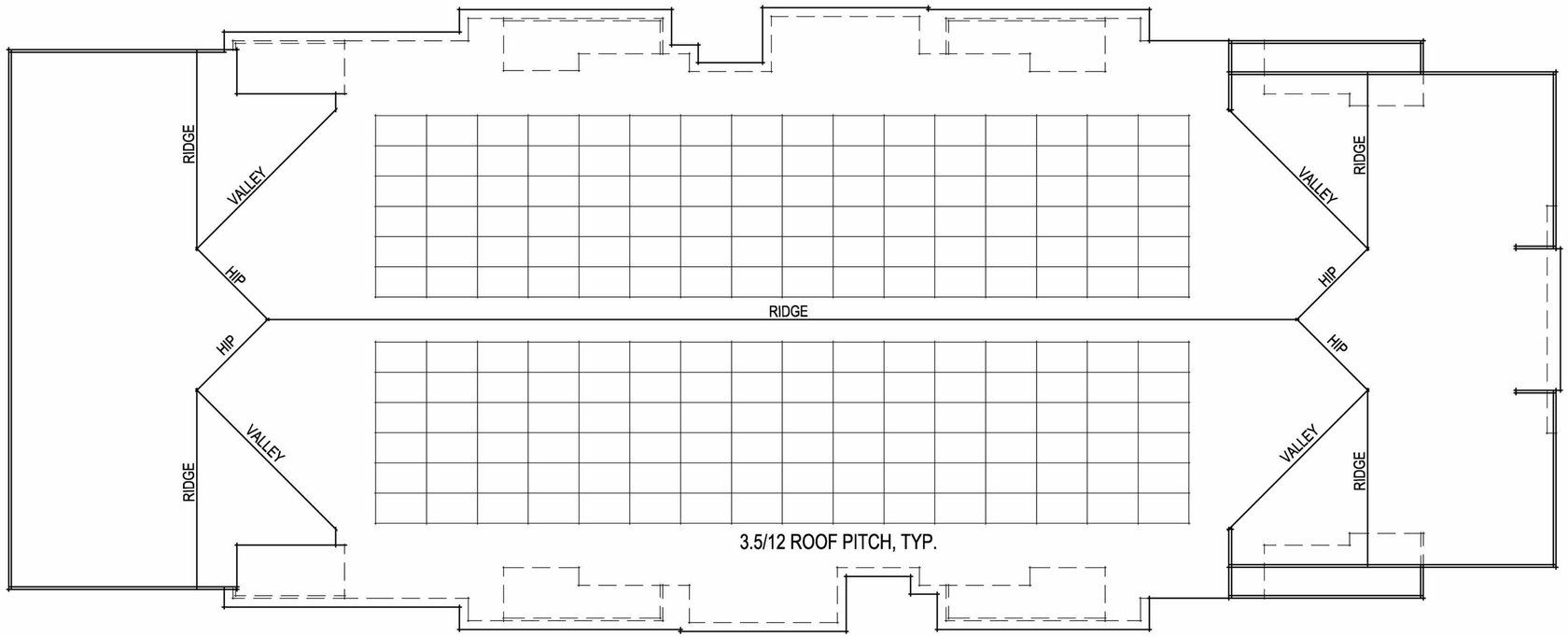


TYPICAL SECTION



ROOF PLAN

0 2' 4' 6' 8' 16'

346.012 F-8A HDR
Roseville, CA
July 30, 2021

BUILDING A ROOF PLAN & SECTION
A8

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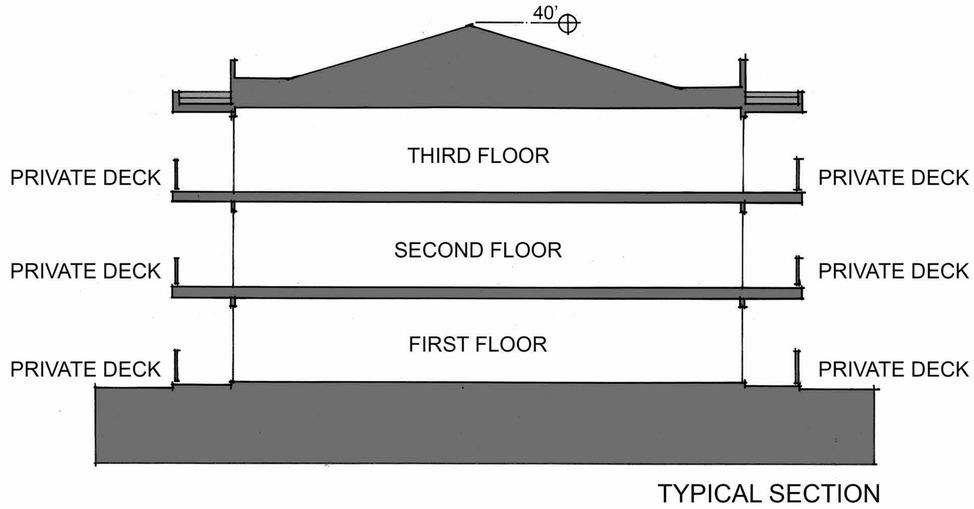
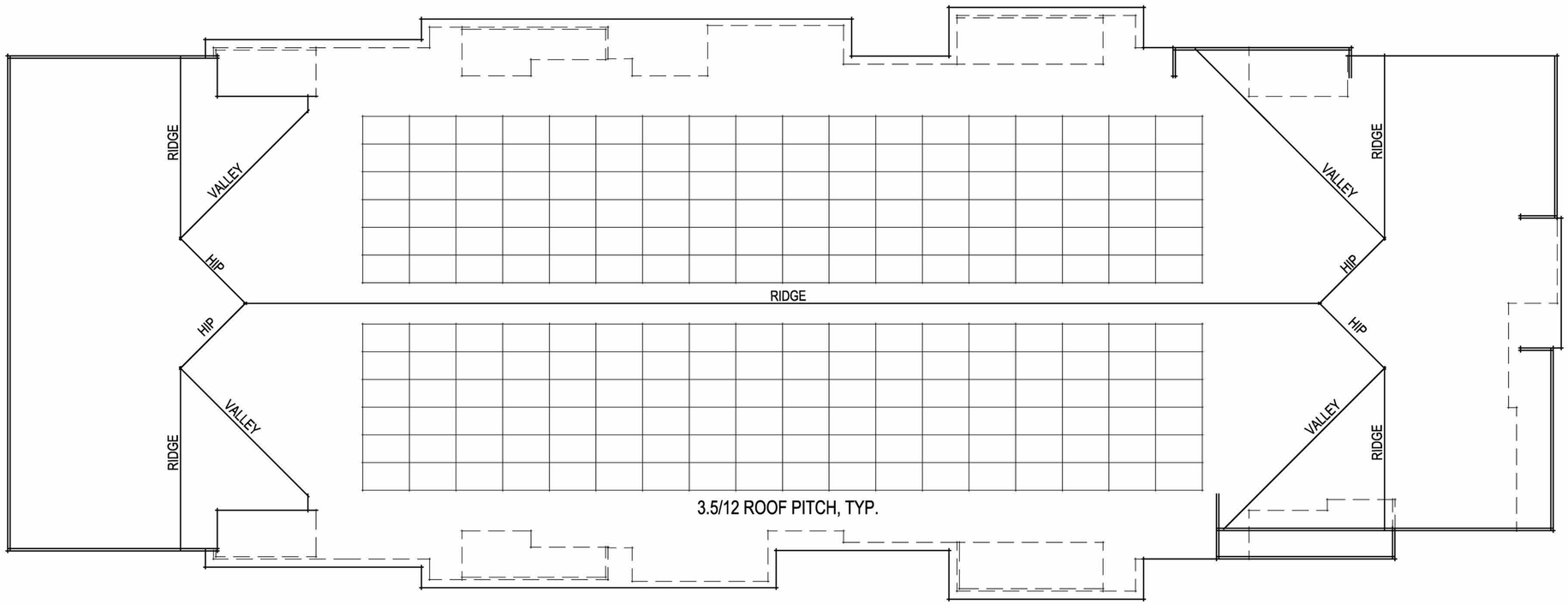


TYPICAL SECTION



ROOF PLAN

0 2' 4' 6' 8' 16'

346.012 F-8A HDR
Roseville, CA
July 30, 2021

BUILDING B ROOF PLAN & SECTION
A9

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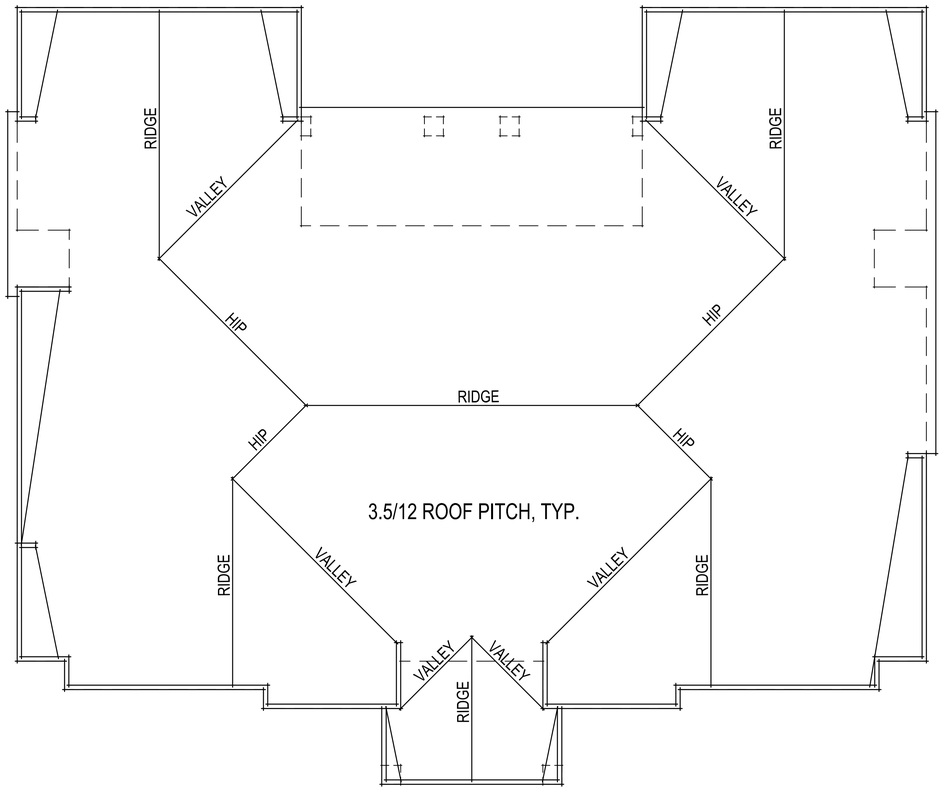
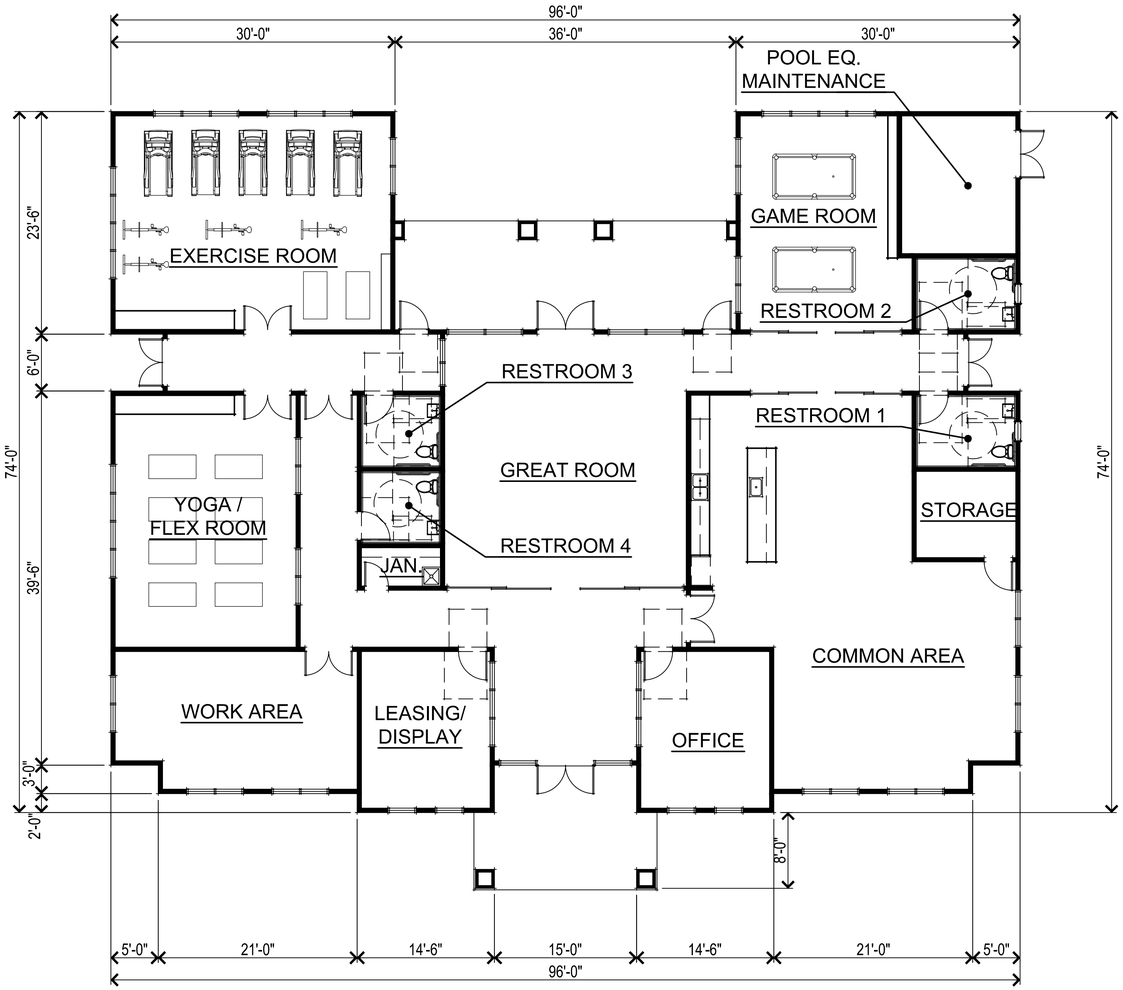


ROOF PLAN



FLOOR PLAN

CLUBHOUSE BUILDING SQUARE FOOTAGE	
FIRST FLOOR	6000 SQ. FT.

0 2' 4' 6' 8' 16'

346.012 F-8A HDR
Roseville, CA
July 30, 2021

CLUBHOUSE PLANS
A10

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

346.012 F-8A HDR
Roseville, CA
July 30, 2021

CONCEPTUAL CLUBHOUSE ELEVATIONS
A11

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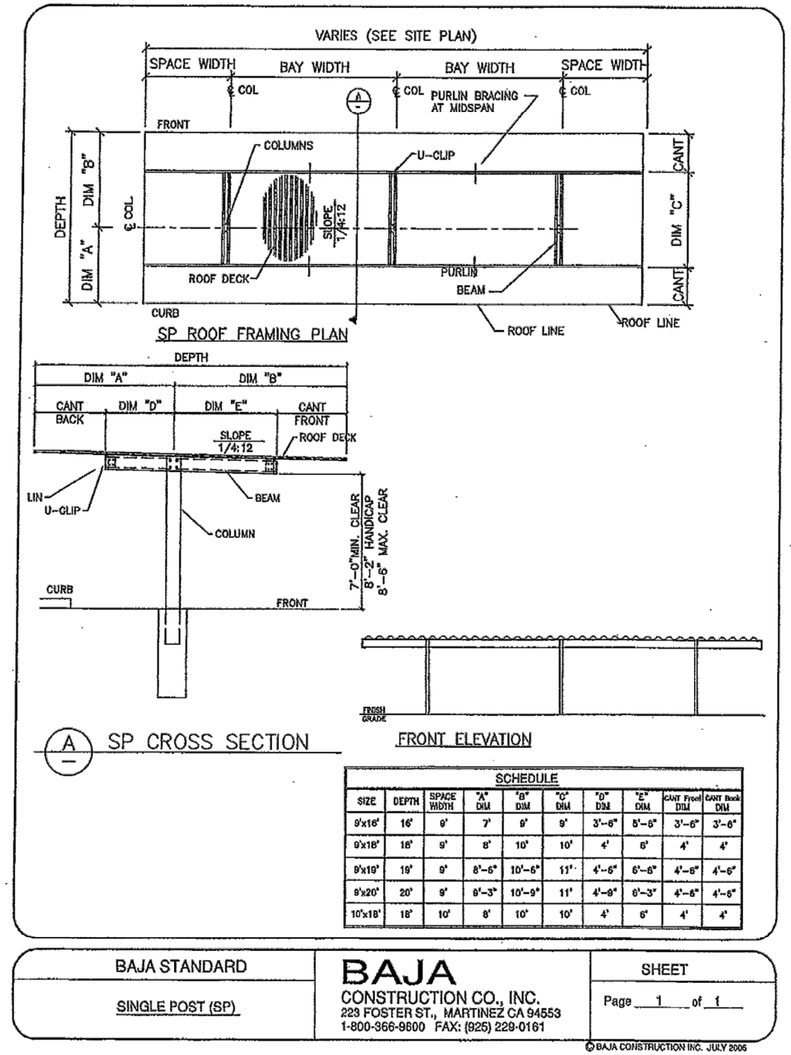
CARPORT EXAMPLE PHOTO



CARPORT TYPICAL DETAIL

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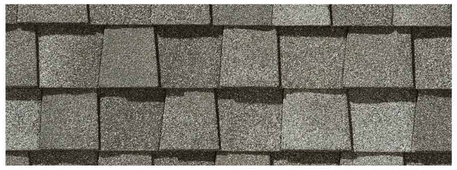

CertainTeed Roofing
Landmark PRO Cobblestone Gray

Exterior Plaster 1
SW 7004 Snowround

Exterior Plaster 2
SW 7016 Mindful Gray

Exterior Plaster 3
SW 2803 Rookwood TerraCotta

Parapet Roof Forms
SW 7020 Black Fox

Wood Railing
Metal Canopy & Accents
SW 7019 Gauntlet Gray

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

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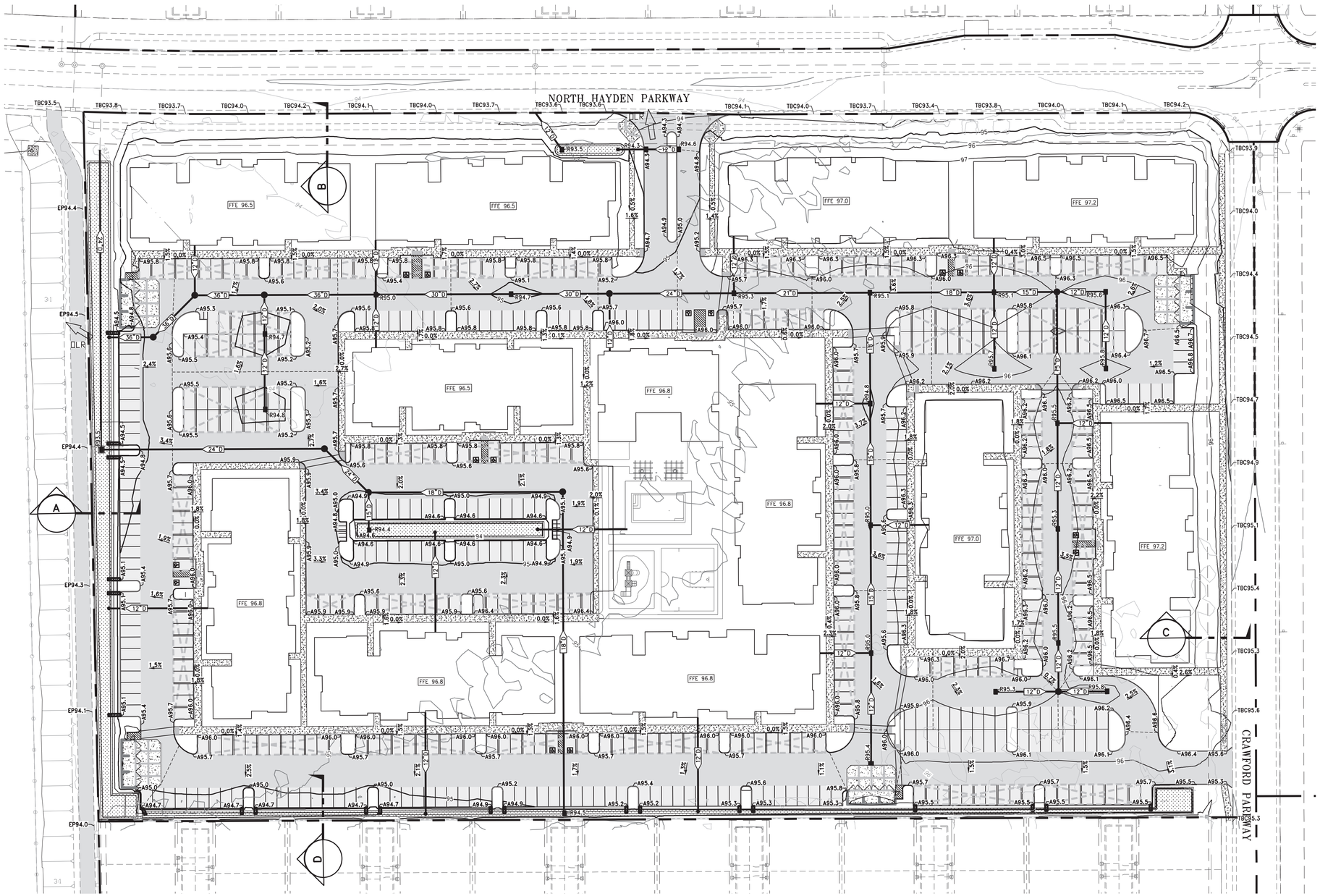
PRELIMINARY GRADING PLAN

F-8A HDR

SEC OF NORTH HAYDEN PARKWAY AND CRAWFORD PARKWAY

ROSEVILLE, CALIFORNIA

AUGUST, 2021



LEGEND

- ASPHALT CONCRETE – LIGHT DUTY
- ASPHALT CONCRETE – MEDIUM DUTY
- CONCRETE – PEDESTRIAN AREAS
- CONCRETE – VEHICULAR AREAS
- BIORETENTION BASIN
- CARPORT AREA

NOTES

1. TC IS 6" ABOVE ASPHALT UNLESS OTHERWISE NOTED.
2. ACCESSIBLE PATH OF TRAVEL SHALL BE 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE.
3. SEE SHEET C1.1 FOR TYPICAL SECTIONS.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT DURING THE IMPROVEMENT PLAN PHASE.
6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE FURTHER VALIDATED AS THE DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
7. SPOT ELEVATIONS ARE PAVEMENT GRADE, UNLESS NOTED OTHERWISE (A=ASPHALT; R=RIM; FL=FLOWLINE; EP=EXISTING EDGE OF PAVEMENT)
8. THE PROPOSED GRADING DESIGN, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
9. ACCESSIBLE PARKING STALLS AND LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. ADDITIONAL INTERIOR AND PROPERTY LINE RETAINING WALLS MAY BE REQUIRED AND WILL BE DETERMINED DURING IMPROVEMENT PLAN PHASE.
11. CURB CUT FLOW-THRU'S SHALL BE PROVIDED ADJACENT TO BIORETENTION BASINS TO ALLOW STORM RUNOFF TO ENTER FACILITY.
12. SEE SHEET C1.1 FOR EARTHWORK VOLUMES AND STRUCTURAL SECTIONS.

40' 20' 0 40'

SCALE: 1" = 40'

C1

WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

231 Vernon Street
Roseville, CA 95678

Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1027-Fiddyment Ranch\Phase3\F-8A_HDR\Civil\Exhibits\Land Use Entitlement\Exh_Grading Plan-F8A.dwg 8/2/2021 10:23 AM Jason Reed

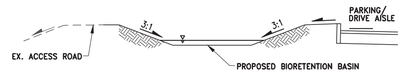
GRADING DETAILS

F-8A HDR

SEC OF NORTH HAYDEN PARKWAY AND CRAWFORD PARKWAY

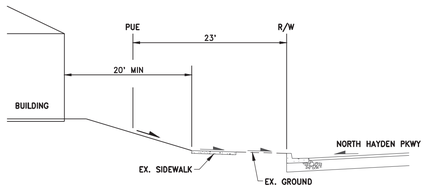
ROSEVILLE, CALIFORNIA

AUGUST, 2021



SECTION A

N.T.S.



SECTION B

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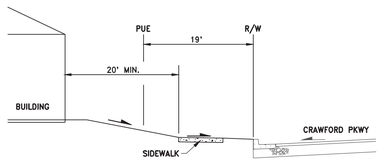

SECTION C

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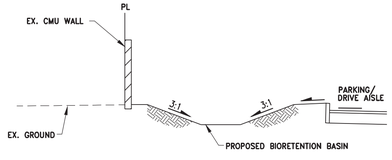

SECTION D

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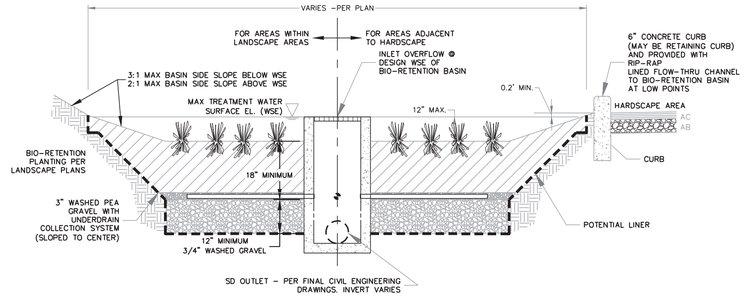
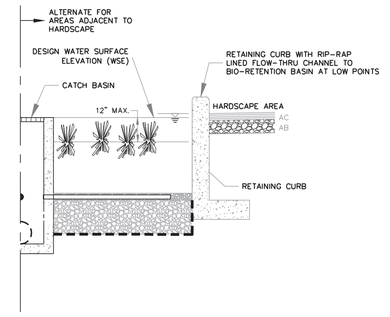


BIORETENTION BASIN SECTION DETAIL

NOT TO SCALE



ALTERNATE BIORETENTION BASIN DETAIL AT PARKING

NOT TO SCALE

EARTHWORK

RAW EARTHWORK (BEFORE STRUCTURAL SECTIONS):

CUT (15% SHRINK): 925 CY
FILL (0% ADJUSTMENT): 20,850 CY
GROSS CUT OR FILL: 19,925 CY FILL

STRUCTURAL SECTIONS:

PARKING DRIVE AISLES: 107,775 SF @ 12" THICK: 3,990 CY
PARKING STALLS: 84,500 SF @ 10" THICK: 2,610 CY
SIDEWALK: 31,860 SF @ 8" THICK: 790 CY
CONCRETE DRIVE: 4,625 SF @ 14" THICK: 200 CY
BIO RETENTION BASINS: 14,765 SF @ 2.5' THICK: 1,365 CY
BUILDING SLAB AND FOUNDATIONS: 129,636 SF @ 1' THICK (ASSUMED): 4,800 CY
POOL: 800 SF @ 5.5' DEPTH (1' STRUCTURAL; 4' WATER; 0.5' FREEBOARD): 165 CY
LANDSCAPE MULCH AND TOPSOIL: 135,000 SF @ 0.5' THICK: 2,500 CY
BUILDING MISC. SPOILS: 250 CY @ 13 BUILDINGS: 3,250 CY
TOTAL STRUCTURAL SECTIONS: 19,670 CY CUT

NET EARTHWORK: BALANCE

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
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Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1027-Fiddyment Ranch\Phase3\F-8A_HDR\Civil\Exhibits\Land Use Entitlement\Exh_Details-F8A.dwg 7/19/2021 4:56 PM Jason Reed

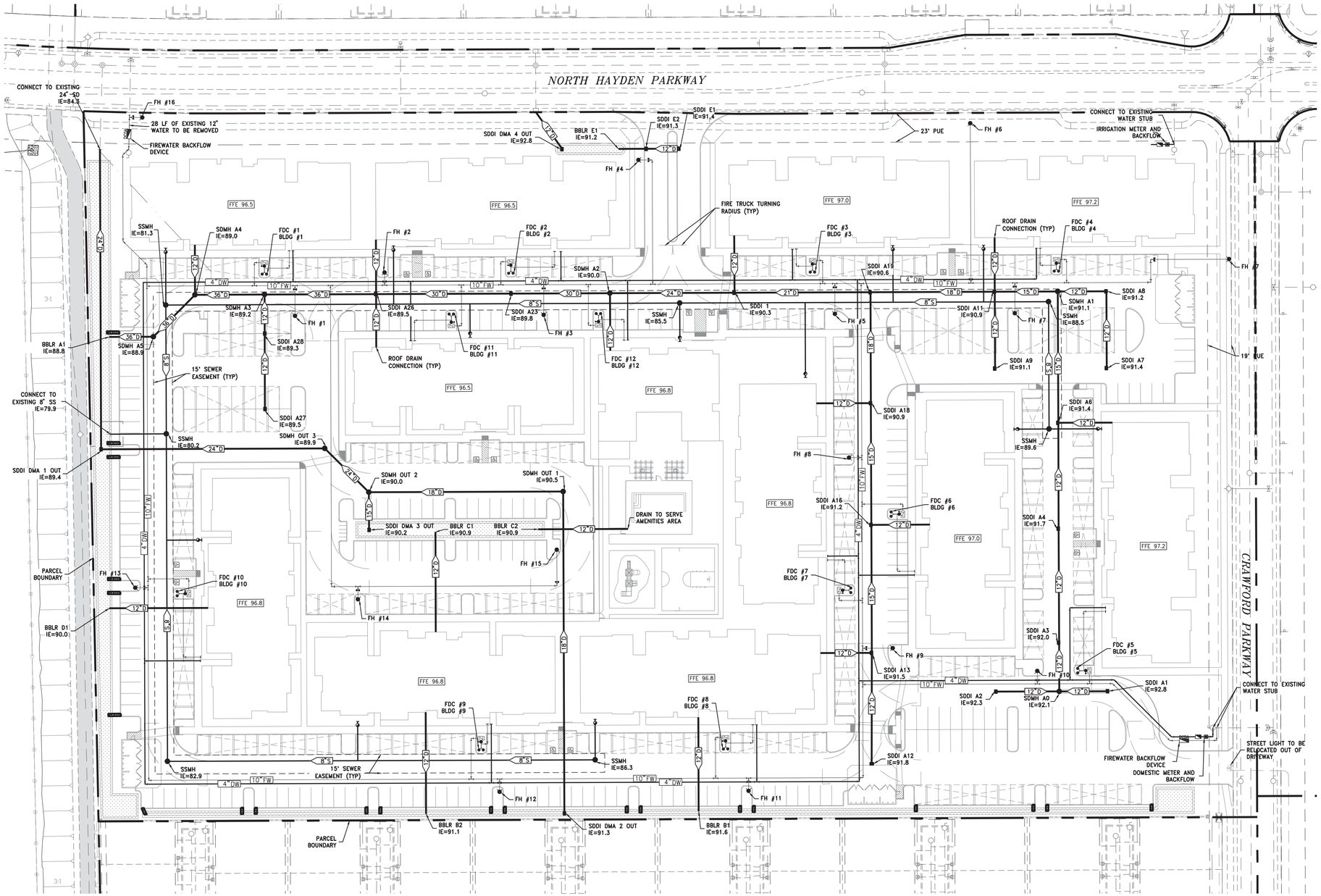
PRELIMINARY UTILITY PLAN

F-8A HDR

SEC OF NORTH HAYDEN PARKWAY AND CRAWFORD PARKWAY

ROSEVILLE, CALIFORNIA

AUGUST, 2021



LEGEND

- 12"D — STORM DRAIN LINE & SIZE
- DROP INLET
- 6"S — SANITARY SEWER GRAVITY LINE & SIZE
- 4"DW — DOMESTIC WATER LINE
- 10"FW — FIRE WATER LINE
- FIRE HYDRANT, BURY, AND GATE VALVE
- FIRE DEPARTMENT CONNECTION – COMPLETE WITH CHECK VALVE, CAPS, SIGN.
- PIV ASSEMBLY

NOTES

1. FINAL LAYOUT AND SIZE OF ONSITE UTILITIES WILL BE DETERMINED DURING IMPROVEMENT PLAN DESIGN PHASE.
2. ONSITE WATER MAINS ARE PRIVATE FACILITIES.
3. ONSITE STORM DRAINS ARE PRIVATE FACILITIES.
4. ONSITE SANITARY SEWER SYSTEM ARE PUBLIC FACILITIES.
5. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT DURING THE IMPROVEMENT PLAN PHASE.
6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE FURTHER VALIDATED AS THE DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
7. THE PROPOSED UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.

40' 20' 0 40'

SCALE: 1" = 40'

C3

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

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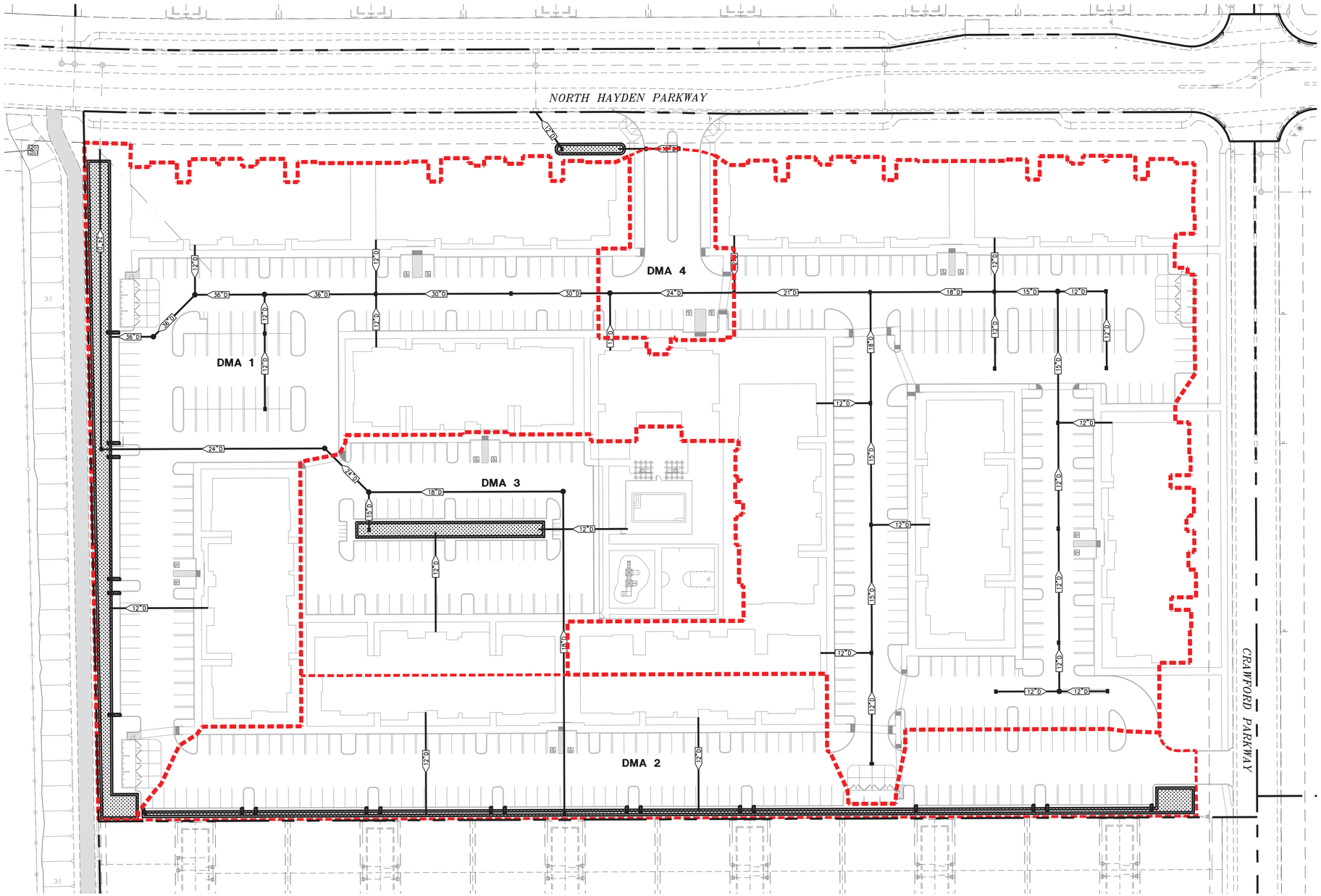
PRELIMINARY STORMWATER MANAGEMENT PLAN

F-8A HDR

SEC OF NORTH HAYDEN PARKWAY AND CRAWFORD PARKWAY

ROSEVILLE, CALIFORNIA

AUGUST, 2021



LEGEND

BIORETENTION BASIN

NOTES

1. STORMWATER QUALITY TREATMENT IS TO BE PROVIDED BY BIORETENTION BASINS.
2. ROOF DRAINS ARE ANTICIPATED TO BE HARD-PIPED AND BUBBLER STRUCTURES TO BASIN WITHIN ASSOCIATED DMA.
3. CURB CUTS WILL BE PROVIDED TO CONVEY WATER FROM ASPHALT TO BIORETENTION BASINS AT APPROPRIATE LOW POINTS. RIP-RAP WILL BE PROVIDED FOR ENERGY DISSIPATION.
4. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL DRAINAGE SYSTEM CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
5. THE PROPOSED GRADING DESIGN, TREATMENT LOCATION, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.

DMA #	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
1	254833	54382	7565	7683
2	57874	14742	2455	4671
3	53225	6801	1545	1927
4	11030	2228	460	485

NOTE: BIORETENTION BASINS ARE LARGER THAN REQUIRED TO PROVIDE FLEXIBILITY DURING DESIGN. SIZING WILL BE REFINED AT THE IMPROVEMENT PLAN STAGE

40' 20' 0 40'

SCALE: 1" = 40'

C4

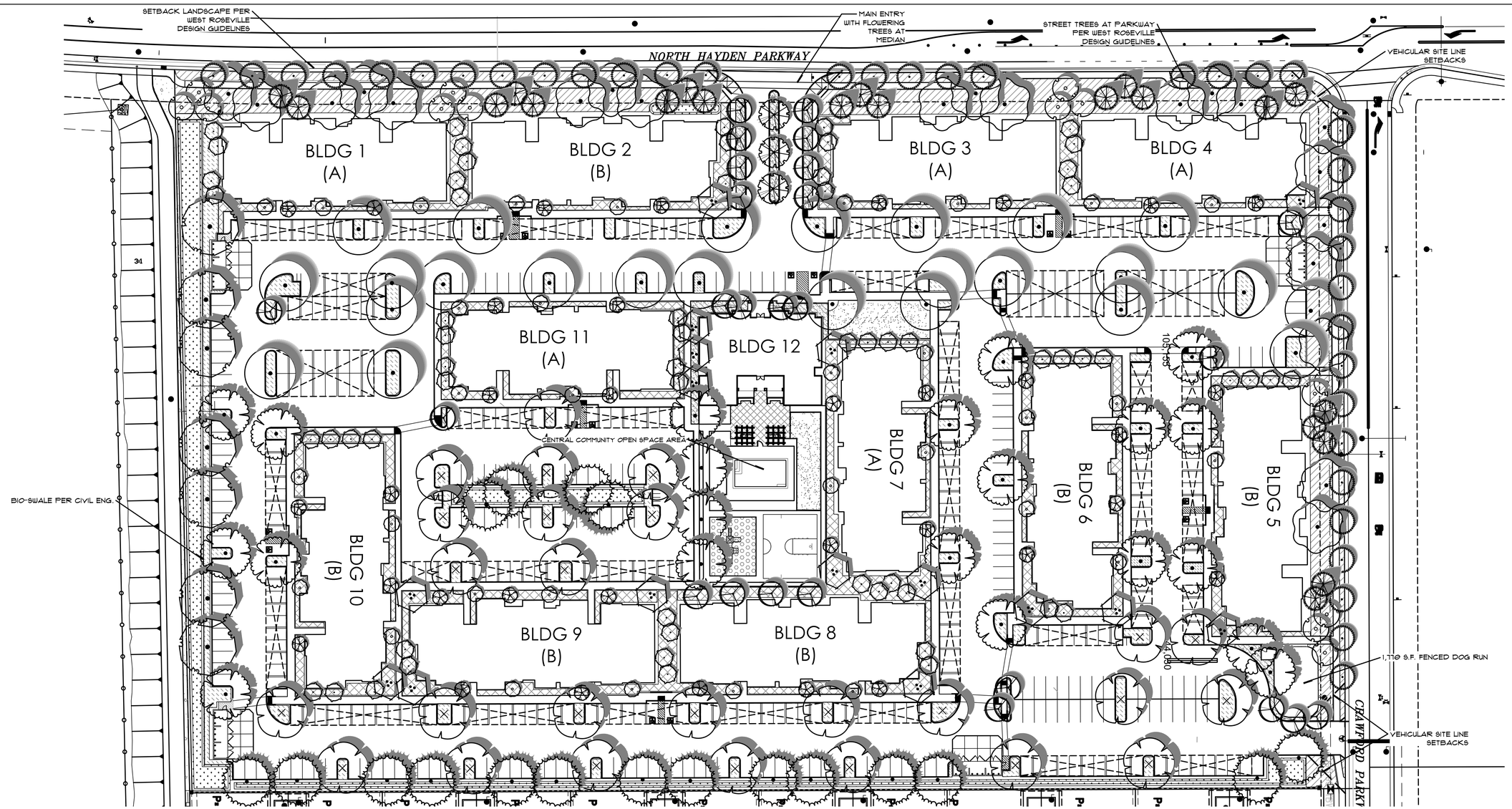
WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

231 Vernon Street
Roseville, CA 95678

Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1027-Fiddyment Ranch\Phase3\F-8A_HDR\Civil\Exhibits\Land Use Entitlement\Exh_Stormwater Mongement Plan-F8A.dwg 7/19/2021 5:01 PM Jason Reed



PROPOSED TREE SPECIES

TREES	BOTANICAL / COMMON NAME	QTY	REMARKS
	ACER JAPONICUM BLOODGOOD / BLOODGOOD MAPLE	34	
	ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE	18	
	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	25	
	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE	16	
	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	61	
	LAGERSTROEMIA X 'CHEYENNE' / CHEYENNE CRAPE MYRTLE	14	
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP POPLAR	21	
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SOUTHERN MAGNOLIA	3	
	PINUS ELDARICA / AFGHAN PINE	21	
	PISTACHIA KEITH DAVEY / PISTACHE K.D.	26	
	PLATANUS X ACERIFOLIA 'COLUMBIA' / COLUMBIA LONDON PLANE TREE	25	
	PODOCARPUS HENKELII / LONG-LEAFED YELLOW WOOD	32	
	QUERCUS LOBATA / VALLEY OAK	7	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	37	
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	21	

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	QTY	REMARKS
	BUILDING LANDSCAPE / LOW/MEDIUM WATER, ADJUST FOR SUN/SHADE	29,571 SF	
	ENTRY LANDSCAPE / MEDIUM WATER USE, ENHANCED / FLOWERING	3,335 SF	
	PERIMETER / PARKING LANDSCAPE / LOW WATER USE GRASSES AND GROUNDCOVERS	14,321 SF	
	SETBACK LANDSCAPE / PER WEST ROSEVILLE D.G.	31,275 SF	
	TRAILSIDE LANDSCAPE / SLOPE COVER, HYDROSEED	2,646 SF	
	TURF / SOD	3,166 SF	

SHADE CALCULATIONS

Shade Calculations for Village F-8A., Roseville, CA

Botanical Name	Quantity	Shade allowed	at 25%	at 50%	at 100%	Total
40' SHADE CANOPY	74	1256	8	25	41	69,708.00
30' SHADE CANOPY	18	706	0	18	0	6,354.00
20' SHADE CANOPY	17	314	0	15	2	2,983.00
Total Shade Allowed	**109**		**8**	**58**	**43**	**79,045.00**
UNCOVERED parking lot area						**149,185.00**
50% shade required @ 15 yrs						**74,592.50**
% Shade Provided						**53%**

FIDDYMENT RANCH APTS. PRELIMINARY SITE PLAN

JULY 22, 2021

NORTH

0 40 80 120 FEET

SCALE:1" = 40'

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112

P.O.BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

VILLAGE F-8A
2700 N. HAYDEN PKWY.
ROSEVILLE, CALIFORNIA

These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
LANDSCAPE MASTER PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Expiration 08/31/22
National Date
State
STATE OF CALIFORNIA

No.	Date	Revision
△		
△		
△		
△		
△		

Project Mgr.: THP
Drawn By: SRV
Scale: 1"=40'-0"
Date: 7/22/21
File Name:
Sheet No.: L
of _____ sheets

Development Services Department
Building Inspection Division
311 Vernon Street
Roseville, California 95678-2649

Non-Residential Development
Impact Fee Deferral Application

Impact Fee Deferral Program

The Impact Fee Deferral Program allows applicants to defer the payment of City controlled impact fees for new non-residential development and building expansions.

Please contact the Building Division at 916-774-5332 prior to submitting this deferral application to obtain a fee estimate and verify the program requirements related to your project. Where deferred fees are estimated to be $99,999 or less, the Development Services Department may approve the deferral administratively. Where deferred fees are estimated to be $100,000 or more, please contact the Economic Development Department at 916-774-5362 as City Council approval will be required. At time of submittal, please provide a copy of your fee estimate and, if applicable, a copy of the Resolution approved by Council with this completed application.

Payment of all deferred fees will be required prior to final inspection or issuance of a Certificate of Occupancy. To utilize the program, a processing charge of $831 will be collected at the time of permit issuance. In addition, a supplemental fee totaling the City's pooled interest rate ten year average will be collected prior to final inspection to cover the financing costs of monies deferred.

By completing and signing this form you hereby agree to the program requirements, processing charge and supplemental fee, as outlined above and in Roseville Municipal Code Section 4.04.

Project Information

Address: _____

Specific Plan Area: _____ Lot # and APN: _____

Property Owner/Builder Information

Builder: _____

Mailing Address: _____

Contact Person: _____ Phone Number: _____

Owner Signature: _____ Email: _____

91705

NOTICE OF PUBLIC HEARING

The above space is reserved for Court/County Filed Date Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Placer

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of the **Roseville Press Tribune**, a newspaper of general circulation, in the **City of Roseville,** which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of May 5, 1952 (Case Number 17357). The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

JULY 9

I certify, under penalty of perjury, that the foregoing is true and correct.

Jennifer James

JENNIFER JAMES

Dated in Roseville, California

JULY 9, 2022

PROOF OF PUBLICATION
THE ROSEVILLE PRESS

91705
LEGAL NOTICE
PUBLIC HEARING NOTICE

Notice is hereby given that on July 20, 2022 at 6:00 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Roseville will hold a Public Hearing at the City Council Chambers located at 311 Vernon Street, Roseville, CA for the purpose of considering the below project.

Request: Request for a fee deferral of city-controlled development impact fees for a 330 affordable residential unit apartment complex project in an amount not to exceed $4,889,723.52, as determined by City Council, until final of building permit/building occupancy. An annual interest rate of 1.25%, prorated on the length of the deferral, will be charged on the monies deferred to cover the City's cost of loss of interest income on the fee deferral and an administrative processing fee of $831.00 is to be charged to each building permit.

Project Title/Name: Fiddyment Ranch F-8A Apartments
Project Address: 2700 N. Hayden Parkway
Applicant: Roseville Pacific Associates, a California Limited Partnership, Chris Hawke
City Contact: Gina McColl, Economic Development Analyst II

Environmental Determination: The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15061(c)(3) and §15378. This fee deferral meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Interested persons are invited to contact Gina McColl, within the City's Economic Development Department, with questions and/or comments prior to the Public Hearing by phone at (916) 774-5452 e-mail at gmccoll@roseville.ca.us, or in writing to Gina McColl, Economic Development Department, 311 Vernon Street, Roseville, CA 95678, and are also invited to testify at the Public Hearing. If the matter is continued to a later date, comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

The City Council's action on the project is final. If you challenge the action of the City Council on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to the Public Hearing.

ROSEVILLE CITY COUNCIL
Carmen Avalos, CMC City Clerk
Dated: June 29, 2022
Publish: July 9, 2022
PUBLISHED IN THE ROSEVILLE PRESS TRIBUNE: JULY 9, 2022