CITY OF ROSEVILLE CALIFORNIA

AGENDA

July 8, 2021

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

Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel.

During the Public Hearing, members of the public may offer public comment in-person or via the telephone at 916-774-5353.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of June 10, 2021

5.2. SERSP PCL 3 – Kaiser Temporary Parking Lot, 2130 Douglas Bl., File # PL21-0121

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a temporary parking lot for the employees of the Kaiser Permanente Roseville Medical Center. The temporary lot will be in use until December 31, 2027. The project includes the construction of 389 parking spaces, two shuttle stops, and a screened storage area on the southeastern corner of the site. A Tree Permit is also requested to remove two (2) native oak trees.

Applicant: Spencer Jemes, McCarthy Building Companies, Inc.
Property Owner: Chang Yi, Kaiser Foundation Hospitals

RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to fifty-eight (58) conditions of approval; and,
B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. HRNSP PCL 44 – Turbo Shine Car Wash, 5850 Five Star Bl., File # PL21-0073

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit for a 3,588 square foot car wash facility.

Applicant: Michael Boskovich, Pull Architecture, Inc.
Owner: SFP B LIMITED PARTNERSHIP

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval;
B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-nine (79) conditions of approval;

6.2. NIPA PCL 29 – Green Acres, 7300 Galilee Rd., File # PL21-0067

The applicant requests a Design Review Permit for a new retail store including indoor retail space (26,900 sf), an open sided green house (20,192 sf), house plant greenhouse (5,542 sf), lath house (26,204 sf), and outdoor retail area (72,928 sf) for Green Acres, and a Voluntary Lot Merger to create one lot from three existing lots, and abandonment of two easements.

Applicant: Karenda Macdonald, Borges Architectural Group, Inc.
Owner: Tam Roseville, LLC

RECOMMENDATION

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

A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval; and
C. Adopt the four (4) findings of fact and approve the Voluntary Merger subject to eight (8) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Senate Bill 330: Housing Crisis Act of 2019 Informational Item

7.2. Election of the Planning Commission Chair

7.3. Election of the Planning Commission Vice-Chair

7.4. Election of Design Committee Chair

7.5. Election of Design Committee Alternate

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of June 10, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 7/8/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of June 10, 2021

DRAFT MINUTES
June 10, 2021

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

The meeting was opened to limited in-person attendance. To remain in compliance with the state's public health guidance, attendance was limited to 25% of the room's capacity (15 seats) and required 6 feet of social distancing inside and outside the council chambers. Face coverings were required and were provided to those who didn't have a mask.

Due to the limited capacity in the chambers, the meeting could be viewed on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live on the City's website and YouTube channel.

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

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

2. ROLL CALL
Present: Caporusso, Librea, Martin, Prior, Jensen
Absent: Krafka, Brashears

3. PLEDGE OF ALLEGIANCE
Vice-Chair Jensen led those in attendance in the Pledge of Allegiance.

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

5. CONSENT CALENDAR
5.1. Minutes of May 13, 2021
Motion by Commissioner Caporusso, seconded by Commissioner Martin, to approve the Consent Calendar.

Roll call vote:
Ayes: Caporusso, Librea, Prior, Martin, Jensen
Noes: None

Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL CG-1 and CG-20 – Tentative Subdivision Map, 5800 Market St, File # PL20-0248

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 115 Low Density Residential (LDR) lots on Sierra Vista Specific Plan (SVSP) Parcel CG-1 and 44 Medium Density Residential (MDR) lots on SVSP Parcel CG-20 along with all necessary frontage and open space improvements. A Development Agreement Amendment is also requested to transfer 20 middle-income for purchase housing units from SVSP Parcel CG-20 to SVSP Parcel CG-31. The units will be transferred in the form of 10 very-low income and 10 low-income rental units.

Associate Planner, Charity Gold, presented the Staff Report.

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

Applicant representative, Kevin Weiss, stated he was in agreement with staff's recommendation.

Public Comments:
None

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

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

A. Recommend the City Council approve the First Amendment of the Cyril G. Barbaccia Irrevocable Trust Development Agreement.
B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-three (83) conditions of approval.

Roll call vote:
Ayes: Martin, Caporusso, Librea, Prior, Jensen
Noes: None

Motion passed.

6.2. Restrictions on Tobacco Retailers, 311 Vernon Street, File # PL21-0160

REQUEST

Staff requests that the Planning Commission consider, accept public testimony, and recommend that the City Council adopt Roseville Municipal Code ("RMC") Chapter 19.65 "Restrictions on Tobacco Retailers" in Title 19- Zoning, and amend RMC Sections 19.08.090, 19.12.020, and 19.14.020 of Title 19-Zoning, to reflect the tobacco retailer use provided in the proposed Chapter 19.65. In summary, the proposed ordinance would prohibit new tobacco retailers from making flavored tobacco products available for sale within 1,000 feet of public, private, and charter schools, or vacant property designated for such uses. Existing tobacco retailers would be unaffected and allowed to continue operating as legal, non-conforming uses. These RMC changes are proposed in response to the growing concern around the increase in youth and young adult use of flavored tobacco products (which includes vaping products) and are consistent with State and Federal law and surrounding jurisdictions.

Assistant City Manager Ryan DeVore, Development Services Director Mike Isom, Lt. Scott Blynn and Officer Donald Mason presented the Staff Report.

Commissioner Discussion:

- A Commissioner requested clarification on the three (3) paths that could have been explored. Staff responded that a citywide flavor ban, a tobacco retailer license program, or a geographic ban of flavored tobacco retailers (geographic ban) in proximity of schools were all considered.
- A Commissioner asked why the option of a citywide ban on flavored tobacco products was not pursued. Staff responded that there were legal implications with regulating existing tobacco retailers based on the existing data. The options of a citywide ban on flavored tobacco products and a tobacco retailer license program would both impact existing tobacco retailers. The geographic ban would not impact existing retailers.
- A Commissioner expressed a desire to solve the problem of flavored tobacco projects getting into the hands of minors. The Commissioner indicated that the proposed ordinance maintains the status quo and we are not solving the problem. Staff responded that any method that limits the number of retailers that sell flavored tobacco products has the positive effect of limiting the exposure of flavored tobacco products to minors and results in the reduction in use of flavored tobacco products.
- A Commissioner asked if the City regulates any other similar products. Staff responded that marijuana and adult-oriented businesses are regulated in a similar manner.
- A Commissioner observed that the data indicates minors are not getting flavored tobacco from tobacco retailers, but from older siblings and young adults. The Commissioners asked how the ban would affect these young adults from buying flavored tobacco and whether or not the Police Department would find a geographic ban helpful. Staff indicated that continuing education is necessary to solve the problem with adults providing flavored tobacco to minors and that a geographic ban

would be helpful by limiting access, limiting exposure and preventing an over concentration of retailers in the City.

- A Commissioner asked how the City would prevent existing retailers from expanding their flavored tobacco sales. Staff responded that retailers would have to be surveyed to determine the area of sales and this would be monitored over time by the Code Enforcement Division.
- Several Commissioner's expressed concerns with the burden on the Code Enforcement Division.
- A Commissioner asked what would happen if a charter school located within 1,000 feet of and existing tobacco retailer. Staff responded that the retailer would become legal non-conforming and the ordinance includes provisions for this situation.
- A Commissioner asked what the surrounding jurisdictions have done and why can't the City look at more aggressive regulations similar to these jurisdictions. Staff responded: Auburn has enacted a total flavor ban and implemented a retailer licensing program; Rocklin has enacted a ban of the sale of tobacco within 1,000 feet of schools; Loomis has banned the sale of vape cartridges and e-cigarette juice; and, Sacramento has a city-wide flavor ban and a retailer licensing program. Staff explained that each of these jurisdictions made their decisions based on local evidence.
- A Commissioner asked how Sacramento could impose a citywide ban on flavored tobacco products. Staff responded that Sacramento had a high percentage of tobacco retailers that failed a citywide sting operation and were caught selling flavored tobacco products to minors. This data provided evidence for a citywide ban.
- A Commissioner asked how the State of California is dealing with this issue. Staff responded that SB 793, which banned the sale of flavored tobacco products statewide, was signed into law in 2020, however enough signatures were gathered to put this law on hold until the voters of the state can vote on its merits during the general election in 2022.
- Several Commissioners expressed concern that the proposed ordinance, as written, does not have "teeth" and does not solve the problem.

Vice Chair Jensen opened the Public Hearing and invited comments from the audience.

<u>Public Comments in Opposition:</u>

Marc Strauch owner of AM/PM at 1261 Pleasant Grove Bl., Roseville

- The facts presented are not correct.
- The City of Sacramento not the County of Sacramento has implemented the flavor ban.
- The FDA already prevents retailers from selling vape products.

Kevin Kuvicher

- Applauded the efforts of the Roseville Police with the decoy operation.
- Why create a ban when there is no evidence of retailers selling flavored tobacco to minors.

- Reach out to retailers as stakeholders when making these types of decisions. Most "mom and pop" shops are not part of stakeholders.
- The ordinance provides a competitive advantage to retailers outside of the proposed geographic ban boundaries.

James Allison, CA Fuels and Convenience Alliance

- Echoed concerns by Commissioners and Chamber of Commerce that retailers are not contributing to the problem.
- The decoy operation shows that the current retailers are not part of the problem.
- Retailers are not contributing to the epidemic.
- Media, snapchat, and social media are causing the problem.
- These products can be purchased online.
- Instead of purchasing items through the black market, let responsible retailers sell these products.
- Focus on educating parents and teens on the harmful effects of flavored tobacco.

Twlia Laster, Saving our Legacy spoke in support of the recommendation.

- Advocate for a healthy, smoke-free environment.
- Money poured into in-store marketing to entice customers.
- Tobacco is addictive and deadly.
- Young people and communities of color suffer disproportionately.
- Until SB793 is passed 300 cities have adopted a flavor restriction ordinance.
- Retailers adapt their business model to accommodate to changes.

Vice Chair Jensen closed the public comment period.

Vice Chair Jensen asked staff to respond to the comment regarding the federal government regulating vape products. Staff responded that the Food and Drug Administration (FDA) is now regulating the marketing of vape products and the FDA prohibits certain vape products.

Ryan DeVore provided additional information regarding the Police Department's decoy operation:

- The Police Department's decoy operations were scheduled after tobacco retailers were visited by a Police Officer whose job is to monitor tobacco retailers. The retailers may have been on alert for further Police operation.
- The Police Department has limited options for implementing decoy operations.
- It has become known that retailers have used code words or phrases in order to bypass decoy operations.

<u>Commissioner Discussion:</u>

- A Commissioner indicated that it is difficult to make a decision based on the results of the decoy operation.

- A Commissioner offered the opinion that a 1,000 foot geographic ban from schools is not a deterrent.
- A Commissioner opined that the ordinance does not address the issue of flavored tobacco use.
- A Commissioner was concerned that additional Code Enforcement resources would be necessary to implement the ordinance.
- A Commissioner made the comment that the ordinance as written only affects new and not existing retailers.
- A Commissioner opined that it is unfair to penalize existing retailers.
- A Commissioner commented that the implementation of the ordinance would provide for a lack of equity among various neighborhoods.
- A Commissioner stated they would support a solution that is evidence based.
- A Commissioner indicated a desire to increase awareness to parents.
- A Commissioner stated they would support an ordinance that would solve the problem.
- A Commissioner stated that the proposed ordinance is a good step but not enough.
- The Commission made it clear that they would advocate for a solution to the use of flavored tobacco products, especially among minors, however, they did not believe the ordinance as written would provide that solution.

Vice Chair Jensen closed the Public Hearing

Motion by Commissioner Martin to recommend the City Council adopt the two (2) findings of fact and approve the Zoning Ordinance Text Amendment failed without a second.

There was a procedural discussion amongst staff and the Commission about whether an affirmative motion was necessary or whether the failure to obtain a second was sufficient action. The Commission was advised by staff that an express recommendation (either in the positive or the negative) was required.

Motion by Commissioner Librea, seconded by Commissioner Martin, to recommend the City Council not adopt the ordinance as written.

Roll call vote:
Ayes: Prior, Caporusso, Librea, Prior, Jensen
Noes: None

Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Planning Commission meetings will be held on July 8 and July 22.
- A Planning Commission Chair and Vice Chair and a Design Committee Chair and Alternate will be selected at the July 8 meeting.

- The Housing Element will be bought before the Planning Commission on July 22.
- Commissioner Krafka's term will expire on June 30.
- The Fiddyment Bungalow project has been appealed and will be heard at the July 7, 2021 City Council Meeting.
- Joe Speaker has been appointed as the attorney for the Planning Commission.

Commissioner Reports

- Appreciate meeting in person.
- Thank you to staff for maintaining meetings during the stay-at-home order.

8. ADJOURNMENT

Motion by Commissioner Martin, seconded by Commissioner Caporusso, to adjourn the meeting. The Motion passed unanimously at 8:15 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	SERSP PCL 3 – Kaiser Temporary Parking Lot, 2130 Douglas Bl., File # PL21-0121
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 7/8/2021
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Site Plan

Exhibit B Demolition Plan

Exhibit C Preliminary Grading Plan

Exhibit D Preliminary Utility Plan

Exhibit E Site Details

Exhibit F Preliminary Landscape Plan and Details

Exhibit G Photometric Plan

Exhibit H Arborist Reports

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING ***July 8, 2021***

Prepared by: Kinarik Shallow, Associate Planner

ITEM 5.2: Design Review Permit Modification and Tree Permit – 2130 Douglas Boulevard – SERSP PCL 3 – Kaiser Temporary Parking Lot – File # PL21-0121

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a temporary parking lot for the employees of the Kaiser Permanente Roseville Medical Center. The temporary lot will be in use until December 31, 2027. The project includes the construction of 389 parking spaces, two shuttle stops, and a screened storage area on the southeastern corner of the site. A Tree Permit is also requested to remove two (2) native oak trees.

Applicant – Spencer Jemes, McCarthy Building Companies, Inc.
Property Owner – Chang Yi, Kaiser Foundation Hospitals

SUMMARY RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to fifty-eight (58) conditions of approval; and
B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

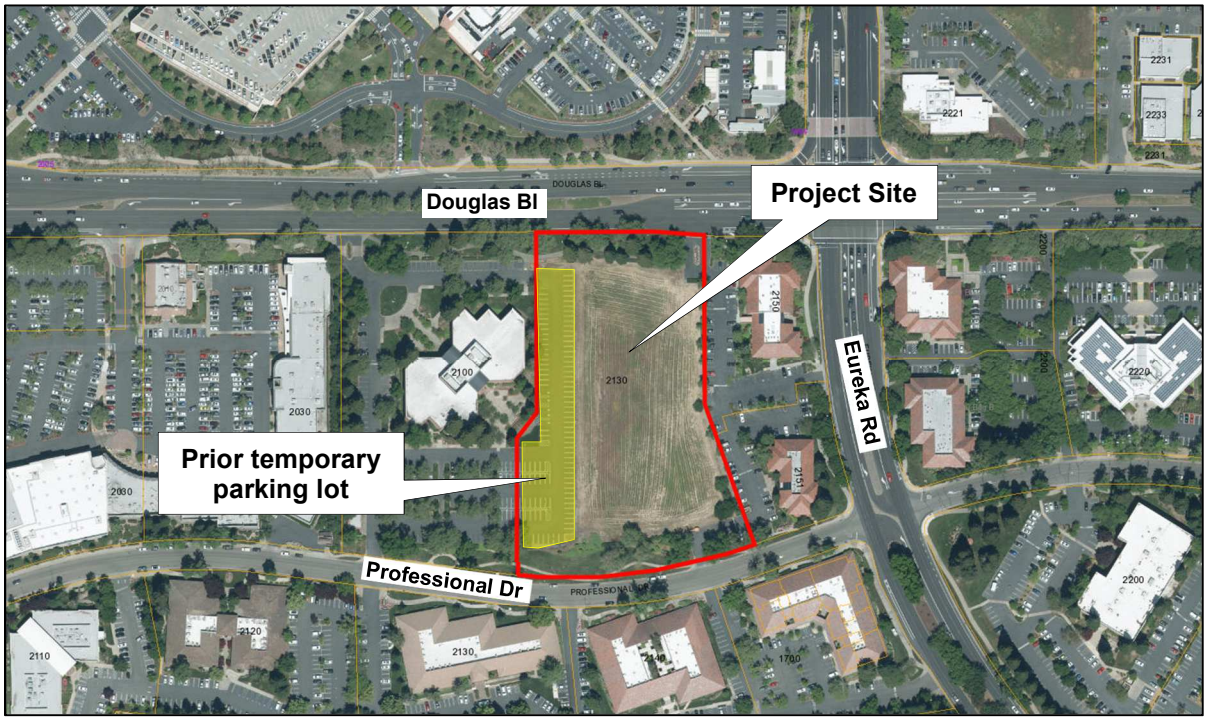
The project site is located at 2130 Douglas Boulevard, within the City's Southeast Roseville Specific Plan (SERSP) (see Figure 1 below). The 4.68-acre property has a land use designation of Business Professional (BP) and a zoning designation of Business Professional with a Special Area overlay of the Southeast Roseville Specific Plan (BP/SA-SE). The property is bounded by Douglas Boulevard to the north, Professional Drive and office complexes to the south, the Adventist Health office building to the west, and office buildings to the east. In addition, the Kaiser Permanente Roseville Medical Center is located across Douglas Boulevard to the north of the project site.

The project site is currently vacant and was formerly owned by Adventist Health. In March 1998, the Design Committee approved a Design Review Permit (file #DRP 97-53) to construct a 72,064-square-foot three-story office building on the subject property. The building was intended to be part of the Adventist Health Corporate Office project located to the west of the site. The building was never constructed and the entitlement approval expired in March 2000.

In June 2017, a Design Review Permit Modification (file #PL17-0129) was approved to allow a portion of the site be developed as a temporary parking lot with 110 spaces for employees of Adventist Health. At the time, Adventist Health was constructing the headquarters complex located at 1 Adventist Health Way and it was anticipated construction would not be completed until 2019. The leases on existing Adventist Health facilities would expire prior to completion and would necessitate consolidation of employees at

the 2100 Douglas Boulevard location. The temporary parking lot at 2130 Douglas Boulevard was constructed to accommodate the additional employees. Once the Adventist Health Headquarters was completed and granted occupancy, the temporary parking lot was removed and the site was restored to its original condition.

Figure 1: Project Location



The site was recently purchased by Kaiser Foundation Hospitals. Similar to the prior use of the site, the applicant requests approval of a Design Review Permit Modification to construct a temporary parking lot for the employees of the Kaiser Permanente Roseville Medical Center. The temporary lot and associated improvements will be in use until December 31, 2027. During this timeframe, Kaiser is planning to construct a hospital expansion on the medical center site located at 1600 Eureka Road. The parking lot will provide parking for employees during construction and will consist of 389 parking spaces and two shuttle stops to transport employees to and from the medical center site. In addition, the project includes a screened storage area on the southeastern corner of the site that will be utilized to store materials from the main hospital site. A Tree Permit is also requested to remove two (2) native oak trees.

EVALUATION: DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification 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 Stoneridge Specific Plan (SRSP). Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

1. ***The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***

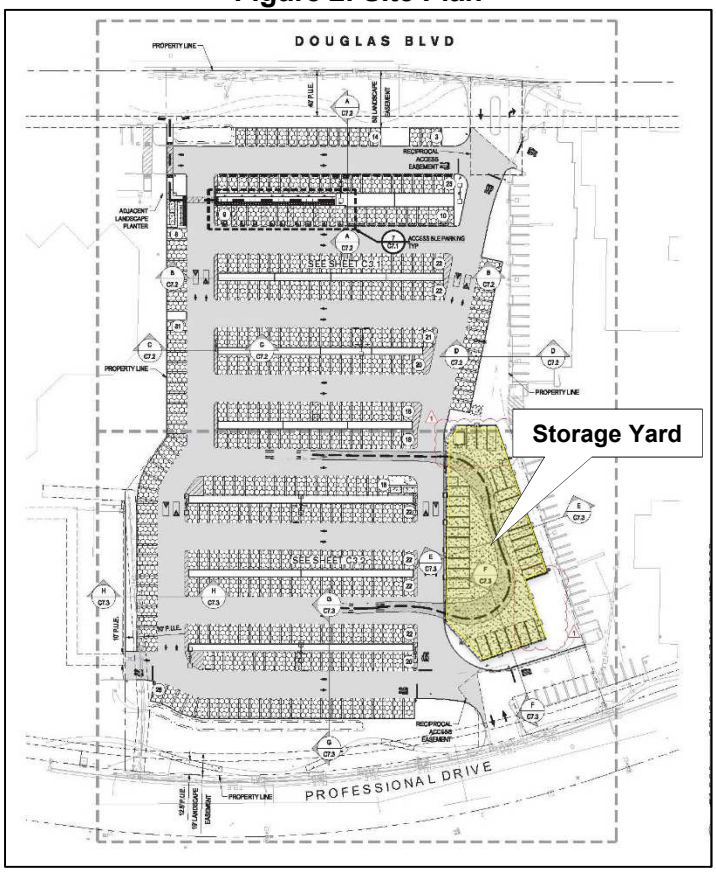
2. ***The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines.***

Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in the Zoning Ordinance, CDG, and SRSP. The following discussion is provided as clarification on the proposed modifications.

Temporary Parking Lot: The temporary parking lot will consist of 389 parking spaces, including nine (9) accessible spaces. Figure 2 below and the attached Exhibit A includes the proposed site plan. The project site will be graded to the same elevation as the adjacent parking area to the west of the site. The new parking lot will be accessed via existing driveways on Douglas Boulevard to the north and Professional Drive to the south. The drive aisles are two-directional and reciprocal access easements have been maintained for connection to adjacent properties. Two shuttle stops will be provided for transporting employees to and from the parking lot to the Kaiser Roseville Medical Center. The shuttle stops will have shelters and bollards for pedestrian safety. The project was reviewed by City Engineering and Fire Department staff and was found to comply with vehicle access and circulation standards and emergency circulation requirements.

If approved, the temporary parking lot will remain in place for seven (7) years from the date of Planning Commission approval. This timeframe has been determined based on the anticipated completion date of the hospital expansion. Once this approval expires, condition #3 requires removal of the parking lot and associated improvements, including the proposed storage yard, landscaping, and lighting, and requires the site be restored to its original condition. If the hospital expansion has not been fully constructed at the time of expiration of this entitlement, staff may consider granting an extension.

Figure 2: Site Plan



Storage Yard: The southeastern portion of the site will include a storage yard that will consist of Conex boxes used to store materials from the main hospital site. This will provide an opportunity to remove the existing storage containers away from the main hospital site to a secured area that is screened from public view. The storage yard will be approximately 13,000 square feet in area. The perimeter of the storage yard will include an 8-foot tall fence consisting of aluminum louvered panels in a taupe brown color to screen the

Conex boxes from view. The fence will include a sliding gate with a card reader for trucks entering and exiting the yard.

Landscaping: The site has existing landscaping along the Douglas Boulevard and Professional Drive frontages that will remain in place. There are also existing tulip trees along the eastern property line that will remain. Several existing coast live oak trees on the site will be removed along with two interior live oak trees. Removal of these trees are further discussed in the Tree Permit evaluation section of this report. Shrubs will be planted around the perimeter of the storage yard to lessen the visual impact of the yard. Storm water will be managed by bio-retention basins located in planting areas throughout the site. Provisions for typically required landscaping, such as 50% shading of parking lot areas, have not been included. Staff is supportive of this request given the temporary nature of the proposed parking lot. The proposed landscaping complies with the City's Water Efficient Landscape Ordinance.

Lighting: The parking lot will consist of new LED light standards consistent with the Community Design Guidelines for commercial parking lot lighting. The light standards will be directed to have no off-site glare.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project includes the removal of two interior live oak (*Quercus wislizenii*) trees. The required findings to approve a Tree Permit are listed below.

1. ***Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***

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

An arborist report was prepared for the project by Tree Associates (Exhibit H). The report includes a tree inventory summary that identifies three (3) protected oak trees (trees #215-217) located in the project area. Table 1, below, summaries the impacts to these trees. The arborist report also identifies several coast live oak trees on the site. However, because the City does not recognize these trees as native, they would not be subject to the City's Tree Preservation Ordinance.

Table 1: Tree Summary

Tree #	Species	Diameter at Breast Height (DBH)	Structural Rating	Arborist Recommendations
215	Interior live oak	27"	Poor-fair	Remove tree due to poor structural condition.
216	Interior live oak	26"	Poor-fair	Remove tree due to impacts of proposed grading.
217	Interior live oak	6"	Fair	Retain; no encroachment detected.

Based on the arborist's recommendations, the applicant is proposing to remove tree #215 and tree #216. Tree #217 will be retained as the project's grading activities will not encroach into the protected zone of the tree. The applicant has proposed to comply with the compensation requirements of the Tree Preservation Ordinance. The total number of mitigation inches for this project is 53 inches. Mitigation will be completed with payment into the City's in-lieu fee program. These funds are used for the replanting and preservation

of trees throughout the City. Mitigation fees are currently calculated at $124 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to $6,572 and are required to be paid prior to the removal of the trees. In addition to the tree mitigation fees, the applicant is required to post a $10,000 cash deposit or bond to ensure preservation and retention of tree #217 during construction.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The arborist's recommendations include monitoring any grading activities for the trees to remain on the site. The removal of trees #215-216 will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Press Tribune on June 25, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. On June 21, 2021, staff received a call from Jennifer Richardson, manager of the Douglas Professional Owners Association. Ms. Richardson stated that the site was governed by the Association's CC&Rs, which require development proposals be approved by the Association. Kaiser subsequently reached out to Ms. Richardson and provided her with the project plans. No further comments were received as of publication of this staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 2130 DOUGLAS BOULEVARD – SERSP PCL 3 – KAISER TEMPORARY PARKING LOT – FILE # PL21-0121** subject to fifty-eight (58) conditions of approval; and

B. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 2130 DOUGLAS BOULEVARD – SERSP PCL 3 – KAISER TEMPORARY PARKING LOT – FILE # PL21-0121** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION – FILE #PL21-0121

1. This Design Review Permit Modification approval shall be effectuated within a period of seven (7) years from **July 8, 2021** and if not effectuated shall expire on **July 8, 2028**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 8, 2029**. (Planning)

2. The project is approved as shown in Exhibits A—G, and as conditioned or modified below. (Planning)

3. Upon expiration of this approval, the parking lot, storage yard, and associated improvements shall be removed and the site shall be restored to its original condition. (Planning)

4. The project shall be addressed as 2130 Douglas Bl. 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b. 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, Public Works)

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

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

    d. 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)

    e. 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)

    f. 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. 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)

15. 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)

16. 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)

17. 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 Development Engineering prior to approval of any plans. (Engineering)

18. 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)

19. 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)

20. 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)

21. 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)

22. 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)

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

24. 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)

25. 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)

26. 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)

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

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

    a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

    c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

29. 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)

30. 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)

31. 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

32. 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)

33. 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)

34. 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:

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

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c. The control valves and the water meter shall be physically unobstructed.

    d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

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

    a. Sewer easements.

    b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

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

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

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

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

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

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

40. 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)

41. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

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

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

44. 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)

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

46. 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)

47. 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)

48. 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)

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

OTHER CONDITIONS OF APPROVAL:

50. 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)

51. 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)

52. 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)

53. 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)

54. 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)

55. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor 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)

56. 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)

57. 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)

58. 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)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0121

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

1. All recommendations contained in the Arborist Report(s) (Exhibit H) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Trees #215 and #216 (or as listed in Exhibit H) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 53. Mitigation must be provided in the form of payment in the amount of $6,572 ($124 per inch), prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)

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

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)

7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)

8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)

10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

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

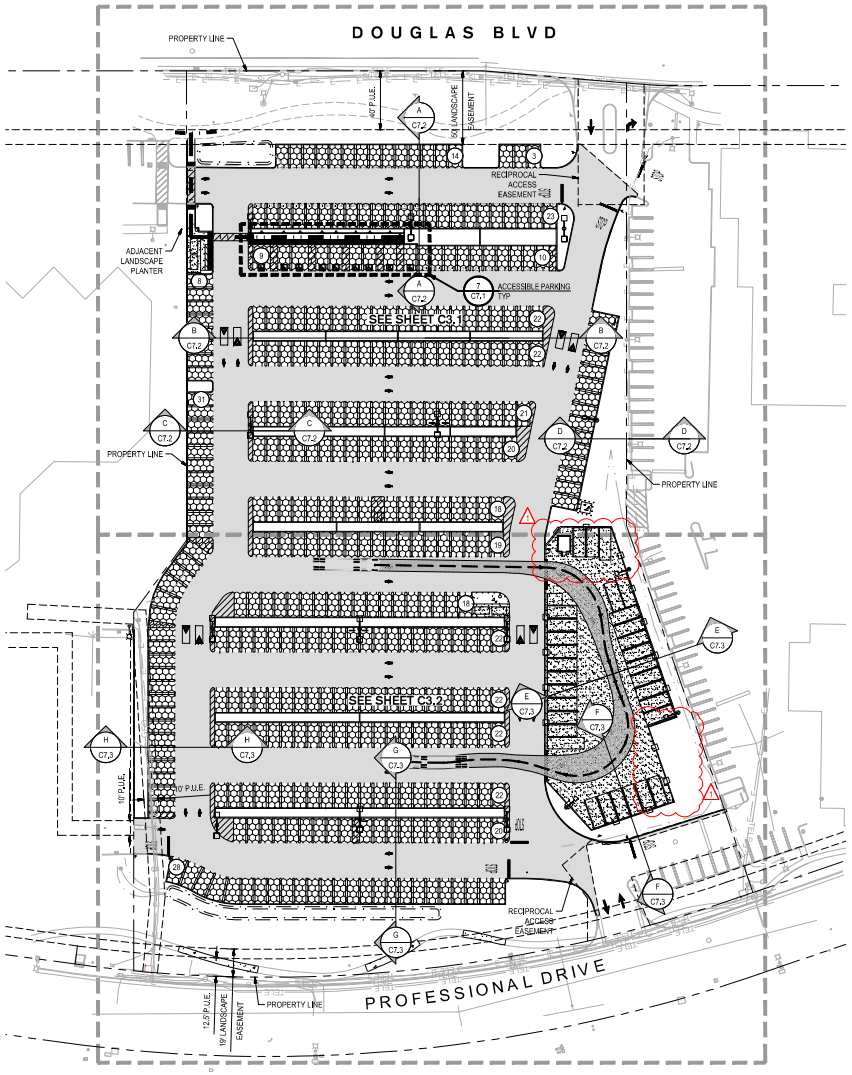
20. The approval of this Tree Permit shall expire on **July 8, 2028**. (Planning)

EXHIBITS

A. Site Plan
B. Demolition Plan
C. Preliminary Grading Plan
D. Preliminary Utility Plan
E. Site Details
F. Preliminary Landscape Plan and Details
G. Photometric Plan
H. Arborist Reports

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.

PC EXHIBIT A



PAVEMENT LEGEND

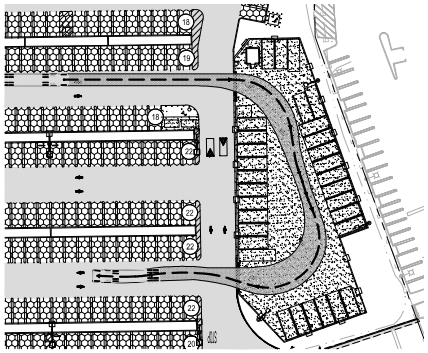
CONCRETE FLATWORK:
4.0" CONCRETE WITH FIBERMESH 650 (4.0 LBS/CY), OVER 4.0" CLASS II AGGREGATE BASE OVER 8.0" SUBGRADE COMPACTED TO 90% R.C. SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

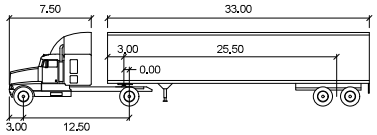
DRIVE AISLE PAVING: TI=6.0, R=30
3.5" HOT MIX ASPHALT OVER 7.5" CLASS 2 AGGREGATE BASE OVER 12.0" SUBGRADE COMPACTED TO 95% R.C. SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

PARKING SPACE PAVING: TI=5.0, R=30
3.0" HOT MIX ASPHALT OVER 5.5" CLASS 2 AGGREGATE BASE (95% R.C.) OVER 12.0" SUBGRADE COMPACTED TO 95% R.C. SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

CONEX YARD PAVING
BASE BID: HEAVY DUTY ASPHALT, TI=7.0
6.0" HOT MIX ASPHALT OVER 6.0" CLASS II AGGREGATE BASE OVER 12.0" SUBGRADE COMPACTED TO 95% R.C. SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO
ALTERNATE BID: HEAVY DUTY CONCRETE
6.0" 3000PSI CONCRETE WITH #5 BARS @ 18" O.C. OVER 6.0" CLASS II AGGREGATE BASE OVER 12.0" SUBGRADE COMPACTED TO 95% R.C. SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

ACCESSIBLE PATH OF TRAVEL





WB-40

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

1 CONEX YARD TRUCK TURN
1" = 40'

0' 20' 40' 80'
SCALE: 1"=40'

811 Know what's below. Call before you dig.

NOTES:
1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT U.S.A. LOCATING SERVICES' LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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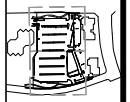
Sacramento, CA 95825
916-520-2777
www.siegfriedeng.com
CIVIL
STRUCTURAL
LANDSCAPE ARCHITECTURE
SURVEYING
McCARTHY

REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CW J# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
PAMELA L. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

OVERALL PAVING & DIMENSIONING PLAN

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C3.0
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

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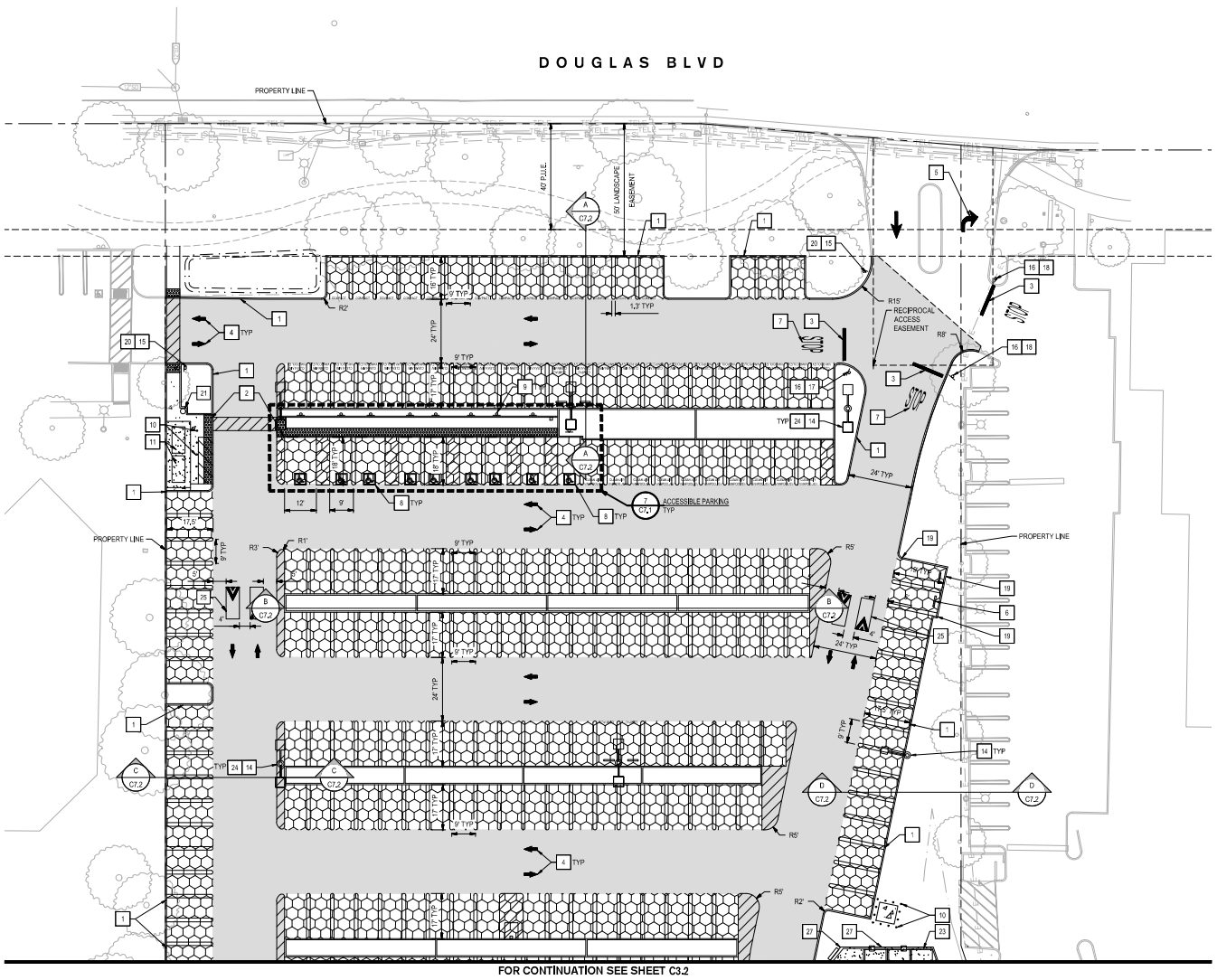

PAVEMENT LEGEND

CONCRETE FLATWORK:
4.0" CONCRETE WITH FIBERMESH 650 (4.0 LBS/CY), OVER 4.0" CLASS II AGGREGATE BASE OVER 8.0" SUBGRADE COMPACTED TO 90% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

DRIVE AISLE PAVING: TI=6.0, R=30
3.5" HOT MIX ASPHALT OVER 7.5" CLASS 2 AGGREGATE BASE OVER 12.0" SUBGRADE COMPACTED TO 95% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

PARKING SPACE PAVING: TI=5.0, R=30
3.0" HOT MIX ASPHALT OVER 5.5" CLASS 2 AGGREGATE BASE (95% R.C.) OVER 12.0" SUBGRADE COMPACTED TO 95% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO
ALTERNATE BID FOR ACCESSIBLE PARKING AREA
4.0" 3,000PSI CONCRETE WITH #4 BARS AT 18" O.C. EA. WAY OVER 5.5" CLASS 2 AGGREGATE BASE (95% R.C.) OVER 12.0" SUBGRADE COMPACTED TO 95% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

CONEX YARD PAVING
BASE BID: HEAVY DUTY ASPHALT: TI=7.0
6.0" HOT MIX ASPHALT OVER 6.0" CLASS II AGGREGATE BASE OVER 12.0" SUBGRADE COMPACTED TO 95% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO, IF AC IS SELECTED FOR THE CONEX YARD, THE TURNED DOWN SLAB EDGE PER DETAIL 6 ON SHEET C7.4 SHALL BE INSTALLED
ALTERNATE BID: HEAVY DUTY CONCRETE
6.0" 3,500PSI CONCRETE WITH #5 BARS @ 18" O.C. OVER 6.0" CLASS II AGGREGATE BASE OVER 12.0" SUBGRADE COMPACTED TO 95% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

ACCESSIBLE PATH OF TRAVEL

KEY NOTES

1. 6" VERTICAL CURB PER DETAIL 1 ON SHEET C7.1
2. FLUSH CURB WITH TRUNCATED DOMES, PER DETAIL 5 ON SHEET C7.0
3. 24" WIDE THERMOPLASTIC STOP LINE PER MUTCD SECTION 3B.16
4. TYPE I THERMOPLASTIC STRIPING ARROW PER MUTCD FIGURE 3B-24(CA)
5. TYPE IV THERMOPLASTIC STRIPING ARROW PER MUTCD FIGURE 3B-24(CA) LEFT OR RIGHT PER PLAN
6. 4" WHEEL STOP PER DETAIL 2 ON SHEET C7.0
7. "STOP" MARKING PER MUTCD SECTION 3B.20
8. ACCESSIBLE PARKING SYMBOL PER DETAIL 4 ON SHEET C7.0
9. ACCESSIBLE PARKING SIGNAGE PER DETAIL 7 ON SHEET C7.0
10. STEEL BOLLARDS PER DETAIL 8 ON SHEET C7.0
11. BUS SHELTER PER DETAIL 4 ON SHEET C7.4
12. 4" YELLOW STRIPING, STANDARD PAINT
13. 20' OMEGA II SINGLE CANTILEVER SLIDE GATE PER DETAILS 1 AND 2 ON SHEET C7.4
14. LIGHT POLE
15. TOW SIGN PER DETAIL 6 ON SHEET C7.0
16. PROPOSED "STOP" SIGN, PER MUTCD STANDARDS
17. PROPOSED "CROSS TRAFFIC DOES NOT STOP" SIGN
18. PROPOSED "ONCOMING TRAFFIC DOES NOT STOP" SIGN
19. 30" RETAINING WALL PER DETAIL 10 ON SHEET C7.0
20. DIRECTIONAL SIGNAGE PER SPECIFICATION SECTION 10 14 02
21. TRASH RECEPTACLE - LANDSCAPE FORMS "AUSTIN LITTER" SIDE OPEN 34 GAL., POWDER COATED SILVER
22. EASI-SET EQUIPMENT BUILDING PER ARCHITECTURAL SHEETS A-0.0-A-3.1
23. OMEGA80 LOUVERED FENCE PER DETAILS 3, 5, AND 6 ON SHEET C7.4
24. INSTALL VIDEO SURVEILLANCE SIGN
25. SPEED CUSHION PER DETAIL 5 ON SHEET C7.3
26. OMEGA 80 SINGLE SWING GATE PER DETAIL 7 ON SHEET C7.4
27. TURNED DOWN SLAB EDGE PER DETAIL 6 ON SHEET C7.4

STRIPING NOTES

1. THERMOPLASTIC STRIPING SHALL CONFORM TO CALTRANS STANDARD SPECIFICATION SECTION 84-2.01 AND 84-2.02B.

SCALE: 1"=20'

811 Know what's below. Call before you dig.

NOTES:
1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT U.S.A. LOCATING SERVICES' LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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SURVEYING

McCARTHY

REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNETZ
No. 62498
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

PAVING & DIMENSIONING PLAN I

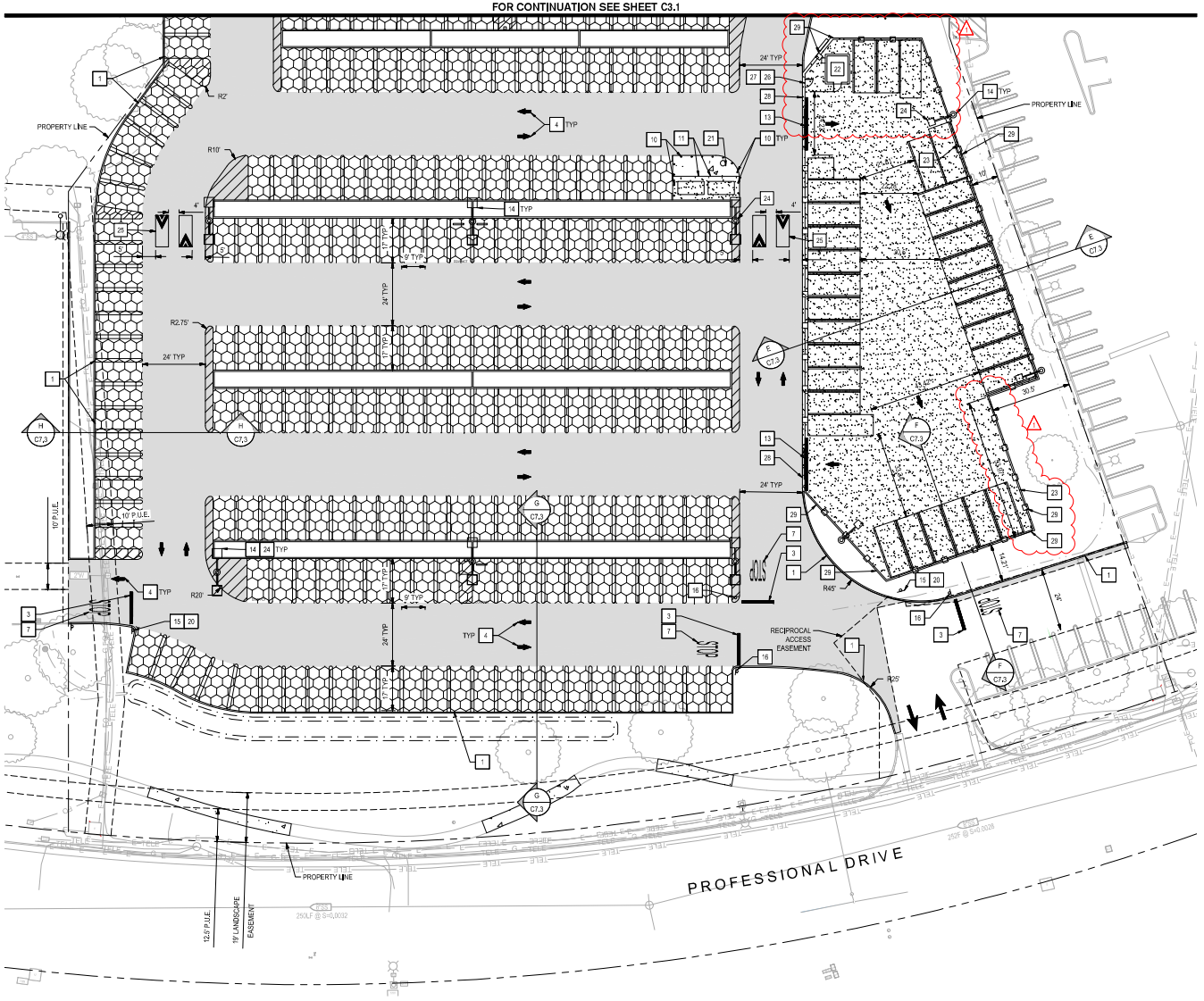
Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C3.1
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

P:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110--C3.1--PAVING & DIMENSIONING PLAN I.dwg — 06/08/21

FOR CONTINUATION SEE SHEET C3.1



PAVEMENT LEGEND

CONCRETE FLATWORK:
4.0" CONCRETE WITH FIBERMESH 650 (4.0 LBS/CY), OVER 4.0" CLASS II AGGREGATE BASE OVER 8.0" SUBGRADE COMPACTED TO 95% R.C., SUBGRADE PREPARED PER THE PROJECT'S GEOTECHNICAL MEMO

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ACCESSIBLE PATH OF TRAVEL

KEY NOTES

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7	"STOP" MARKING PER MUTCD SECTION 3B.20
8	ACCESSIBLE PARKING SYMBOL PER DETAIL 4 ON SHEET C7.0
9	ACCESSIBLE PARKING SIGNAGE PER DETAIL 7 ON SHEET C7.0
10	STEEL BOLLARDS PER DETAIL 8 ON SHEET C7.0
11	BUS SHELTER PER DETAIL 4 ON SHEET C7.4
12	4" YELLOW STRIPING, STANDARD PAINT
13	20' OMEGA II SINGLE CANTILEVER SLIDE GATE PER DETAILS 1 AND 2 ON SHEET C7.4
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15	TOW SIGN PER DETAIL 6 ON SHEET C7.0
16	PROPOSED "STOP" SIGN, PER MUTCD STANDARDS
17	PROPOSED "CROSS TRAFFIC DOES NOT STOP" SIGN
18	PROPOSED "ONCOMING TRAFFIC DOES NOT STOP" SIGN
19	30" RETAINING CURB PER DETAIL 10 ON SHEET C7.0
20	DIRECTIONAL SIGNAGE PER SPECIFICATION SECTION 10 14 02
21	TRASH RECEPTACLE - LANDSCAPE FORMS "AUSTIN LITTER" SIDE OPEN 34 GAL., POWDER COATED SILVER
22	EASI-SET EQUIPMENT BUILDING PER ARCHITECTURAL SHEETS A-0.0-A-3.1
23	OMEGA80 LOUVERED FENCE PER DETAILS 3, 5 AND 6 ON SHEET C7.4
24	INSTALL VIDEO SURVEILLANCE SIGN
25	SPEED CUSHION PER DETAIL 5 ON SHEET C7.3
26	OMEGA 80 SINGLE SWING GATE PER DETAIL 7 ON SHEET C7.4
27	INSTALL MOUNTED ON THE GATE A SIGN STATING "EMERGENCY USE ONLY - ALARM WILL SOUND"
28	NO THICKENED EDGE REQUIRED ON CONEX YARD
29	TURNED DOWN SLAB EDGE PER DETAIL 6 ON SHEET C7.4

STRIPING NOTES

1. THERMOPLASTIC STRIPING SHALL CONFORM TO CALTRANS STANDARD SPECIFICATION SECTION 84-2.01 AND 84-2.02.

0' 10' 20' 40'
SCALE: 1"=20'

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NOTES:
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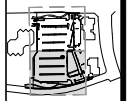
REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

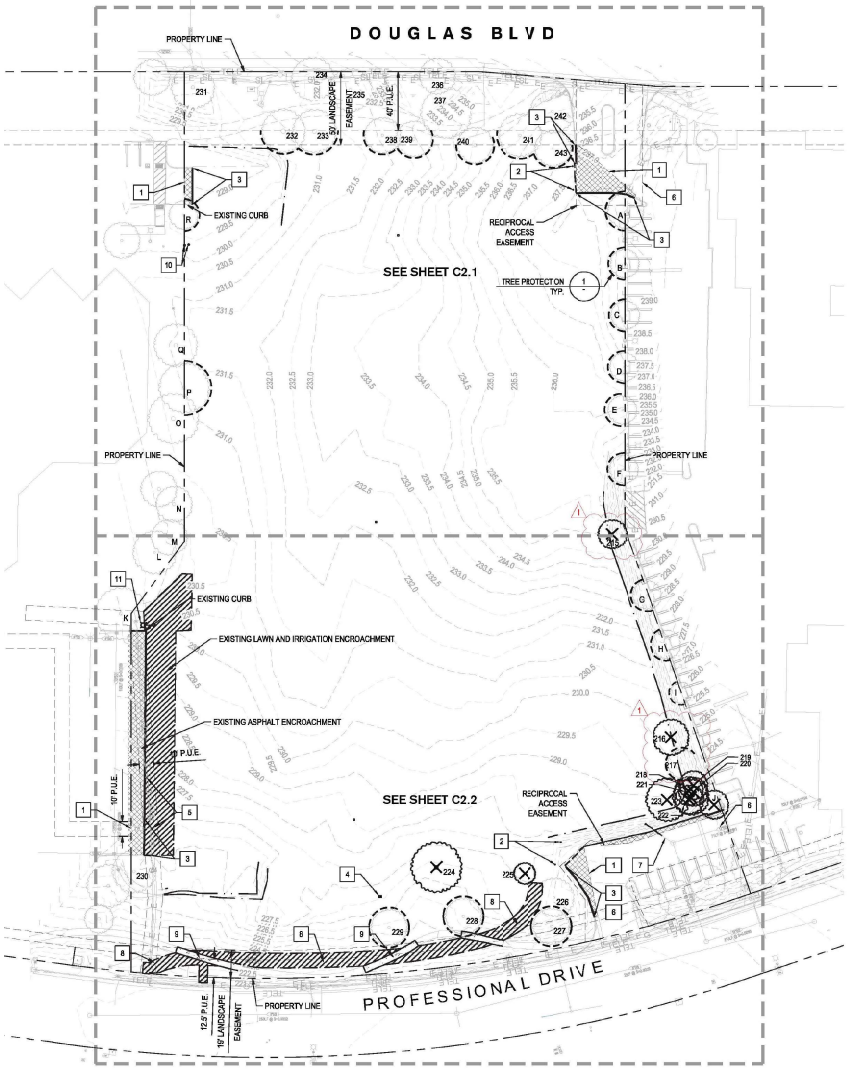
PAVING & DIMENSIONING PLAN II

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

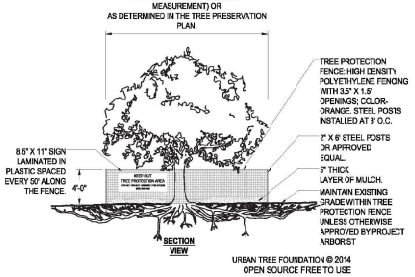
SHEET:
C3.2
OF. 29

P:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C3.2-PAVING & DIMENSIONING PLAN II.dwg — 06/08/21

2021-06-08 PLANNING DEPARTMENT BC#2



NOTES:
1. SEE ARBORIST REPORT FOR ADDITIONAL TREE PROTECTIONREQUIREMEN'S.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT AS APPROVED BY PROJECT ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



1 **TYPICAL TREE PROTECTION**
NO SCALE

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 DEMOLISHED SHALL BE PROTECTED IN PLACE.
4. BOLD ITEMS TO BE REMOVED.
5. CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE THE TIMING OF THE STORM DRAIN LINE REMOVAL AND CONSTRUCTION AS TO NOT DISRUPT SERVICE.
6. TREE PROTECTION TO BE IN ACCORDANCE WITH TREE PRESERVATION SPECIFICATIONS FROM ARBORIST REPORT DATED MARCH 3, 2021.

LEGEND

- REMOVE AND DISPOSE OF EXISTING CONCRETE. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS
- REMOVE AND DISPOSE OF EXISTING LAWN AND CAP IRRIGATION LINES
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING ASPHALT PAVEMENT. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS
- REMOVE AND DISPOSE OF EXISTING TREE, STUMP, & ROOTS
- TYPICAL TREE PROTECTION PER DETAIL 1 ON THIS SHEET

KEY NOTES

1. SAWCUT. CONCRETE SAWCUTS SHALL BE PERFORMED AT THE NEAREST RELIEF JOINT. ALL SAWCUTS SHALL BE A NEAT CLEAN LINE.
2. REMOVE AND DISPOSE OF EXISTING BOLLARD AND FOOTING
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB
4. REMOVE AND DISPOSE OF EXISTING IRRIGATION CONTROL VALVE
5. ADJUST VALVE BOX TO GRADES. SEE GRADING PLAN
6. MAINTAIN ENTRY AND EXIT TO ADJACENT PARKING LOT DURING DEMOLITION AND CONSTRUCTION OF PROJECT
7. REMOVE AND DISPOSE OF EXISTING STORM DRAIN LATERAL
8. EXISTING LANDSCAPE WILL BE DEMOLISHED DURING INSTALLATION OF PROPOSED ELECTRICAL CONDUITS. CONTRACTOR TO REPAIR AND RESTORE EXISTING LANDSCAPE. SEE L2.2 PLANS FOR ADDITIONAL INFORMATION
9. EXISTING CONCRETE WALKWAY WILL BE DEMOLISHED DURING INSTALLATION OF PROPOSED ELECTRICAL CONDUITS. CONTRACTOR TO REPAIR AND RESTORE CONCRETE WALKWAY
10. REMOVE AND RELOCATE EXISTING IRRIGATION CONTRO. VALVE, PIPING AND CONTROL WIRE WEST OF THE PROPERTY LINE. SEE SHEET C5.1 FOR LOCATION
11. REMOVE AND RELOCATE EXISTING LIGHT POLE. SEE SHEET C5.2 FOR LOCATION

BENCHMARK:

THE..OCAL BENCHMARK FOR THIS SURVEY IS 5/8" REBAR FLUSH WITH PAVEMENT IN THE CL OF PROFESSIONAL; APPROXIMATELY 258 FEET SOUTHWEST OF THE CL OF PROFESSIONAL AND EUREKA WITH AN ELEVATION OF 221.14, NAVD 88. ELEVATION PROVIDED BY ONLINE POSITION USER SERVICE (OPUS) UTILIZING CORS BASE STATION DIXONAVIATCN2005 "P267" PID:DN7574, FINCHFARMSCN2005 "P268" PID:0K4683, AND SUTTER BUTTES CORS ARP "SUTB" PID:AF9711.

0' 20' 40' 80'
SCALE: 1"=40'

NOTES
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3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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REVISIONS

No.	Date	Description
1	6/4/2021	PLANNING DEPARTMENT BC #2

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
DANIEL J. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

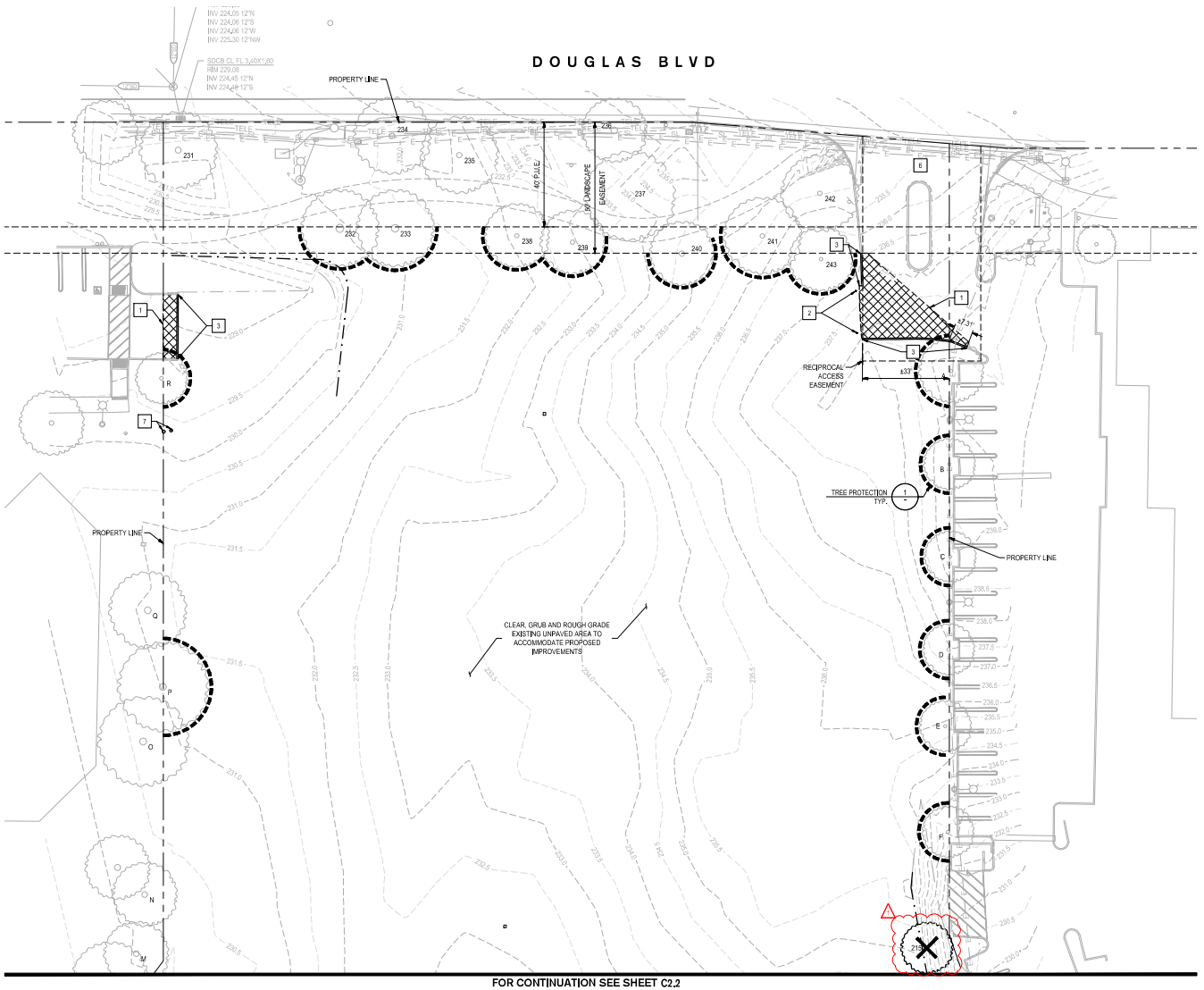
OVERALL TOPOGRAPHY AND DEMOLITION PLAN

Proj Mgr	PJS
Drawn by	RBG
Date	5/8/2021
Job No.	20110

SHEET:
C2.0
OF: 29

F:\Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110--C2.0--OVERALL TOPOGRAPHY AND DEMOLITION PLAN.dwg — 06/08/21

PLANNING DEPARTMENT COPY



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.
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LEGEND

- REMOVE AND DISPOSE OF EXISTING CONCRETE. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING ASPHALT PAVEMENT. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS
- REMOVE AND DISPOSE OF EXISTING TREE, STUMP, & ROOTS
- TYPICAL TREE PROTECTION PER DETAIL 1 ON SHEET C2.0

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5. ADJUST VALVE BOX TO GRADES, SEE GRADING PLAN
6. MAINTAIN ENTRY AND EXIT TO ADJACENT PARKING LOT DURING DEMOLITION AND CONSTRUCTION OF PROJECT
7. REMOVE AND RELOCATE EXISTING IRRIGATION CONTROL VALVE, PIPING AND CONTROL WIRE WEST OF THE PROPERTY LINE. SEE SHEET C5.1 FOR LOCATION

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McCARTHY

REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CW# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62486
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

TOPOGRAPHY AND DEMOLITION PLAN I

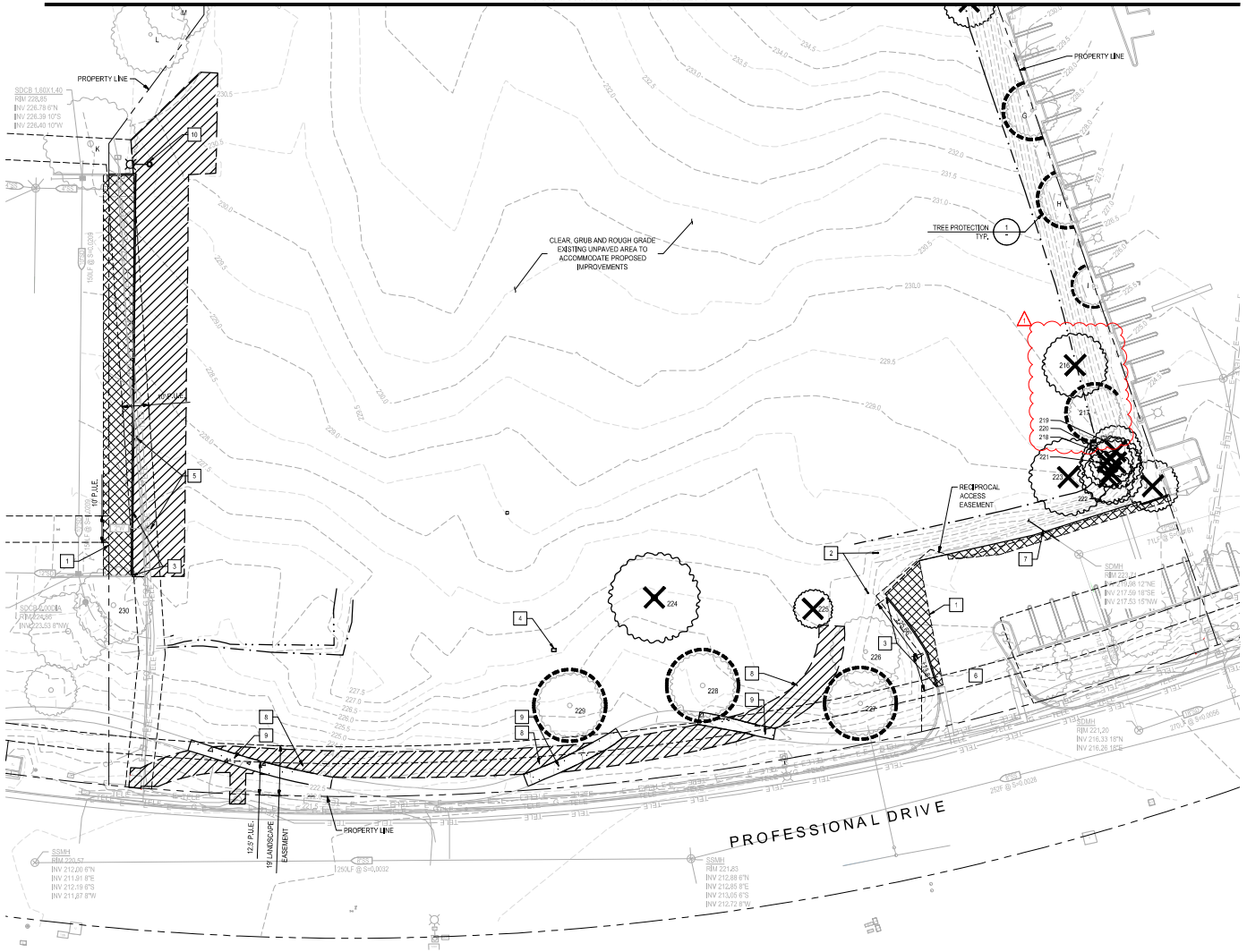
Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C2.1
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

P:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110--C2.1--TOPOGRAPHY AND DEMOLITION PLAN I.dwg — 06/08/21

FOR CONTINUATION SEE SHEET C2.1



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LEGEND

- REMOVE AND DISPOSE OF EXISTING CONCRETE. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS
- REMOVE AND DISPOSE OF EXISTING LAWN AND CAP IRRIGATION LINES
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING ASPHALT PAVEMENT. REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS
- REMOVE AND DISPOSE OF EXISTING TREE, STUMP, & ROOTS
- TYPICAL TREE PROTECTION PER DETAIL 1 ON SHEET C2.0

KEY NOTES

1. SAWCUT, CONCRETE SAWCUTS SHALL BE PERFORMED AT THE NEAREST RELIEF JOINT. ALL SAWCUTS SHALL BE A NEAT CLEAN LINE.
2. REMOVE AND DISPOSE OF EXISTING BOLLARD AND FOOTING
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB
4. REMOVE AND DISPOSE OF EXISTING IRRIGATION CONTROL VALVE
5. ADJUST VALVE BOX TO GRADES. SEE GRADING PLAN
6. MAINTAIN ENTRY AND EXIT TO ADJACENT PARKING LOT DURING DEMOLITION AND CONSTRUCTION OF PROJECT
7. REMOVE AND DISPOSE OF EXISTING STORM DRAIN LATERAL
8. EXISTING LANDSCAPE WILL BE DEMOLISHED DURING INSTALLATION OF PROPOSED ELECTRICAL CONDUITS. CONTRACTOR TO REPAIR AND RESTORE EXISTING LANDSCAPE, SEE L2.2 PLANS FOR ADDITIONAL INFORMATION
9. EXISTING CONCRETE WALKWAY WILL BE DEMOLISHED DURING INSTALLATION OF PROPOSED ELECTRICAL CONDUITS. CONTRACTOR TO REPAIR AND RESTORE CONCRETE WALKWAY
10. REMOVE AND RELOCATE EXISTING LIGHT POLE. SEE SHEET C5.2 FOR LOCATION

0' 10' 20' 40'
SCALE: 1"=20'

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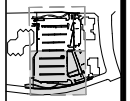
REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
JAMES L. SCHNEIDER
No. 62486
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

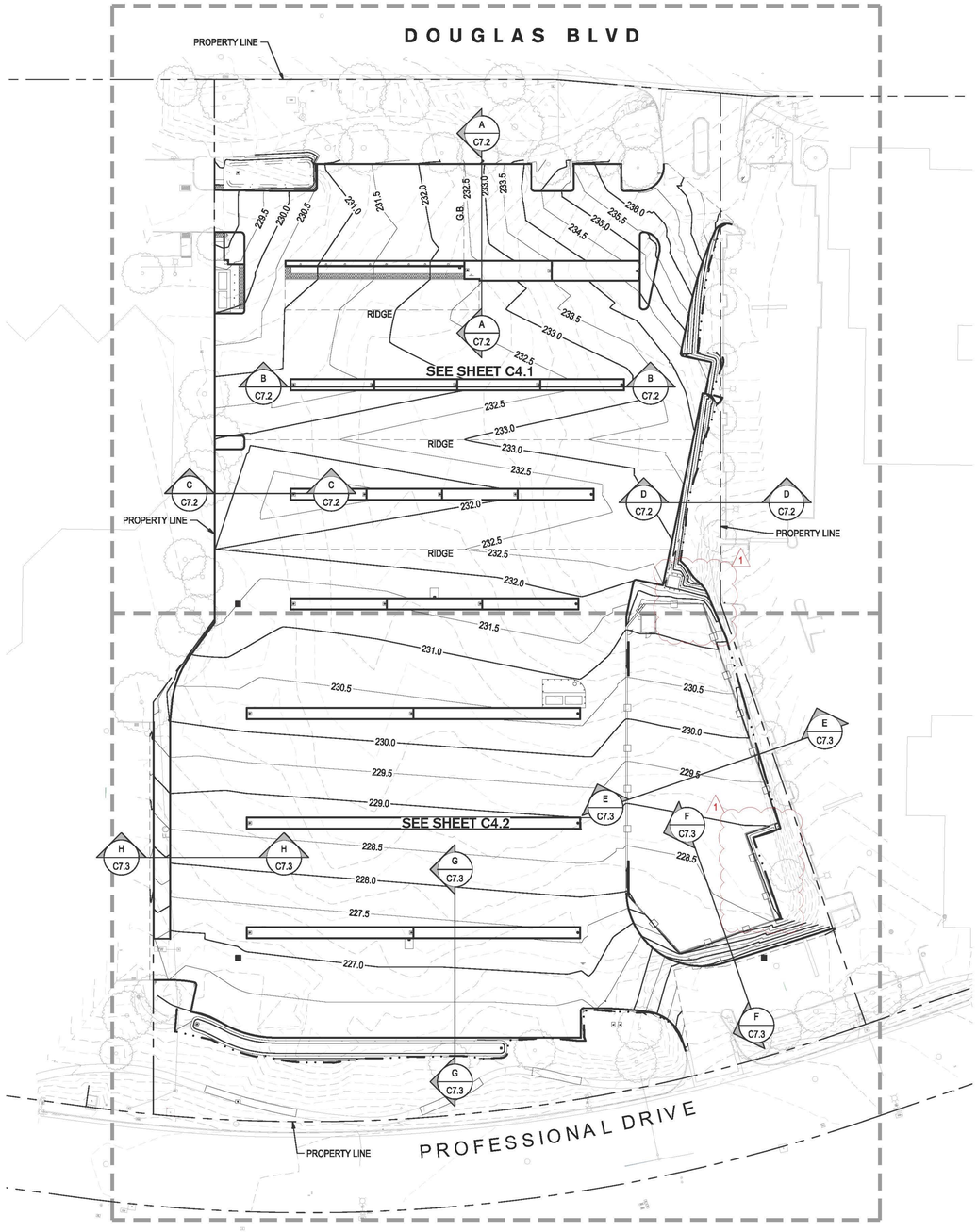
TOPOGRAPHY AND DEMOLITION PLAN II

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C2.2
OF. 29

2021-06-08 PLANNING DEPARTMENT BC#2

P:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110 - C2.2 - TOPOGRAPHY AND DEMOLITION PLAN II.dwg — 06/08/21



NOTES

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GRADING LEGEND

61.35TC / 61.35P	TOP OF CURB GRADE / PAVEMENT GRADE
61.35TC / 61.35C	TOP OF CURB GRADE / CONCRETE GRADE
61.35FF	FINISHED FLOOR
61.35G	GRADE
61.35C	CONCRETE GRADE
61.35P	PAVEMENT GRADE
61.35FL	FLOW LINE GRADE
61.35TOW	TOP OF WALL GRADE
61.35TOP	MAX WSE GRADE
61.35BOT	BOTTOM OF BIORETENTION BASIN GRADE
61.35PA	PAVER ELEVATION
50.0	EXISTING CONTOUR

811 Know what's **below.** **Call** before you dig.

NOTES:
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0' 20' 40' 80'
SCALE: 1"=40'

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REVISIONS

No.	Date	Description
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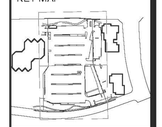
KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER PAUL J. SCHNEIDER No. 62488 Exp. 09/30/21 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

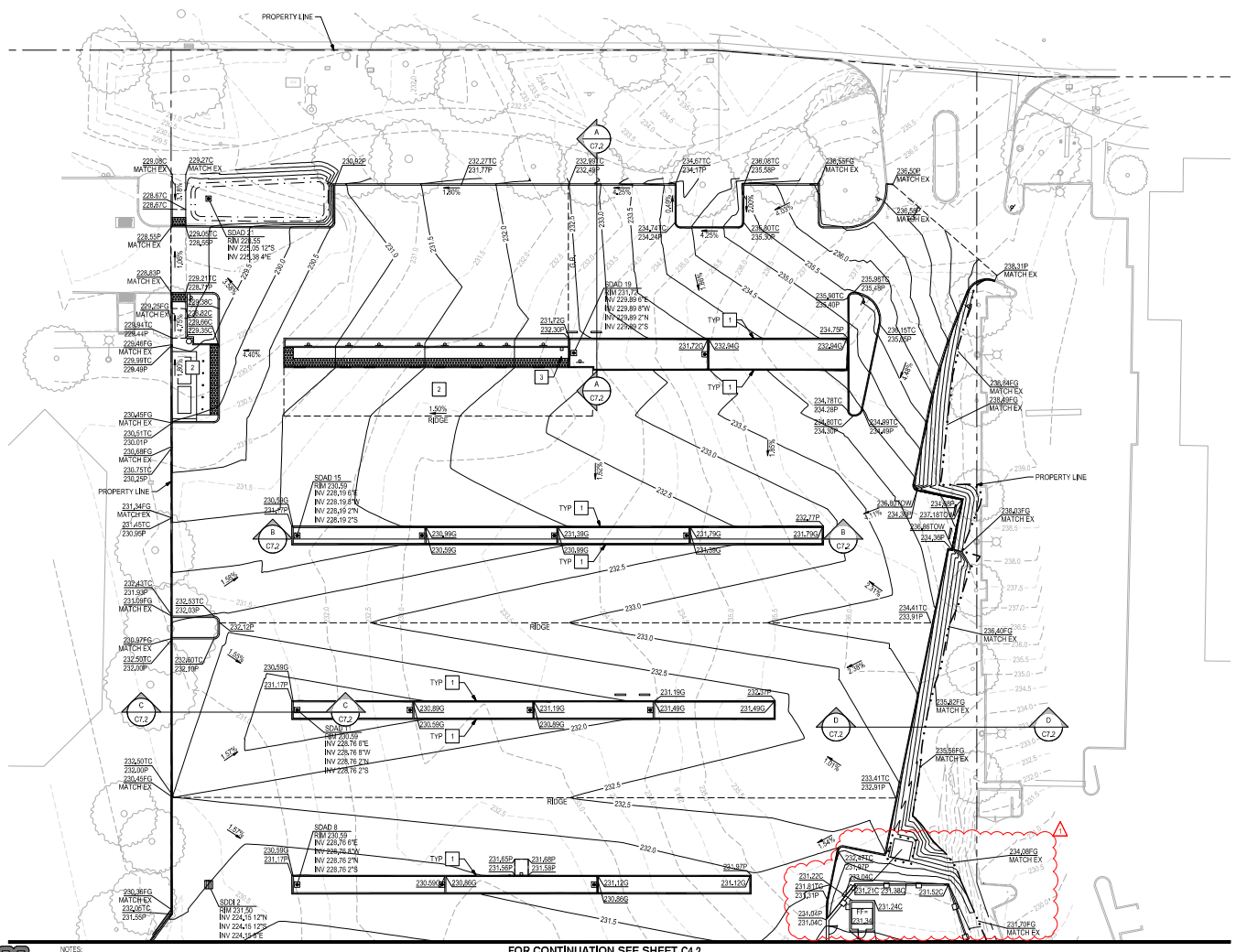
OVERALL GRADING PLAN

Proj Mgr PJS
Drawn by RRG
Date 6/8/2021
Job No. 20110

SHEET:
C4.0
OF: 29

F:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-CAD-OVERALL GRADING PLAN.dwg — 06/08/21

2021-06-08 PLANNING DEPARTMENT BC#2



FOR CONTINUATION SEE SHEET C4.2

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61.35TOP	MAX WSE GRADE
61.35BOT	BOTTOM OF BIORETENTION BASIN GRADE
61.35PA	PAVER ELEVATION
50.0	EXISTING CONTOUR

KEY NOTES

1	ADD CURB CUTS 18' ON CENTER SEE DETAIL 9 ON SHEET C7.0
2	2% MAX SLOPE IN ANY DIRECTION
3	5'X5' LANDING AT 2% MAX

0' 10' 20' 40'
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REVISIONS

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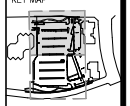
KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CW# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
JAMES L. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

GRADING PLAN I

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C4.1
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

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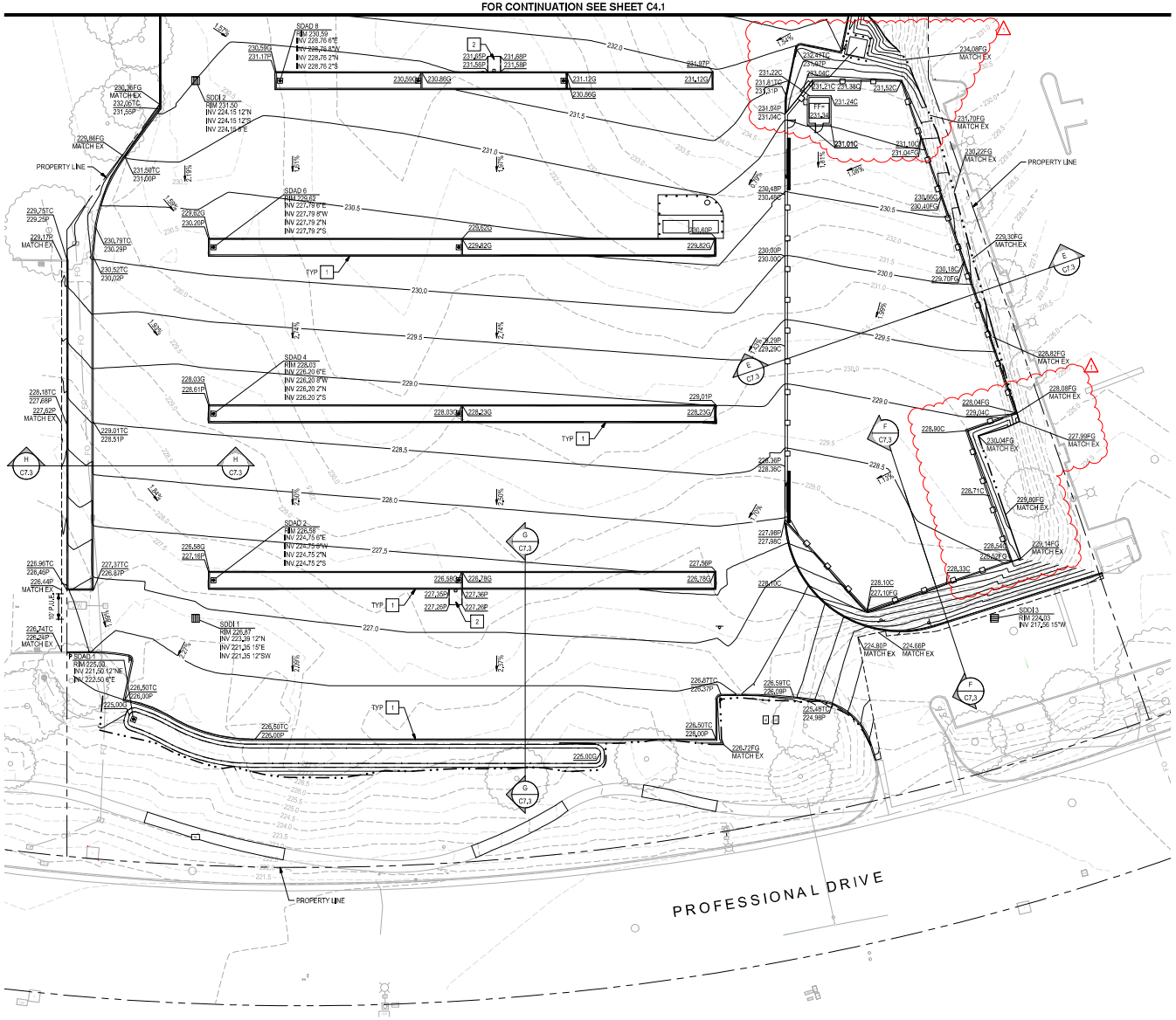

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50.0	EXISTING CONTOUR

KEY NOTES

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2	5'X5' LANDING AT 2% MAX

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REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CW# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
RANDY J. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

GRADING PLAN II

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C4.2
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

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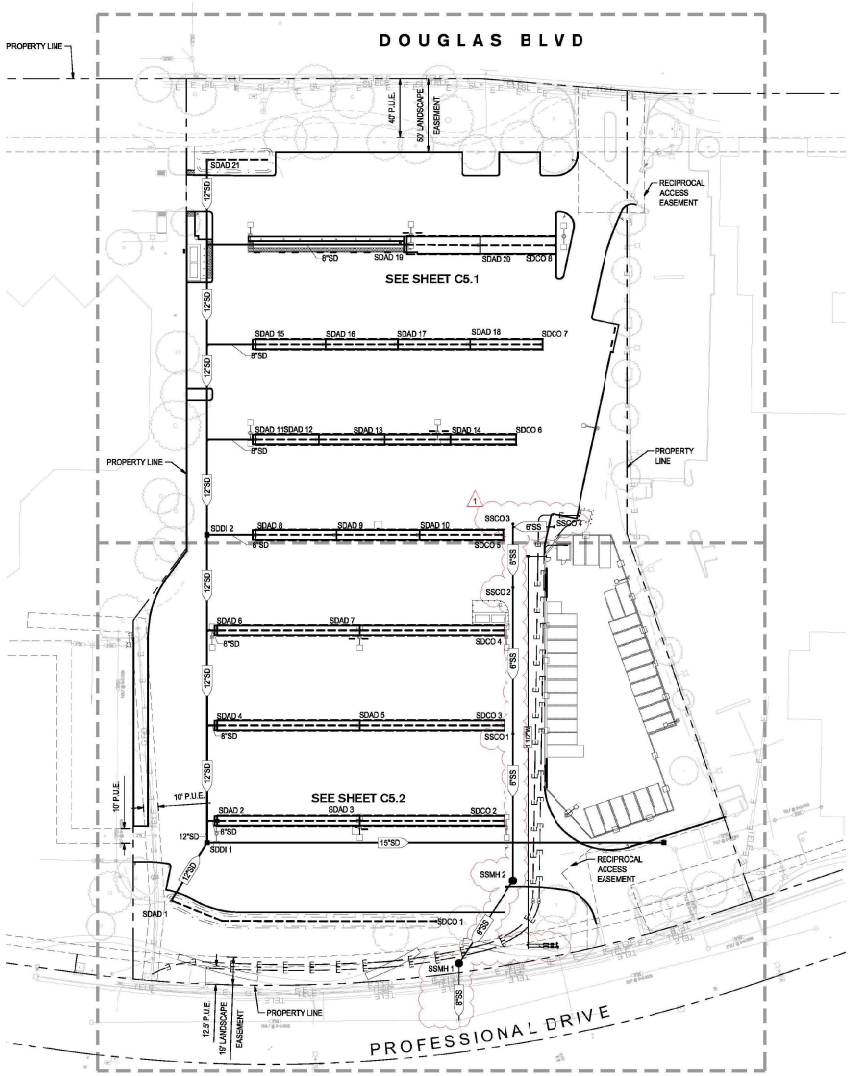

LEGEND

- PROPOSED DRAIN INLET
- PROPOSED AREA DRAIN
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED ELECTRICAL VAULT
- PROPOSED STORM DRAIN LINE
- PROPOSED PERFORATED STORM DRAIN LINE
- PROPOSED LOW VOLTAGE CONDUIT LINE

NOTES

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REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER DANIEL J. SCHNEIDER No. 62488 Exp. 09/30/21 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

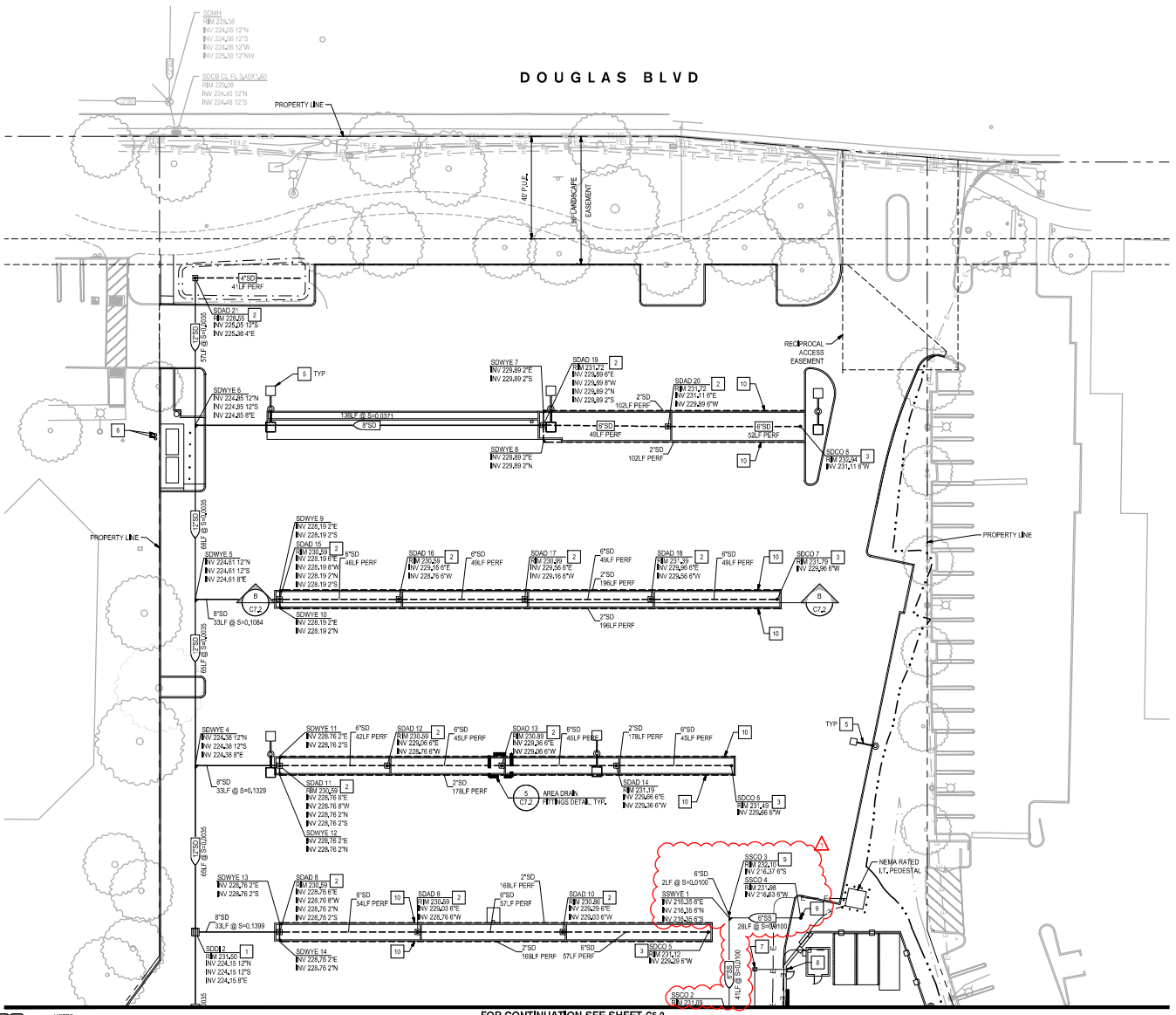
SHEET TITLE

OVERALL UTILITY PLAN

Proj Mgr	PJS
Drawn by	RBG
Date	5/8/2021
Job No	20110

SHEET:
C5.0
OF: 29

F:\2020\projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C5.0-OVERALL UTILITY PLAN.dwg — 06/08/21



LEGEND

- PROPOSED DRAIN INLET
- PROPOSED AREA DRAIN
- PROPOSED CLEANOUT
- 30 PROPOSED STORM DRAIN LINE
- PROPOSED PERFORATED STORM DRAIN LINE

KEY NOTES

1	DRAIN INLET PER DETAIL 2 ON SHEET C7.1.
2	12" AREA DRAIN PER DETAIL 4 ON SHEET C7.1.
3	STORM DRAIN CLEANOUT PER DETAIL 3 ON SHEET C7.1.
4	CONNECT TO EXISTING STORM DRAIN MANHOLE
5	LIGHT POLE, SEE E2.2
6	RELOCATED IRRIGATION CONTROL VALVE, PIPING AND CONTROL WIRE
7	INSTALL CHRISTY B9 TRAFFIC RATED CONCRETE BOX
8	MOUNT A 3/4" HOSE BIB WITH A 1 1/2"X3/4" REDUCER
9	SANITARY SEWER CLEANOUT PER DETAIL 6 ON SHEET C7.1
10	2' WALL DRAIN PER DETAIL 3 ON SHEET C7.0

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REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD,
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
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REGISTERED PROFESSIONAL ENGINEER
DANIEL J. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

UTILITY PLAN I

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C5.1
OF: 29

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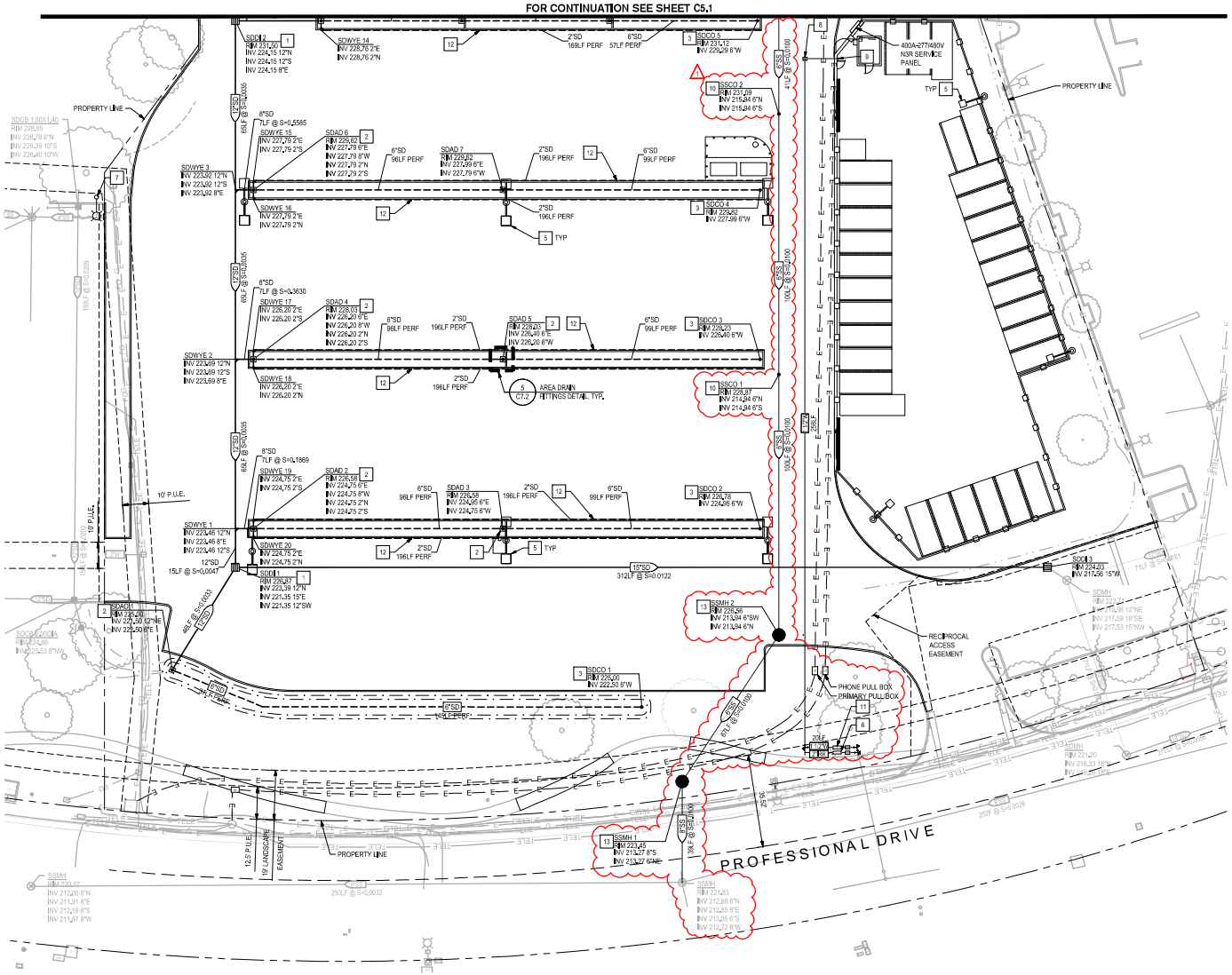
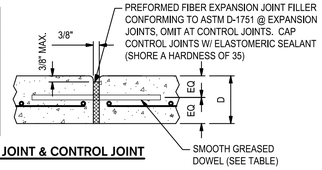
20211-06-08 PLANNING DEPARTMENT BC#2

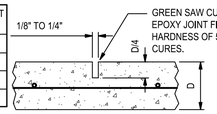

FOR CONTINUATION SEE SHEET C5.1
PROPERTY LINE
PROFESSIONAL DRIVE
RECIPROCAL ACCESS EASEMENT
PHONE PULL BOX
PRIMARY PULL BOX
400A-277/480V NSR SERVICE PANEL
AREA DRAIN FITTINGS DETAIL TYP.
10' P.U.E.
12.5' P.U.E.
19' LANDSCAPE EASEMENT
SDD1 2 RIM 231.50 INV 224.15 12"N INV 224.15 12"S INV 224.15 8"E
SDWYE 14 INV 228.76 2"E INV 228.76 2"N
SSCO 5 RIM 231.12 INV 225.29 8"W
SSCO 2 RIM 231.09 INV 215.94 6"N INV 215.94 6"S
SSCO 1 RIM 228.97 INV 214.94 6"N INV 214.94 6"S
SSCO 3 RIM 228.23 INV 220.46 6"W
SSCO 4 RIM 229.62 INV 227.99 6"W
SSCO 6 RIM 224.03 INV 217.26 15"W
SSMH 1 RIM 223.45 INV 213.27 S&E
SSMH 2 RIM 225.26 INV 213.94 6"SW INV 213.94 6"N
SDD1 1 RIM 226.27 INV 223.39 12"N INV 221.35 15"E INV 221.35 12"SW
SDD1 2 RIM 227.20 INV 222.20 12"NE INV 222.50 8"E
SDWYE 1 INV 223.46 12"N INV 223.46 8"E INV 223.46 12"S
SDWYE 2 INV 223.69 12"N INV 223.69 12"S INV 223.69 8"E
SDWYE 3 INV 223.92 12"N INV 223.92 12"S INV 223.92 8"E
SDWYE 15 INV 227.79 2"E INV 227.79 2"S
SDWYE 16 INV 227.79 2"E INV 227.79 2"N
SDWYE 17 INV 226.20 2"E INV 226.20 2"S
SDWYE 18 INV 226.20 2"E INV 226.20 2"N
SDWYE 19 INV 224.75 2"E INV 224.75 2"S
SDWYE 20 INV 224.75 2"E INV 224.75 2"N
SDAD 6 RIM 229.62 INV 227.79 8"E INV 227.79 8"W INV 227.79 2"N INV 227.79 2"S
SDAD 7 RIM 229.22 INV 227.99 6"E INV 227.79 6"W
SDAD 4 RIM 228.03 INV 226.20 8"E INV 226.20 8"W INV 226.20 2"N INV 226.20 2"S
SDAD 5 RIM 228.20 INV 226.40 6"E INV 226.20 6"W
SDAD 2 RIM 226.58 INV 224.75 6"E INV 224.75 8"W INV 224.75 2"N INV 224.75 2"S
SDAD 3 RIM 226.58 INV 224.95 6"E INV 224.75 6"W
SDCB 1.60X1.40 RIM 228.85 INV 226.78 6"N INV 226.39 10"S INV 226.40 10"W
SDCB 1.20X1.20 RIM 224.66 INV 223.53 8"W
SSMH RIM 230.57 INV 212.06 6"N INV 211.91 8"E INV 212.19 8"S INV 211.87 8"W
SSMH RIM 221.83 INV 212.88 6"N INV 212.85 8"E INV 213.05 6"S INV 212.72 8"W
SSMH RIM 221.20 INV 216.31 16"S INV 216.31 S&E
SDMH RIM 231.24 INV 217.66 12"NE INV 217.59 18"SE INV 217.53 15"NW
SDMH RIM 231.24 INV 217.59

DOWEL SIZE & SPACING			
SLAB DEPTH	DIAMETER	LENGTH	SPACING
4"	5/8"	12"	24" O.C.
6"	3/4"	18"	18" O.C.
8"	1"	24"	18" O.C.
10"	1"	24"	12" O.C.



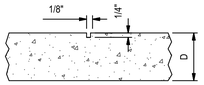
EXPANSION JOINT & CONTROL JOINT

SLAB THICKNESS	WPJ SPACING (EACH WAY)	CONTROL JOINT SPACING
4"	8' O.C. MAX.	32' O.C. MAX.
6"	12' O.C. MAX.	36' O.C. MAX.
8"	16' O.C. MAX.	40' O.C. MAX.
10"	N/A	40' O.C. MAX.



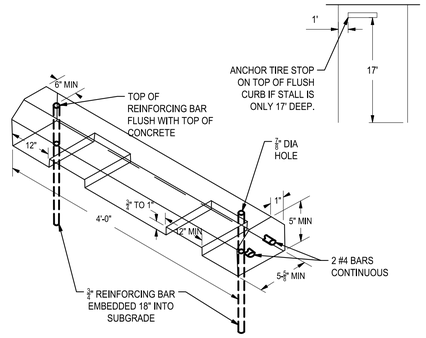
WEAKENED PLANE JOINT

NOTE:
SCORE JOINT SPACING SHALL BE PLACED 5'-0" O.C. UNLESS OTHERWISE NOTED ON PLANS

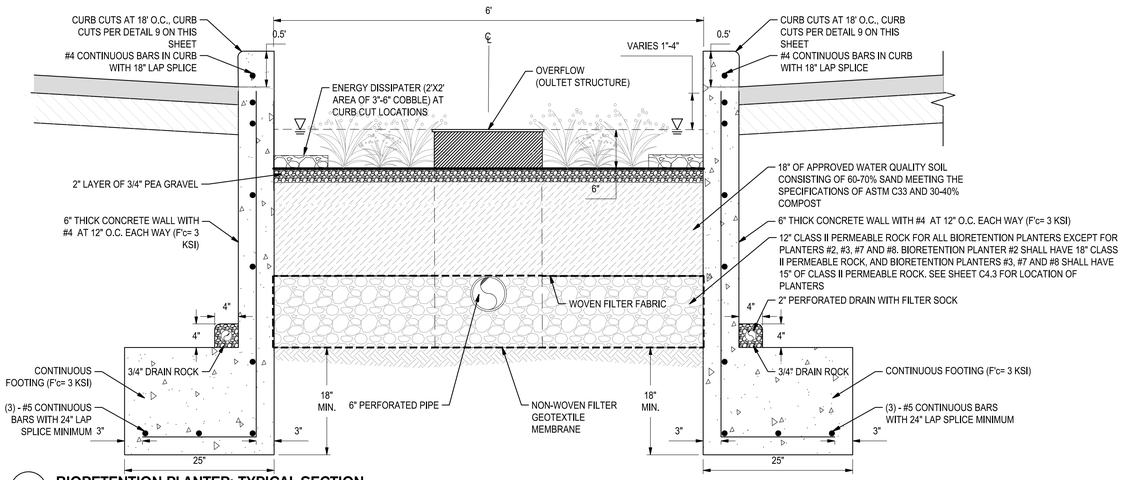


SCORE LINE

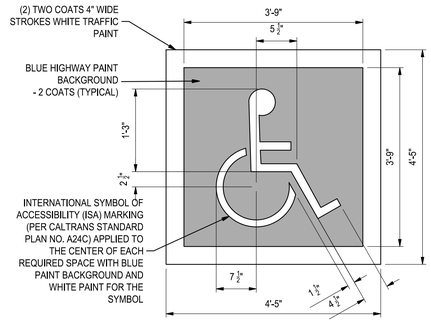
1 TYPICAL CONCRETE JOINT DETAILS
NO SCALE



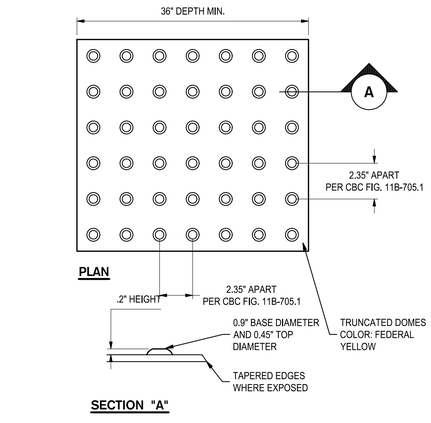
2 4' WHEEL STOP
NO SCALE



3 BIORETENTION PLANTER: TYPICAL SECTION
NO SCALE

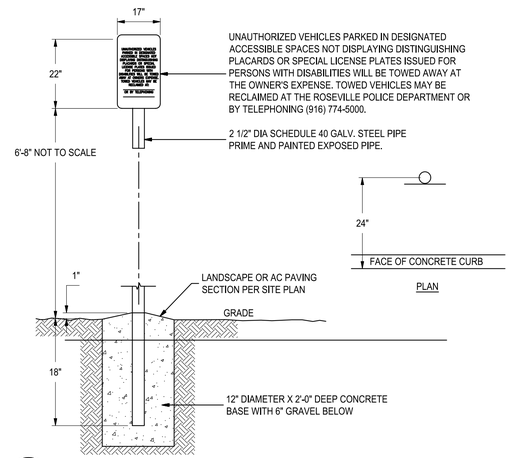


4 ACCESSIBLE PARKING SYMBOL
NO SCALE

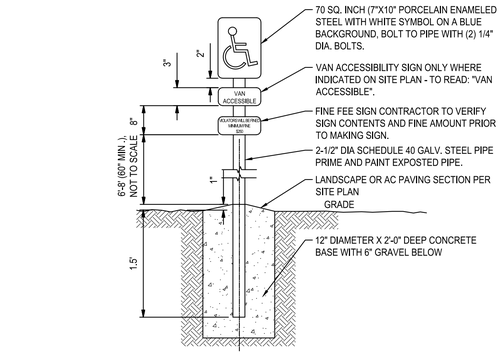


SECTION "A"

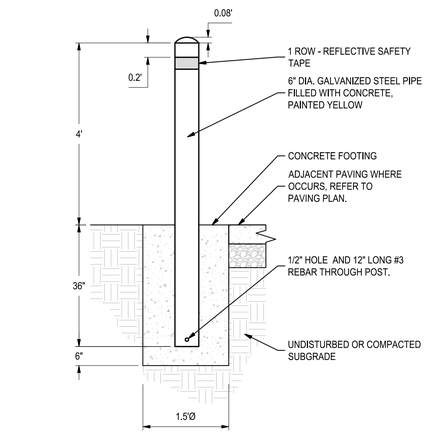
5 TRUNCATED DOMES
NO SCALE



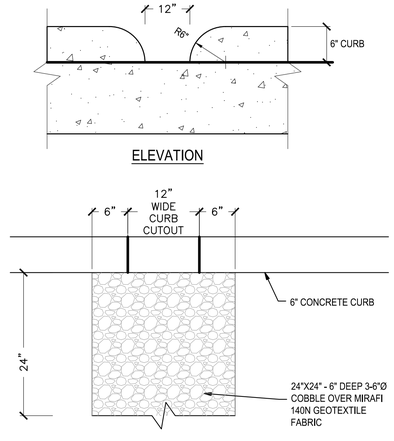
6 TOW AWAY SIGN
NO SCALE



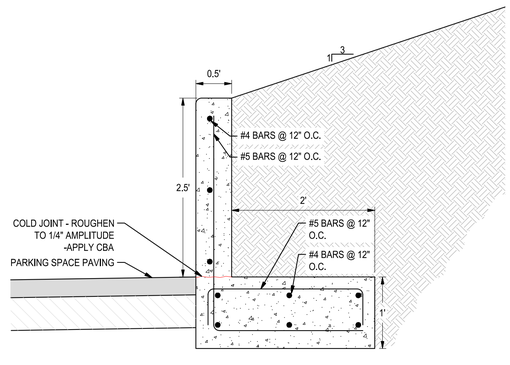
7 ACCESSIBLE PARKING SIGNAGE
NO SCALE



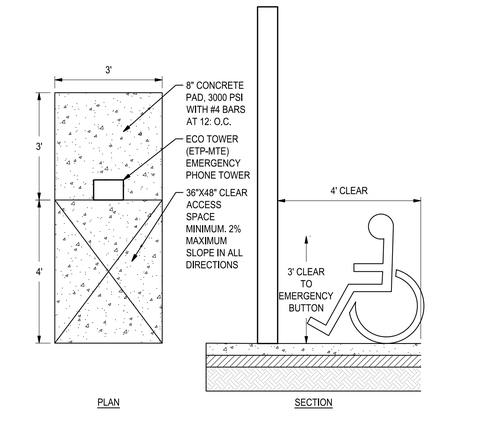
8 STEEL BOLLARD
NO SCALE



9 12" CURB CUT
NO SCALE



10 30" RETAINING WALL
NO SCALE



11 EMERGENCY PHONE DETAIL
NO SCALE

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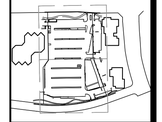
REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62498
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

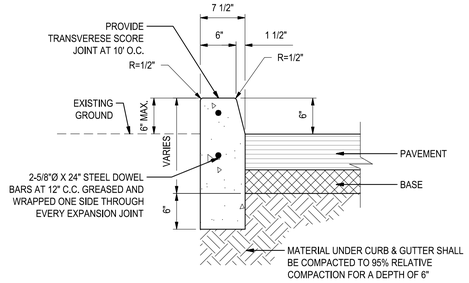
DETAILS I

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C7.0
OF: 29

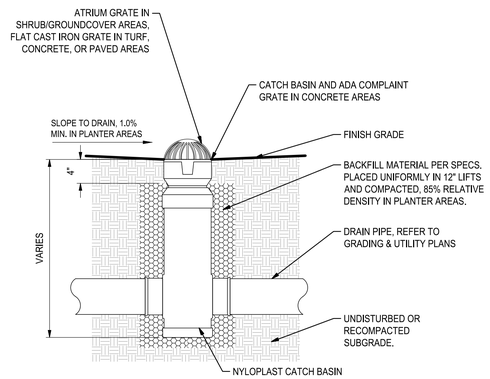
F:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C7.0-DETAILS I.dwg — 06/08/21

2021-06-08 PLANNING DEPARTMENT BC#2

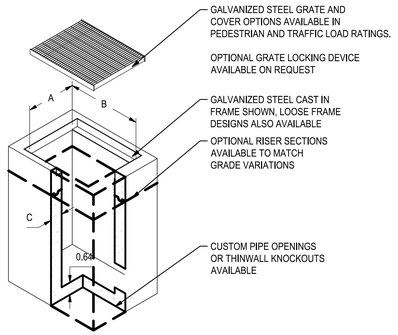


NOTE:
1. EXPANSION JOINTS SHALL BE AT 75' MAXIMUM

1 6" VERTICAL CONCRETE CURB
NO SCALE



4 AREA DRAIN INLET
NO SCALE

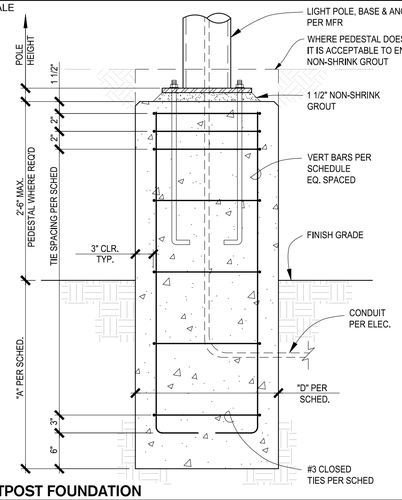


NOTE:
1. GRATE SHALL BE H-20 TRAFFIC RATED.

MODEL	A	B	C	WEIGHT CALC - LBS.
1212	12	12	4	208 (BASE) + 266 VF
1616	16	16	5	408 (BASE) + 480 VF
1818	18	18	5	602 (BASE) + 604 VF
2424	24	24	6	675 (BASE) + 750 VF
2436	24	36	6	900 (BASE) + 900 VF
2448	24	48	6	1500 (BASE) + 1050 VF
3030	30	30	6	920 (BASE) + 900 VF
3636	36	36	6	1200 (BASE) + 1050 VF
3648	36	48	6	1500 (BASE) + 1200 VF
4848	48	48	6	1875 (BASE) + 1350 VF
6060	60	60	6	2700 (BASE) + 1650 VF

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

2 SQUARE DRAIN INLET
NO SCALE



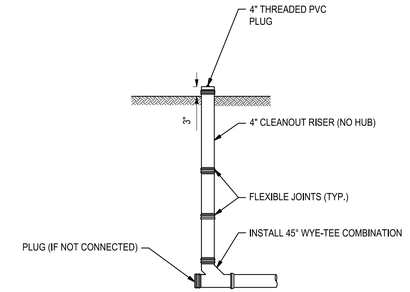
THIS DETAIL IS NOT SUBJECT TO DSA REVIEW & NOT PART OF DSA APPROVAL

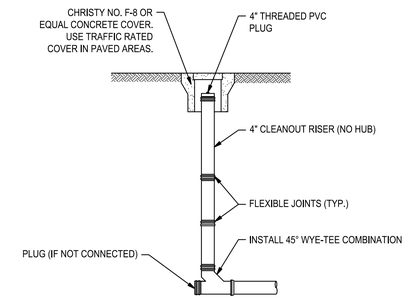
LIGHT POLE HEIGHT	"A"	"D"	VERT. BARS	MAX. TIE SPACING
15'-0" OR LESS	4'-6"	2'-0"	(8) - #5	10"
15'-1" TO 20'-0"	6'-0"	2'-0"	(8) - #6	10"
20'-1" TO 25'-0"	7'-0"	2'-6"	(10) - #6	12"
25'-1" TO 30'-0"	8'-0"	2'-6"	(10) - #6"	12"

NOTES:
1. BASED ON 2019 CBC USING A BASIC WIND SPEED OF 99 MPH MAX.
2. MAXIMUM EPA OF FIXTURE SHALL BE 5.75 SQ. FT.
3. MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE SHALL BE 150 PSF/FT.
4. DESIGN IS FOR NONCONSTRAINED CONDITION, PER CBC 1807A.3.
5. BASED ON EXPOSURE CATEGORY C.
6. WIND LOADS ASSUME LIGHT POLE IS A36 (MIN.) STEEL.
7. CONCRETE STRENGTH flc = 3,000 PSI

5 LIGHTPOST FOUNDATION
NO SCALE

3 STORM DRAIN CLEANOUT
NO SCALE

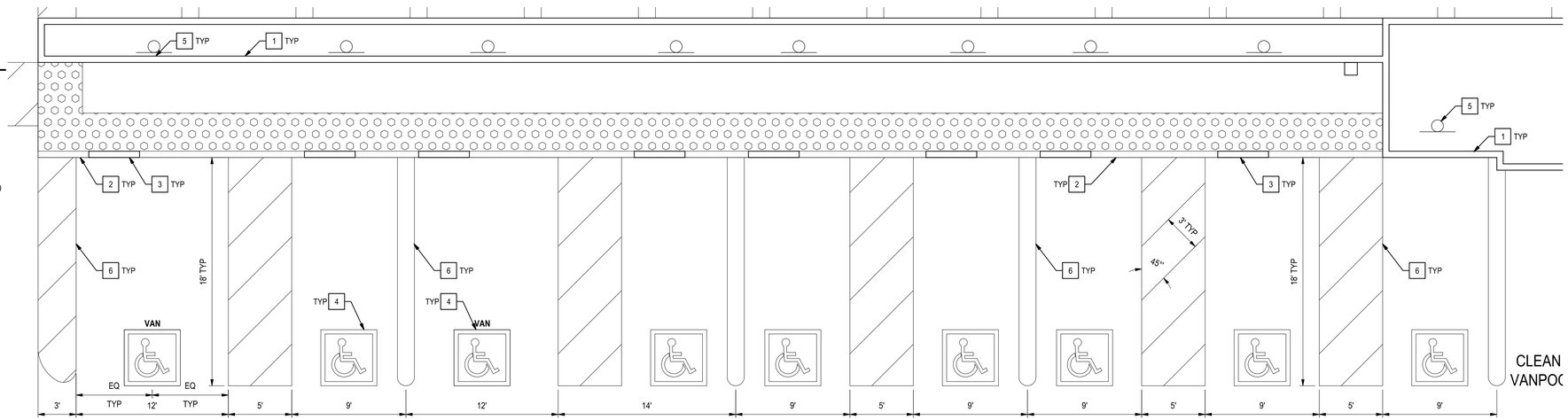




6 SANITARY SEWER CLEANOUT
NO SCALE

KEY NOTES

1	6" VERTICAL CURB PER DETAIL 1 ON SHEET C7.1
2	FLUSH CURB WITH TRUNCATED DOMES, PER DETAIL 5 ON SHEET C7.0
3	4' WHEEL STOP PER DETAIL 2 ON SHEET C7.0
4	ACCESSIBLE PARKING SYMBOL PER DETAIL 4 ON SHEET C7.0
5	ACCESSIBLE PARKING SIGNAGE PER DETAIL 7 ON SHEET C7.0
6	4" PAINTED YELLOW STRIPING
7	TOW SIGN PER DETAIL 6 ON SHEET C7.0



7 ACCESSIBLE PARKING ENLARGEMENT
SCALE: 1"=5'

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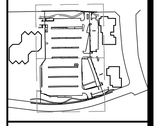
- SURVEYING

McCARTHY

REVISIONS

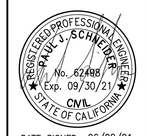
No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD



DATE SIGNED: 06/08/21

SHEET TITLE

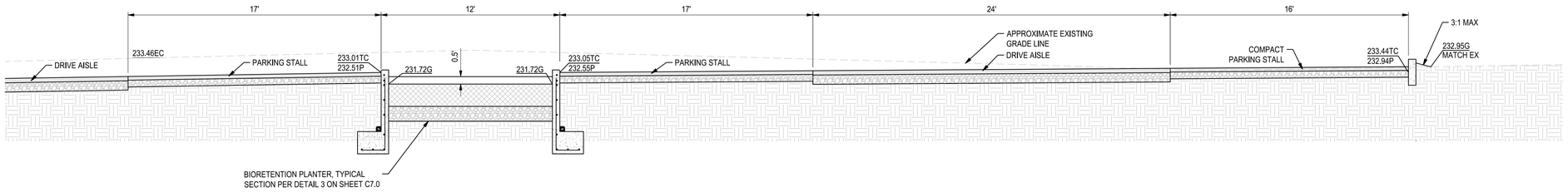
DETAILS II

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

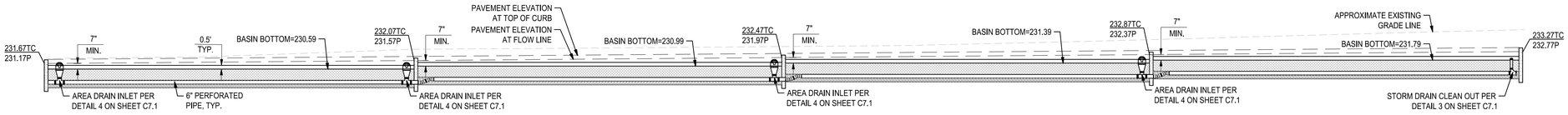
SHEET:
C7.1
OF: 29

F:\JOB\Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C7.1-DETAILS II.dwg — 06/08/21

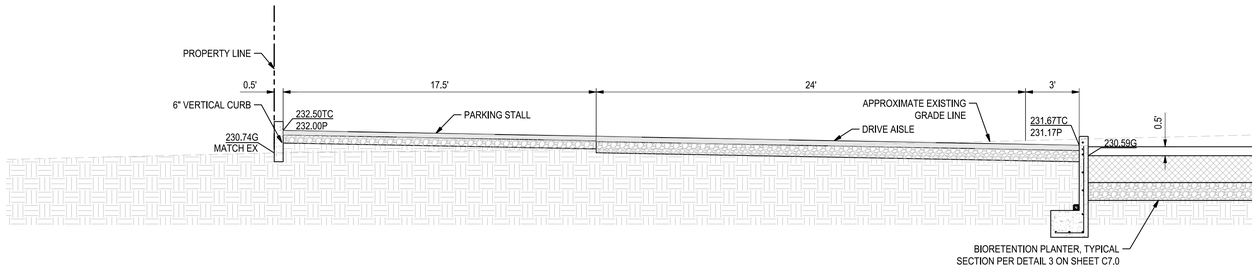
2021-06-08 PLANNING DEPARTMENT BC#2



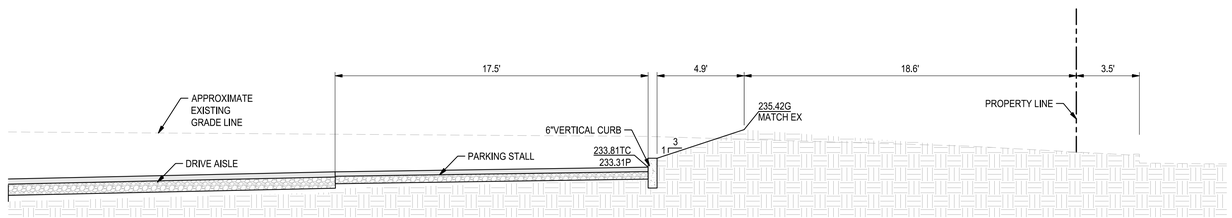
1 SECTION A-A
NO SCALE



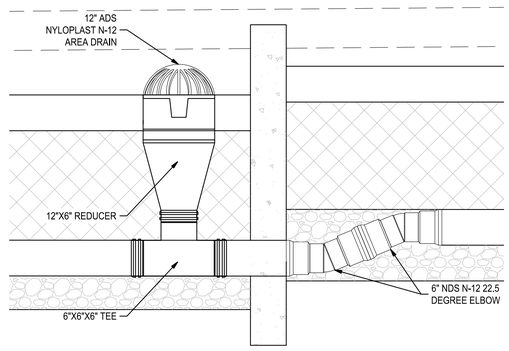
2 SECTION B-B
NO SCALE



3 SECTION C-C
NO SCALE



4 SECTION D-D
NO SCALE



5 BIORETENTION AREA DRAIN FITTING DETAIL
NO SCALE

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- SURVEYING

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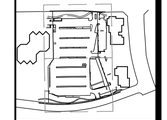
REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER
PAUL J. SCHNEIDER
No. 62488
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

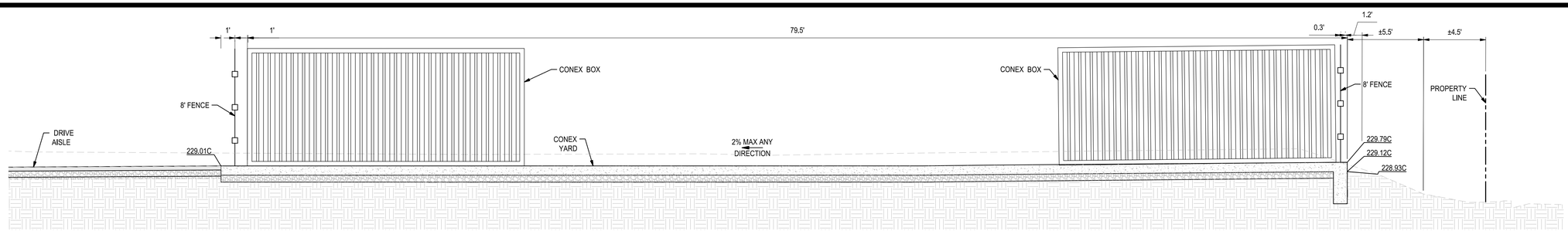
DETAILS III

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

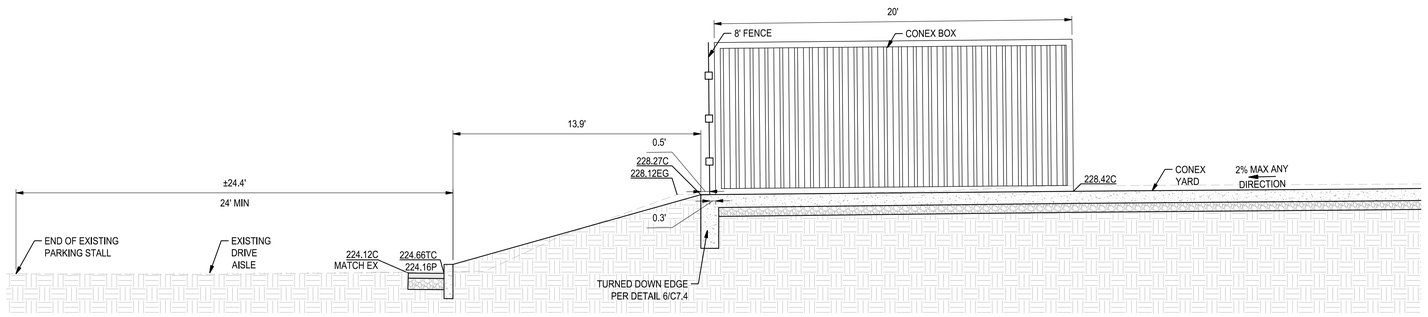
SHEET:
C7.2
OF: 29

F:\Job Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C7.2-DETAILS III.dwg --- 06/08/21

2021-06-08 PLANNING DEPARTMENT BC#2



1 SECTION E-E
NO SCALE



2 SECTION F-F
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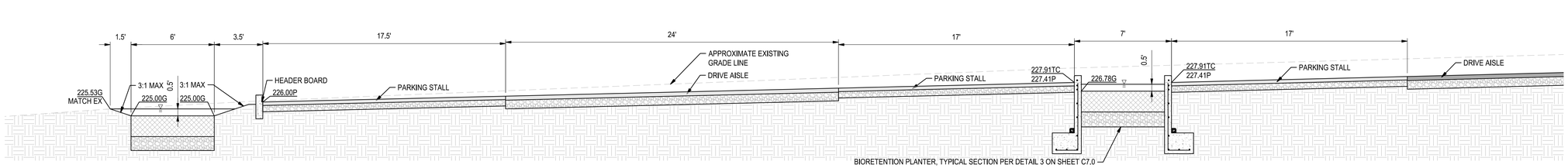

3 SECTION G-G
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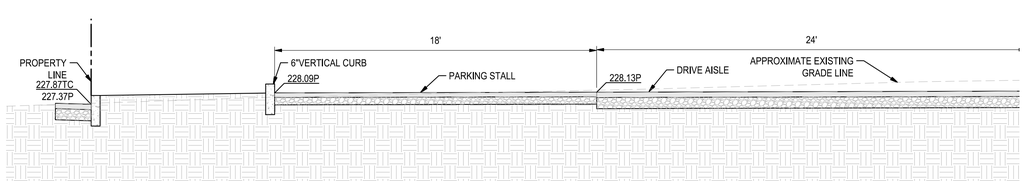
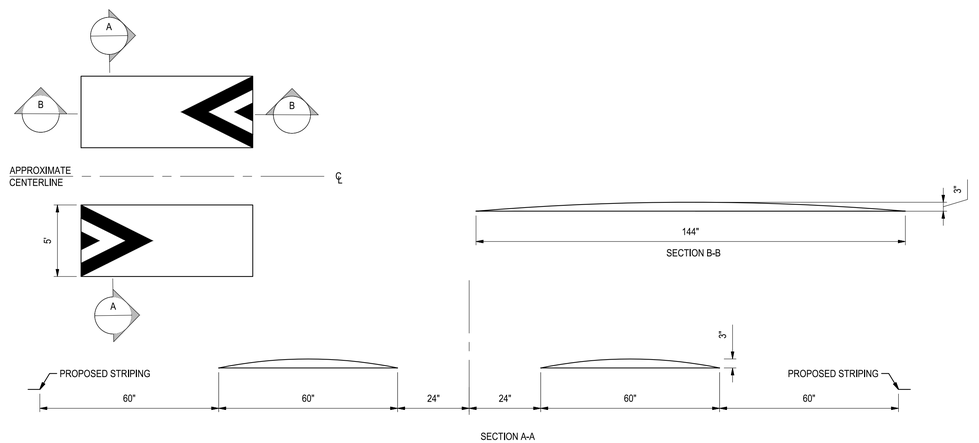


4 SECTION H-H
NO SCALE



5 TYPICAL SPEED CUSHION DESIGN
NO SCALE

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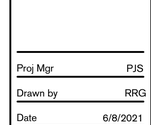
McCARTHY

REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

DATE SIGNED: 06/08/21

SHEET TITLE

DETAILS IV

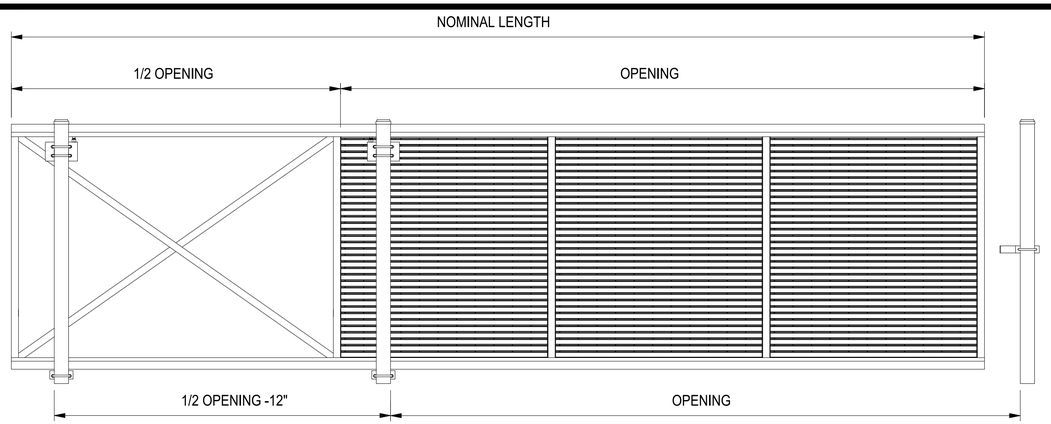
Proj Mgr PJS
Drawn by RRG
Date 6/8/2021
Job No. 20110

SHEET:
C7.3
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

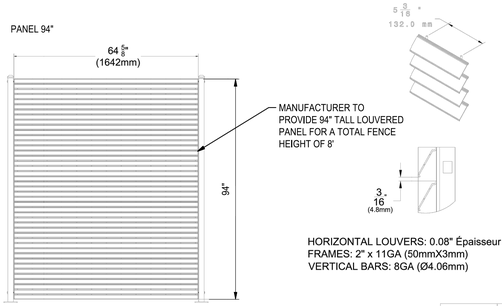
P:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C7.3-DETAILS IV.dwg -- 06/08/21

SINGLE CANTILEVER SLIDE GATE



1 OMEGA II SINGLE CANTILEVER SLIDE GATE
NO SCALE

OMEGA 80 PANEL ON SQUARE POST — REVISION 02 — 322109600



HORIZONTAL LOUVERS: 0.08" Épaisseur (2mm)
FRAMES: 2" x 11GA (50mmX3mm)
VERTICAL BARS: 8GA (Ø4.06mm)

PANEL HEIGHT	NUMBER OF KITS PER POST
1963 mm (77"H)	3

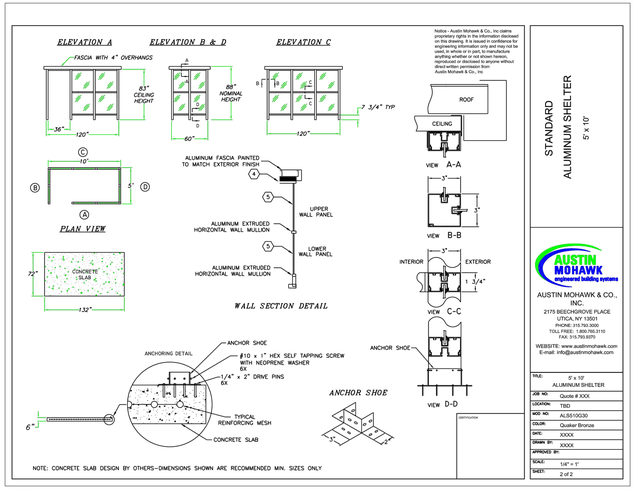
FOR FURTHER PANEL INFORMATION, PLEASE SEE SPECIFICATIONS.

SYSTÈMES DE CLÔTURES omega II FENCE SYSTEMS

Omega II Fence Systems
1735 blvd. St-Elzéar West
Laval, Quebec
H7L 3N6

Tel: 450-686-9600
1 800 836 6342
Fax: 450-681-5318
www.omegatwo.com

94" — 115



NOTE: CONCRETE SLAB DESIGN BY OTHERS–DIMENSIONS SHOWN ARE RECOMMENDED MIN. SIZES ONLY

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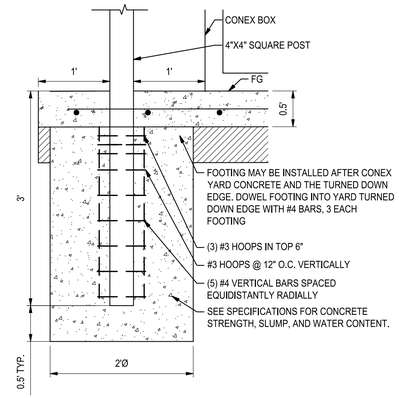
STANDARD ALUMINUM SHELTER 5' x 10'

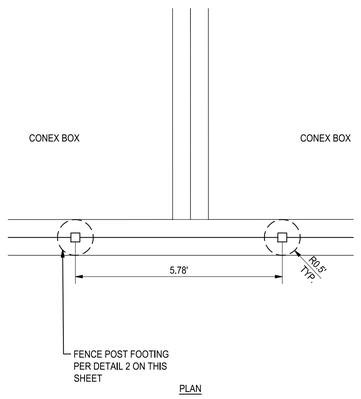
AUSTIN MOHAWK & CO., INC.
2175 BEECHGROVE PLACE
UTICA, NY 13501
PHONE: 315.793.3300
TOLL FREE: 1.800.765.3116
FAX: 315.793.8370
WEBSITE: www.austinmohawk.com
E-mail: info@austinmohawk.com

TITLE:	5' x 10' ALUMINUM SHELTER
JOB NO:	Quote # XXX
LOCATION:	TBD
MOD NO:	ALS510G30
COLOR:	Quaker Bronze
DATE:	XXXX
Drawn BY:	XXXX
APPROVED BY:	
SCALE:	1/4" = 1'
SHEET:	2 of 2

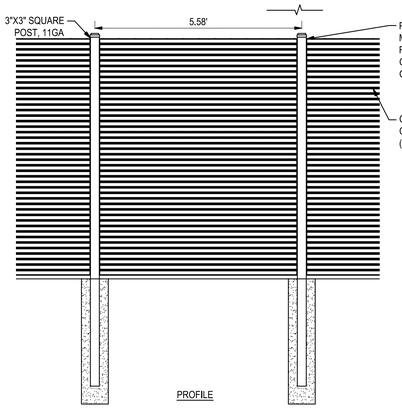
NOTES:
1. SEE SPECIFICATION SECTION 12 93 00 FOR ADDITIONAL REQUIREMENTS.
2. INSTALL ONE BENCH PER SHELTER PER THE PROJECT SPECIFICATIONS.

2 GATE POST FOOTING
NO SCALE



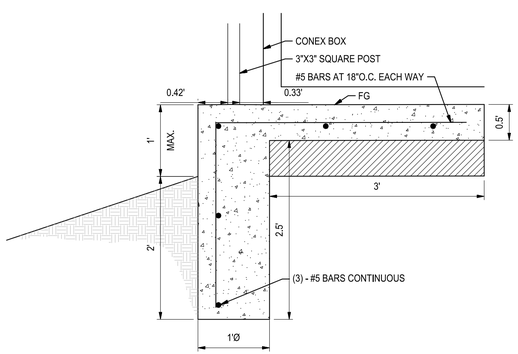


PLAN



PROFILE

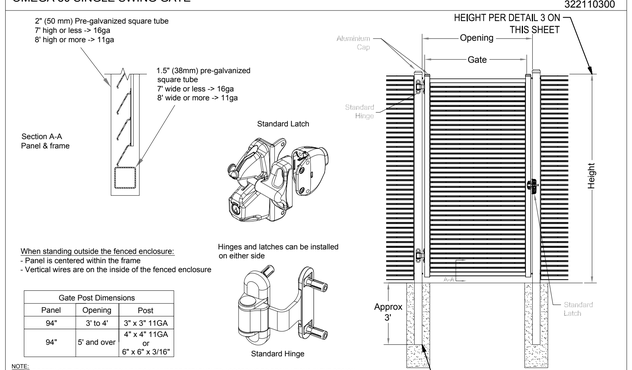
3 OMEGA80 LOUVERED PANEL
NO SCALE



4 SHUTTLE SHELTER
NO SCALE

5 OMEGA80 FENCE DETAIL
NO SCALE

OMEGA 80 SINGLE SWING GATE — REVISION 02 — 322110300



When standing outside the fenced enclosure:
- Panel is centered within the frame
- Vertical wires are on the inside of the fenced enclosure

Gate Post Dimensions		
Panel	Opening	Post
94"	3' to 4'	3" x 3" 11GA
94"	5' and over	4" x 4" 11GA or 6" x 6" x 3/16"

NOTE:
THE DEPTH OF THE CONCRETE FOUNDATIONS MUST BE ESTABLISHED ACCORDING TO REGULATIONS IN THE REGION WHERE THE INSTALLATION IS CARRIED OUT. A MINIMUM DEPTH OF 1070 MM (42 IN.) IS RECOMMENDED. THE RECOMMENDED FOUNDATION DIAMETER IS 200mm (8 IN.) FOR A COMMERCIAL SITE AND 152 MM (6 IN.) FOR RESIDENTIAL INSTALLATION. REGULATIONS OF THE REGION TAKES PRECEDENCE OVER THE SPECIFICATIONS MENTIONED ABOVE.

SYSTÈMES DE CLÔTURES omega II FENCE SYSTEMS

Omega II Fence Systems
Laval, Quebec
H7L 3N6

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1-800-836-6342
Fax: 450-681-5318
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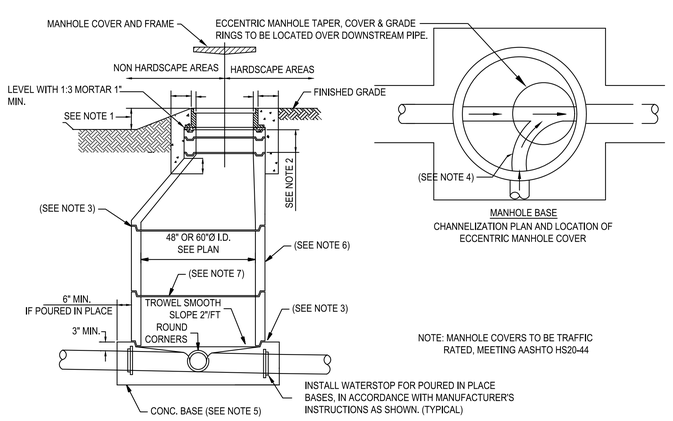
121

6 TURNED DOWN SLAB EDGE
NO SCALE

7 OMEGA 80 SINGLE SWING GATE
NO SCALE



MANHOLE BASE
CHANNELIZATION PLAN AND LOCATION OF ECCENTRIC MANHOLE COVER

NOTE: MANHOLE COVERS TO BE TRAFFIC RATED, MEETING AASHTO HS20-44

NOTES:

1. WHEN MANHOLES ARE INSTALLED IN UNIMPROVED AREAS, THE TOP OF THE COVER SHALL BE A MIN. OF 6" ABOVE GRADE (1.5" IN DG AREAS). SLOPE @1:2 TO MATCH FINISH GRADE.
2. MIN. OF ONE 3" GRADE ADJUSTMENT MAX. HEIGHT OF GRADE ADJUSTMENT RINGS = 20", ALTERNATELY, CONTRACTOR MAY CAST GRADE ADJUSTMENT RINGS IN PLACE.
3. SET ALL BARREL SECTIONS & TAPER SECTIONS IN PLASTIC GASKET, RAM-NEK OR EQUAL TYPICAL JOINT USE (1)¾"x2-1/2" RAM-NEK SEAL, OR EQUAL 6" WIDE GROUT BAND ON INSIDE & OUTSIDE.
4. AFTER LOWER RING SECTION IS SET, CUT OUT TOP HALF OF PIPE FLUSH WITH INSIDE FACE OF M.H. WALL AND CONSTRUCT SHELF & U-SHAPED CHANNEL. MAKE ELEVATION CHANGES GRADUALLY AND DIRECTIONAL CHANGES WITH SMOOTH CURVES. SLOPE AND SIZE OF CHANNELS SHALL MATCH UPSTREAM AND DOWNSTREAM PIPES. MANHOLE CHANNELS WITH A HORIZONTAL CHANGE IN DIRECTION OF 30° OR MORE SHALL HAVE A MIN. DROP OF 0.1' ACROSS THE MANHOLE OR SHALL MATCH THE SLOPE OF THE WHICHEVER IS GREATER.
5. POURED-IN-PLACE BASE SHALL BE POURED FULL THICKNESS ON UNDISTURBED SOIL. PRECAST BASE SHALL BE PLACED ON 6" MIN. OF ¾" DRAIN ROCK INSTALLED AGAINST UNDISTURBED EARTH.
6. STANDARD MANHOLE BARREL SECTION PER ASTM C478.
7. 48"Ø I.D. M.H. TO BE USED FOR ALL MAINS LESS THAN 18"Ø, 60"Ø I.D. TO BE USED FOR ALL MAINS 18"Ø TO 48"Ø OR WHERE INSIDE DROP FITTINGS ARE USED.
8. MANHOLE COVERS TO BE TRAFFIC RATED, MEETING AASHTO HS20-44

8 MANHOLE
NO SCALE

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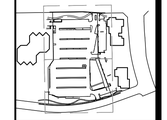
REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER — PAUL J. SCHIEBER — No. 62498 — Exp. 09/30/21 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

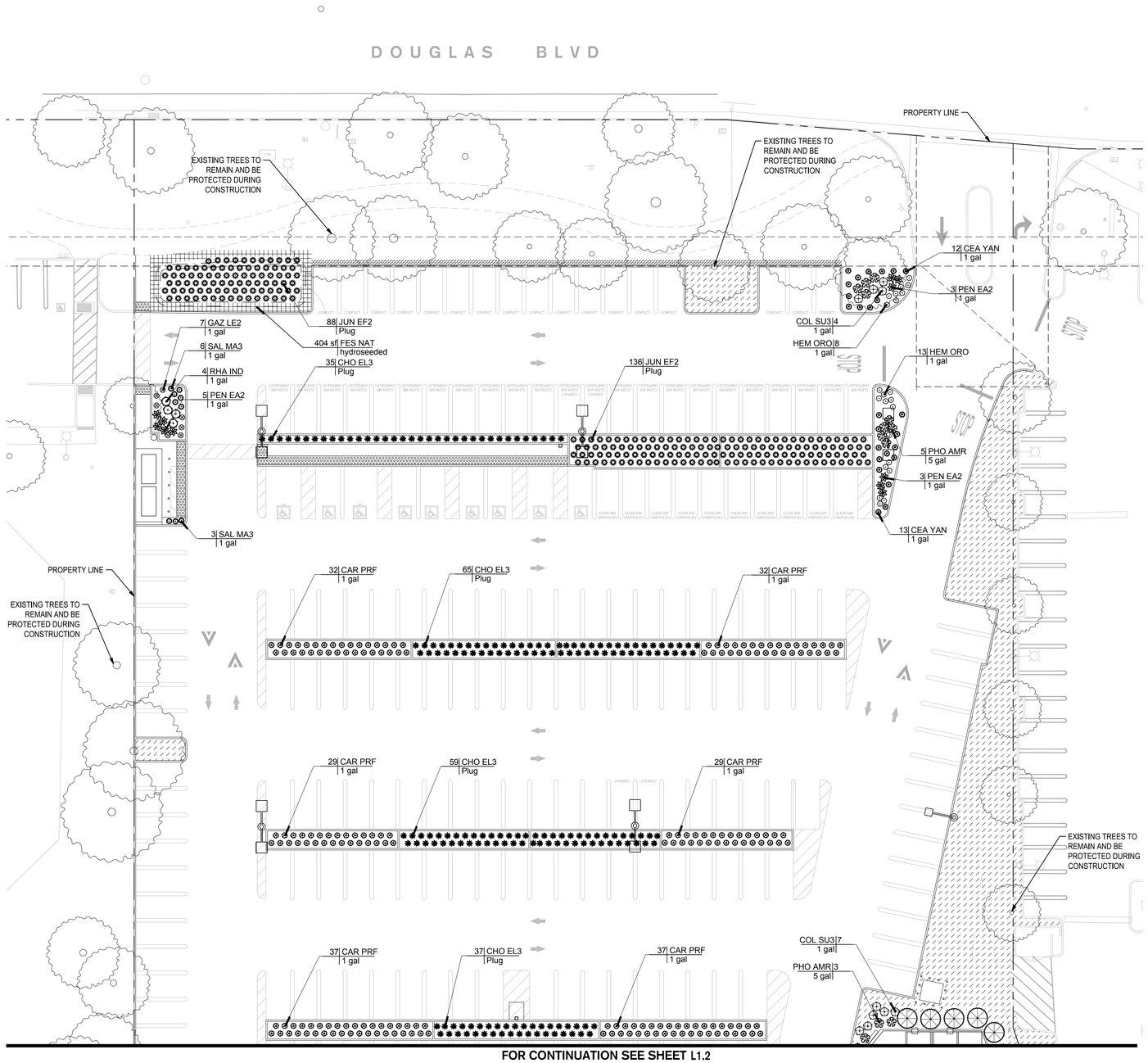
DETAILS V

Proj Mgr	PJS
Drawn by	RRG
Date	6/8/2021
Job No.	20110

SHEET:
C7.4
OF: 29

F:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C7.4+DETAILS V.dwg --- 06/08/21

2021-06-08 PLANNING DEPARTMENT BC#2



FOR CONTINUATION SEE SHEET L1.2

PLANT LEGEND

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	CEA YAN	Ceanothus griseus horizontalis `Yankee Point` / Yankee Point Carmel Creeper	1 gal	L	25

BIORETENTION	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	CAR PRF	Carex testacea `Prairie Fire` / Prairie Fire Orange Sedge	1 gal	M	407
	CHO EL3	Chondropetalum tectorum `El Campo` / El Campo Small Cape Rush	Plug	L	379
	JUN EF2	Juncus effusus / Soft Rush	Plug	M	407

GROUNDCOVERS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	ARC EC2	Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita	1 gal	L	48
	GAZ LE2	Gazania rigens leucolaena / Trailing Gazania	1 gal	M	7

LARGE SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	PIT TE2	Pittosporum tenuifolium / Tawhiwhi	15 gal	M	34

MEDIUM SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	COL SU3	Coleonema pulchrum `Sunset Gold` / Golden Breath Of Heaven	1 gal	M	24
	PHO AMR	Phormium x `Amazing Red` / Amazing Red New Zealand Flax	5 gal	L	23
	RHA IND	Rhaphiolepis indica `Ballerina` / Ballerina Indian Hawthorn	1 gal	L	4

ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	PEN EA2	Pennisetum setaceum `Eaton Canyon` / Eaton Canyon Fountain Grass	1 gal	L	11

SMALL SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	HEM ORO	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal	M	21
	SAL MA3	Salvia x sylvestris `May Night` / May Night Sage	1 gal	L	9

BIORETENTION BASINS - SIDES	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING	QTY
	FES NAT	Festuca x `Native Presevation Mix` / Biofiltration Mix	hydroseeded	L		1,360 sf

EXISTING LANDSCAPE PLANTING
Existing areas of landscape that are disturbed during construction. Planting areas to be replaced in-kind and existing irrigation to be modified accordingly.

BARK MULCH
Natural chip bark mulch. 3" thick layer minimum. Open Landscape areas within the project site to receive chip bark mulch in addition to all planted areas. Not installed in bioretention areas.

GENERAL PLANTING NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND CODES.
2. APPROPRIATE SOIL AMENDMENTS SHALL BE PROVIDED BASED ON SOILS TEST RESULTS PROVIDED BY CONTRACTOR.
3. PLANTING AREAS SHALL HAVE A 3" DEPTH OF APPROVED BARK MULCH AFTER FINAL SHAPING OF SAUCERS AND DRESSED OFF NEATLY.
4. TRIANGULAR SPACING FOR GROUND COVER PLANTING BEDS.
5. EXISTING TREES TO REMAIN AND SHALL BE PROTECTED DURING CONSTRUCTION. CARE SHALL BE TAKEN WHEN GRADING OCCURS WITHIN THE DRIPLINE OF THE TREE.
6. ALL WORK WITHIN THE EXISTING TREE ROOT ZONES SHALL BE DONE USING ALL POSSIBLE CARE TO AVOID INJURY TO ROOTS.

LANDSCAPE SUMMARY

TOTAL IRRIGATED LANDSCAPE AREA	17,133 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	249,522 GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	209,643 GALLON/YR

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY 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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REVISIONS

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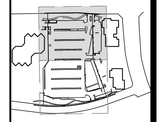
KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

LICENSED LANDSCAPE ARCHITECT
ROBERT J. NORBUTAS
No.5595
Signature
Exp. 11/30/22
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

PLANTING PLAN I

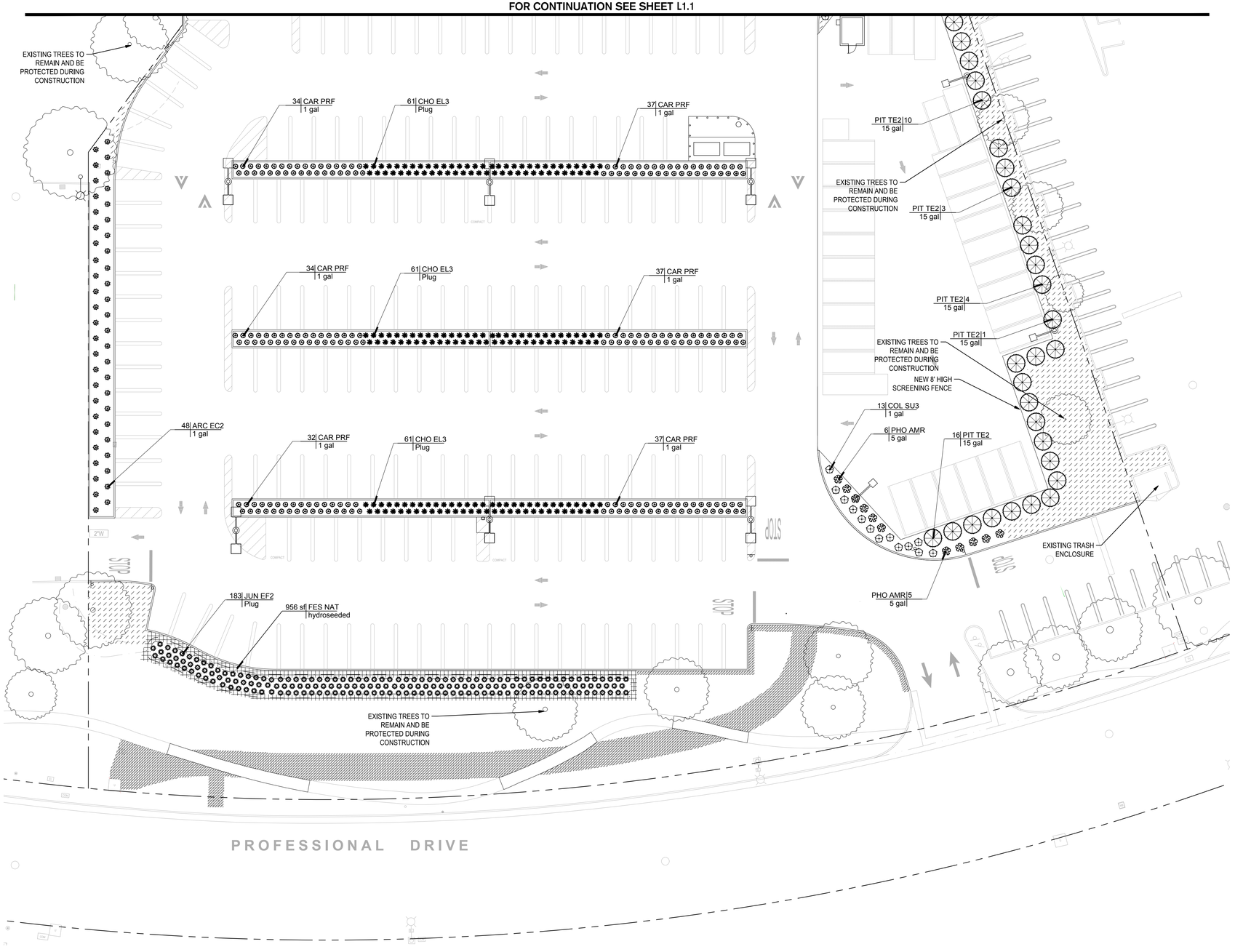
Proj Mgr	RJN
Drawn by	RJN
Date	6/8/2021
Job No.	20110

SHEET: L2.1
OF: 29

F:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-L2.1 PLANTING PLAN I.dwg — 06/08/21

2021-06-08 PLANNING DEPARTMENT BC#2

FOR CONTINUATION SEE SHEET L1.1



SEE SHEETL2.1 PLANTING PLAN I FOR PLANTING LEGEND, NOTES.

0' 10' 20' 40'
SCALE: 1"=20'

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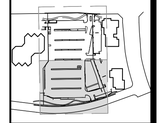

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ROSEVILLE, CA 95661

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LICENSED LANDSCAPE ARCHITECT
ROBERT J. NORBUTAS
No.5595
Signature
Exp. 11/30/22
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

PLANTING PLAN II

Proj Mgr	RJN
Drawn by	RJN
Date	6/8/2021
Job No.	20110

SHEET:
L2.2
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

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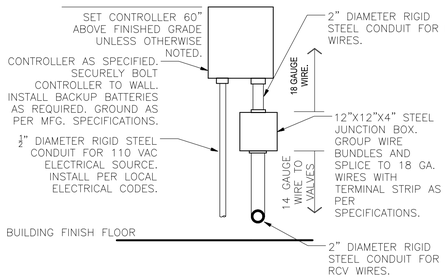
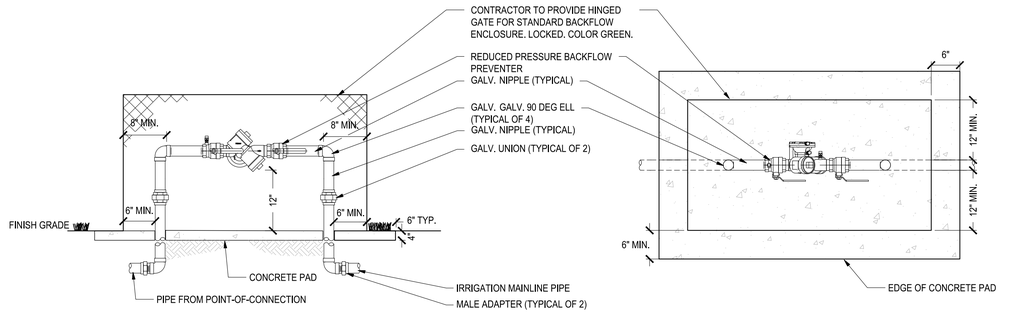
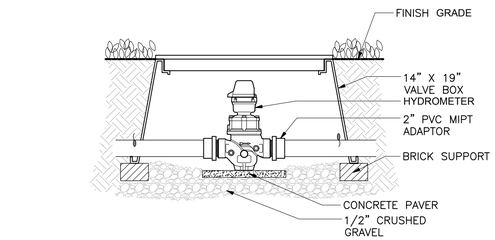


1 WALL-MOUNTED CONTROLLER
NO SCALE



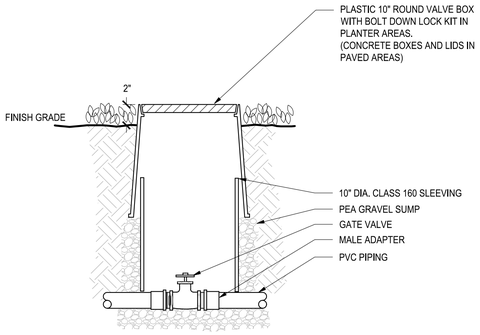
NOTES:
1. ALL GALVANIZED FITTINGS SHALL BE WRAPPED WITH 10 MIL VINYL PIPE WRAP.
2. INSTALL WEATHER BLANKET AROUND BACKFLOW PREVENTER.
3. BACKFLOW ASSEMBLIES SMALLER THAN 2.5" SHALL BE COVERED WITH AN INSULATION BLANKET, MIN R-13, GREEN, WEATHERGUARD OR EQUAL AND PROTECTED BY A LOCKABLE WIRE CAGE ENCLOSURE FASTENED TO THE PAD. THE ENCLOSURE SHALL BE HINGED, POWDER COATED GREEN AND SECURED WITH A DOUBLE-LOCKED, GALVANIZED CHAIN SUCH THAT EITHER LOCK CAN RELEASE THE CHAIN.
4. BACKFLOW ASSEMBLIES 2.5" AND LARGER SHALL BE SECURED BY A DOUBLE-LOCKED, GALVANIZED, STRAIGHT LINK CHAIN THAT LOCKS THE VALVE AND HANDWHEELS IN THE OPEN POSITION AND EITHER LOCK CAN RELEASE THE CHAIN. ONE LOCK WILL BE SUPPLIED BY CITY. IN AREAS PRONE TO VANDALISM, CITY MAY ADDITIONALLY REQUIRE LOCKABLE PROTECTIVE ENCLOSURE.

2 BACKFLOW AND ENCLOSURE
NO SCALE

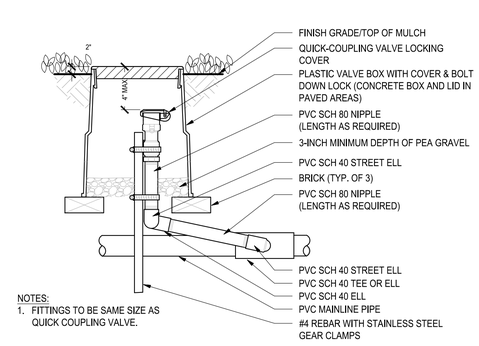


NOTES:
1. NO STRAIGHT PIPE UPSTREAM AND DOWNSTREAM OF HYDROMETER IS REQUIRED.
2. CONTRACTOR SHALL INSTALL AN ISOLATION VALVE UPSTREAM OF THE HYDROMETER.

3 HYDROMETER
NO SCALE

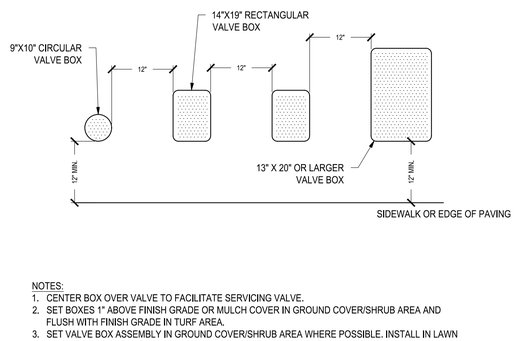


4 GATE VALVE
NO SCALE



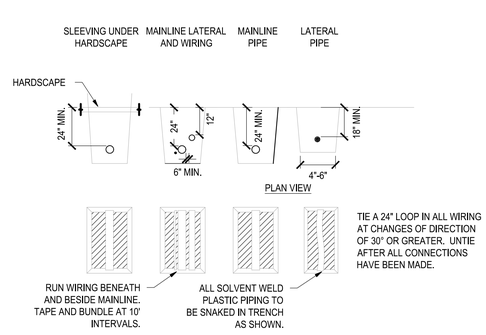
NOTES:
1. FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE.

5 QUICK COUPLER
NO SCALE



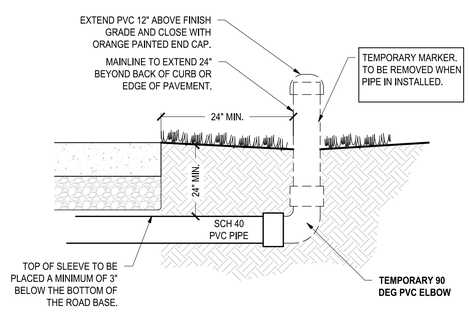
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA 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

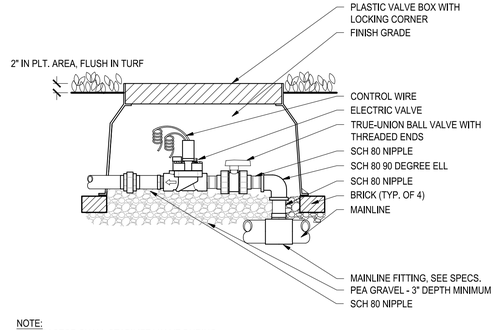


NOTES:
1. SLEEVE 24" BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. SNAKE ALL PLASTIC PIPING IN TRENCHES FROM SIDE TO SIDE AS SHOWN, AT A 50' INTERVAL.

7 PIPE AND WIRE TRENCHING
NO SCALE



8 PIPE SLEEVE WITH 90 ELBOW
NO SCALE



NOTE:
CONTRACTOR SHALL STABILIZE VALVE DURING INSTALLATION UNTIL BACKFILL IS COMPLETE.

9 REMOTE CONTROL VALVE WITH BALL VALVE
NO SCALE

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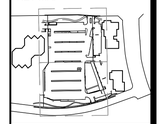
KEY MAP



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LANDSCAPE DETAILS I

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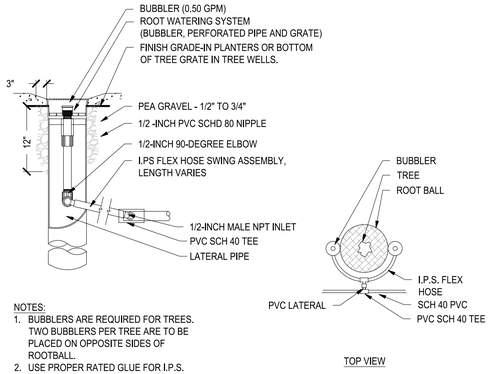
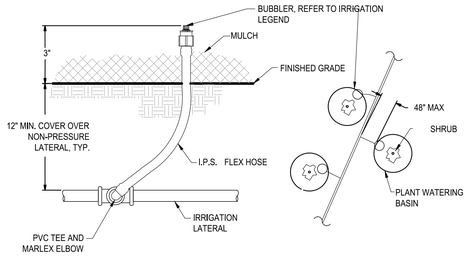


NOTES:
1. BUBBLERS ARE REQUIRED FOR TREES. TWO BUBBLERS PER TREE ARE TO BE PLACED ON OPPOSITE SIDES OF ROOTBALL.
2. USE PROPER RATED GLUE FOR I.P.S. FLEX HOSE.

TOP VIEW

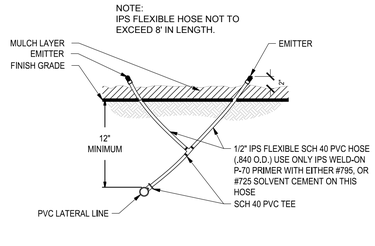
1 DEEP ROOT WATERING SYSTEM
NO SCALE



SECTION PLAN - LAYOUT

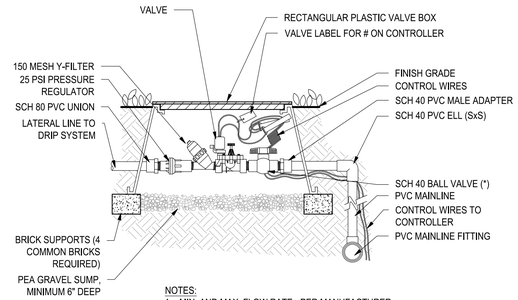
NOTES:
A. LOCATE BUBBLER/RISER 6" MIN. FROM BUILDING FOUNDATION, WALL, OR PAVING.
B. REFER TO SPECIFICATIONS AND PLAN SHEETS FOR MORE INFORMATION.
C. RISER LENGTH NOT TO EXCEED 48".
D. EACH EMITTER TO HAVE SEPARATE RISER.
E. CONTRACTOR SHALL INSTALL LATERALS AS REQUIRED IN PLANTER AREAS.
F. INSTALL UPHILL SIDE OF PLANT.

2 SHRUB BUBBLER
NO SCALE



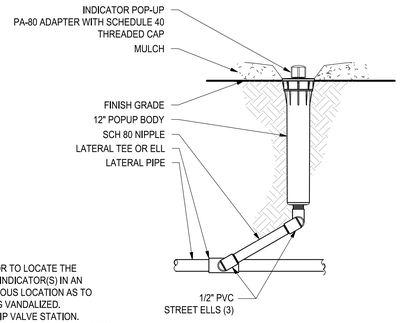
NOTES:
1. USE MULTI EMITTER SET-UP FOR CLOSELY SPACED SHRUB AND GROUND COVER AREAS. CONTRACTOR MAY INSTALL UP TO THREE (3) EMITTERS PER EACH LATERAL TEE.

3 SHRUB BUBBLER - MULTIPLE EMITTERS
NO SCALE



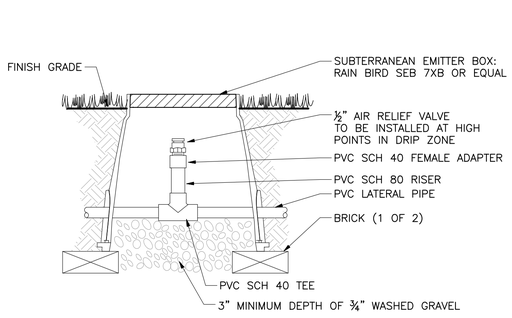
NOTES:
1. MIN. AND MAX. FLOW RATE - PER MANUFACTURER.
2. (*) PARTS IN DRIP ZONE KIT.

4 REMOTE CONTROL VALVE-DRIP
NO SCALE

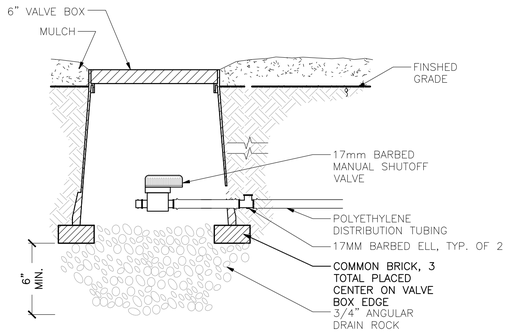


NOTES:
1. CONTRACTOR TO LOCATE THE OPERATION INDICATOR(S) IN AN INCONSPICUOUS LOCATION AS TO AVOID BEING VANDALIZED.
2. ONE PER DRIP VALVE STATION.
3. LOCATED WITHIN 8 FEET OF VALVE BOX.

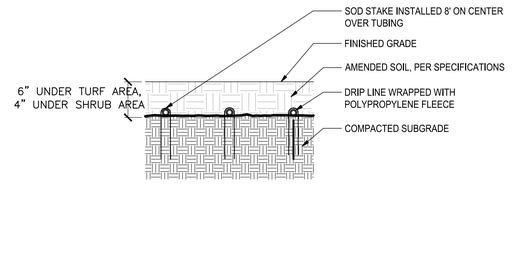
5 DRIP SYSTEM OPERATION INDICATOR
NO SCALE



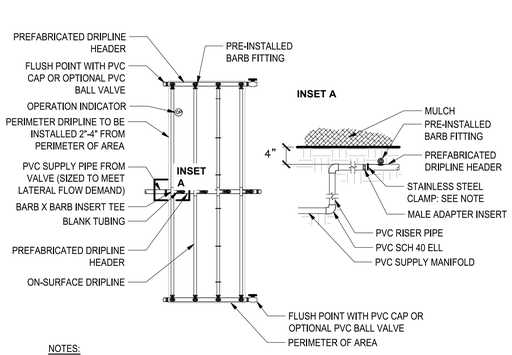
6 AIR RELIEF VALVE
NO SCALE



7 MANUAL FLUSH VALVE
NO SCALE

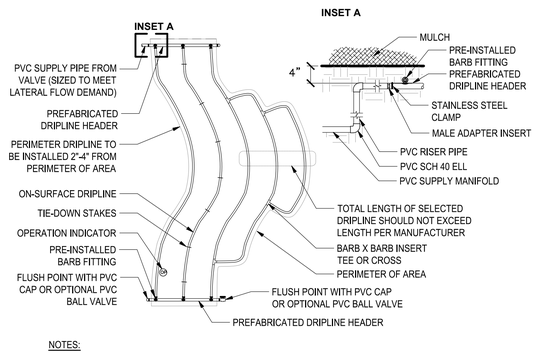


8 DRIPLINE DEPTH
NO SCALE SECTION



NOTES:
A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHALL NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.
C. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, STAINLESS STEEL CLAMPS SHALL BE INSTALLED ON EACH FITTING.

9 SUBSURFACE DRIPLINE - CENTER FEED LAYOUT
NO SCALE



NOTES:
A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.
C. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
D. 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.

10 SUBSURFACE DRIPLINE - CURVED EDGE LAYOUT
NO SCALE

SIEGFRIED
900 Howe Ave, Suite 200
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916-520-2777
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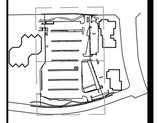
LANDSCAPE ARCHITECTURE
SURVEYING
McCARTHY

REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

LICENSED LANDSCAPE ARCHITECT
ROBERT J. NORBUTAS
No.5595
Signature
Exp. 11/30/22
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

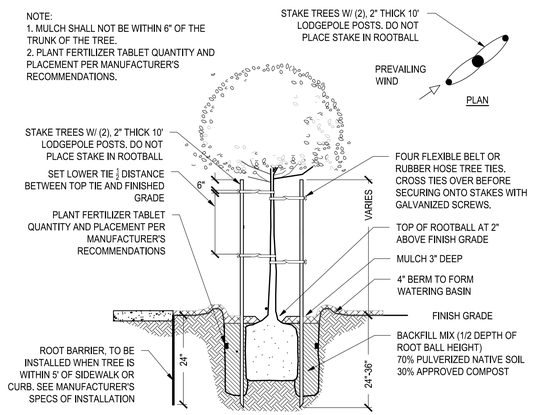
LANDSCAPE DETAILS II

Proj Mgr	RJN
Drawn by	RJN
Date	6/8/2021
Job No.	20110

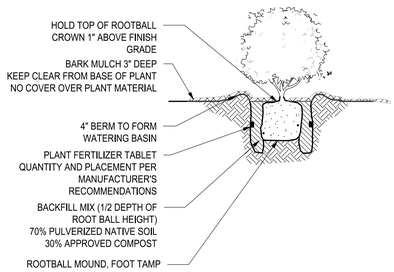
SHEET:
L3.1
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

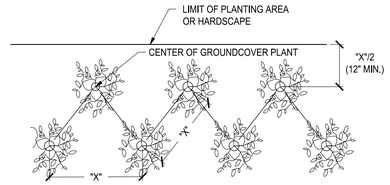
F:\2Projects\20110 Roseville Kaiser Temporary Parking Lot\Docs and Graphics\Improvement Plans\20110-L3.1 LANDSCAPE DETAILS II.dwg — 06/08/21



2 TREE PLANTING & STAKING
NO SCALE

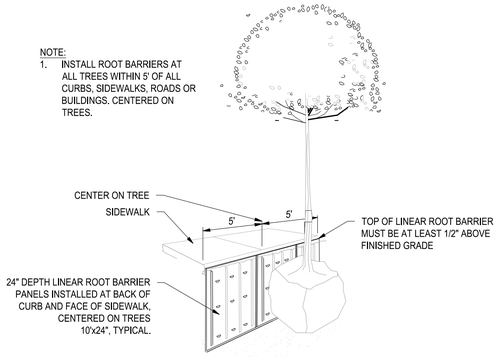


3 SHRUB PLANTING
NO SCALE



NOTES:
1. "X" REPRESENTS PLANT SPACING ON CENTER PER PLANTING PLAN.
2. AFTER ALL TREES, SHRUBS AND GROUNDCOVER HAVE BEEN PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS PER MANAFACTURER'S SPECIFICATIONS.

4 GROUNDCOVER SPACING
NO SCALE



5 LINEAR ROOT BARRIER
NO SCALE

TREE PLANTING PIT NOTES
1. TREE PIT SHALL BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREE.
2. FILL PIT WITH WATER.
3. IF WATER REMAINS AFTER 24-HOUR PERIOD, AUGER THREE (3) 4-INCH DIAMETER BY 3-FOOT DEEP HOLES AT THE BOTTOM OF THE TREE PIT.
4. BACKFILL WITH DRAIN ROCK.

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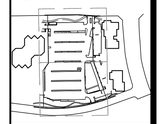
SURVEYING
McCARTHY

REVISIONS

No.	Date	Description
1	6/8/2021	PLANNING DEPARTMENT BC #2

KEY MAP



PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

LICENSED LANDSCAPE ARCHITECT
ROBERT J. NORBUT
No. 5595
Signature
Exp. 11/30/22
STATE OF CALIFORNIA

DATE SIGNED: 06/08/21

SHEET TITLE

LANDSCAPE DETAILS III

Proj Mgr RJN
Drawn by RJN
Date 6/8/2021
Job No. 20110

SHEET:
L3.2
OF: 29

2021-06-08 PLANNING DEPARTMENT BC#2

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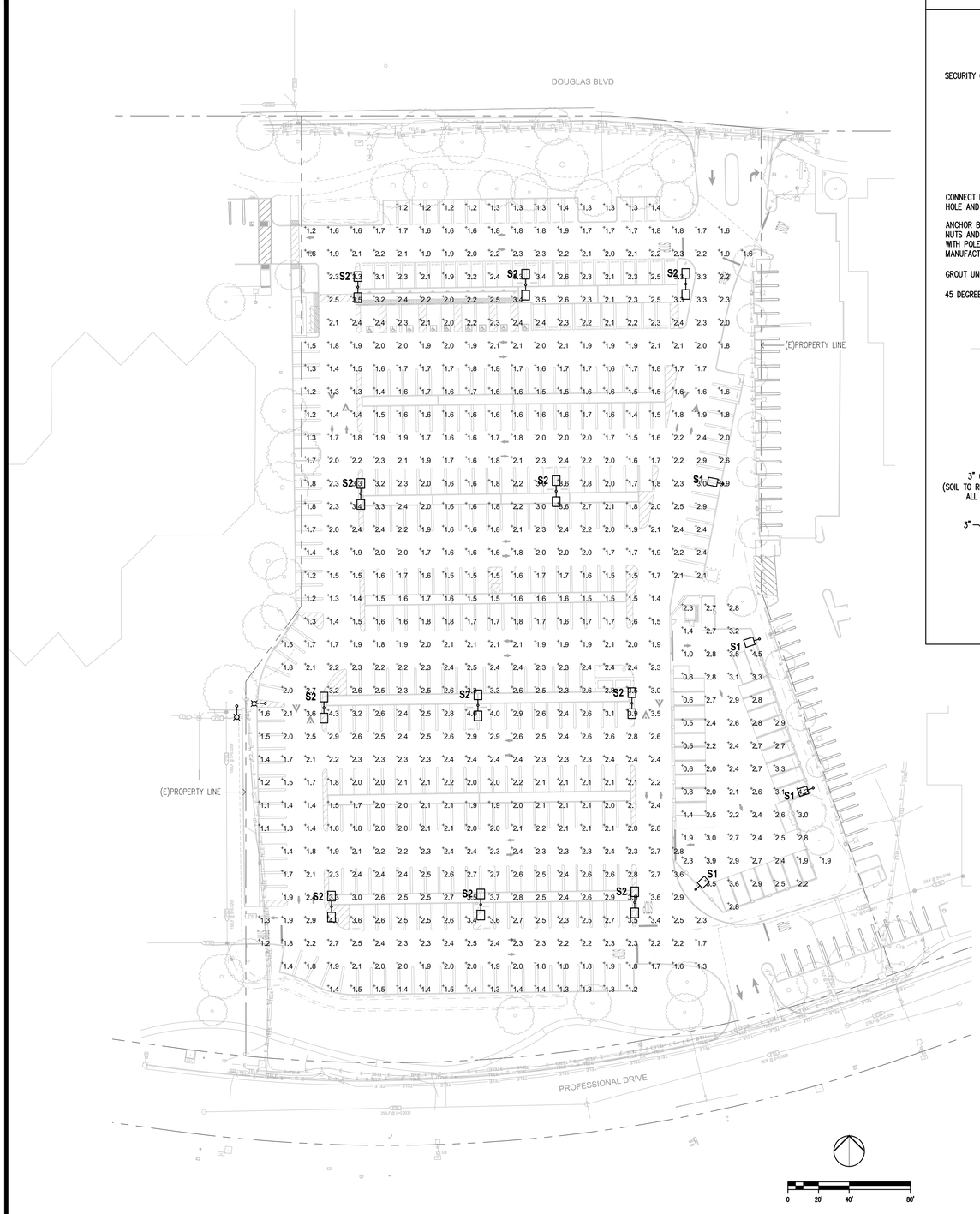
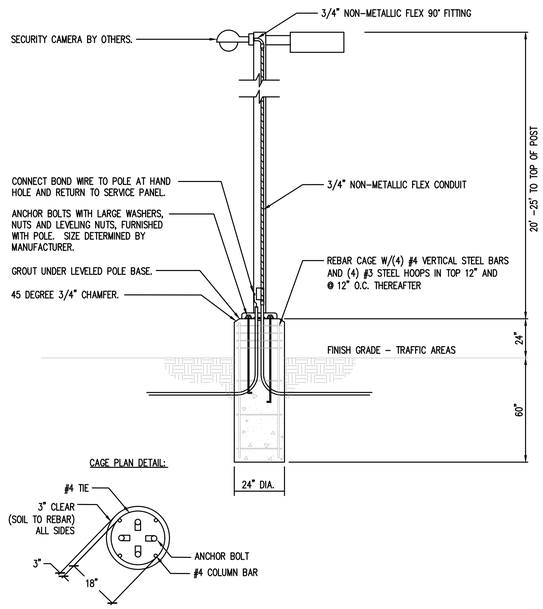


1 E2.2

SITE PLAN - PHOTOMETRICS

SCALE: 1" = 40'-0"

TYPICAL LIGHT POLE DETAIL



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONNEX YARD	+	2.5 fc	4.5 fc	0.5 fc	9.0:1	5.0:1
PARKING LOT	+	2.1 fc	4.3 fc	1.1 fc	3.9:1	1.9:1

LUMINAIRE TYPE 'S1' AND 'S2'

D-Series Size 0
LED Area Luminaire

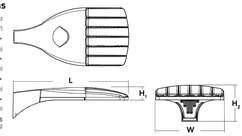
Catalog Number
Notes
Type

Fill the 3rd-key or remove over the page to see all interactive elements.

d-series

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_1$: 3" (7.62 cm)
Height$_2$: 7" (17.8 cm)
Weight (max): 16 lbs (7.26 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] XVOLT (277V-480V)[1,5,6] 120[6] 208[6] 240[6] 277[6] 347[6] 480[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[7] WBA Wall bracket[7] SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9,24] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (control ordered separate)[18] PERS Five-pin receptacle only (control ordered separate)[18,20] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[18,21] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[10,24] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[10,24] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[10,24] PIR1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[10,24] FAO Field adjustable output[22]	**Shipped installed** HS House-side shield[23] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[7] R90 Right rotated optics[7] DDL Diffused drop lens[23] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[25] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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DSXO-LED
Rev. 01/14/21
Page 1 of 8

LITHONIA LIGHTING

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for DSA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

See footnotes next page.

OUTDOOR

POLE-SSS

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

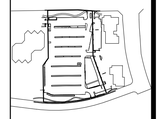
SCHETTER ELECTRIC LLC
Contracting and Engineering
471 Bannon Street
Sacramento, CA 95811
(916) 446-2521
Fax (916) 446-2624
CA License No. 1049534

McCARTHY

REVISIONS

No.	Date	Description
	05/19/21	PERMIT SET

KEY MAP



PROJECT

KAISER ROSEVILLE TEMPORARY PARKING LOT

2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

THESE PLANS HAVE BEEN PREPARED BY SCHETTER ELECTRIC, LLC. IN ACCORDANCE WITH THE CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 6737.3 FOR EXCLUSIVE USE BY SCHETTER ELECTRIC, LLC. IN THE DESIGN-BUILD ELECTRICAL INSTALLATION OF THE INDICATED WORK. THESE PLANS ARE THE SOLE PROPERTY OF SCHETTER ELECTRIC, LLC. AND ARE NOT TO BE USED FOR THE PURPOSE OF BIDDING OR INSTALLATION BY ANY OTHER ELECTRICAL CONTRACTOR.

REGISTERED PROFESSIONAL ENGINEER
JAMES WAYNE HINES
E 009586
Exp. 9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

SIGNATURE DATE: 5/19/2021

SHEET TITLE

SITE PLAN - PHOTOMETRICS

Proj Mgr	WM
Drawn by	KH
Date	05/19/2021
Job No.	2140003

SHEET:
E2.2

Drawing file: C:_project Folders\2121 Numbered Jobs\2140003 Kaiser Ros Parking Lot\2140003 Electrical\2140003 Working\2140003 Working.dwg; Last saved by: Kauzong Her on Wednesday, May 19, 2021 9:35:18 AM

PC EXHIBIT H

TREE ASSOCIATES
1729 Mariposa Circle
Davis, CA 95618
treeassociates.net

March 3, 2021

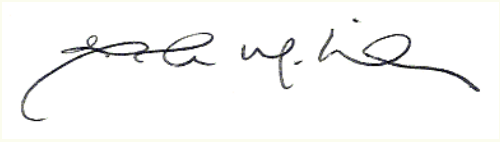
Belinda Young
HOK

RE: Tree Evaluation, Impact Assessment and Preservation Specifications:
2130 Douglas Boulevard, Roseville

Belinda,

Attached is an Arborist Report for 2130 Douglas Boulevard, Roseville. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

TREE EVALUATION, IMPACT ASSESSMENT AND PRESERVATION SPECIFICATIONS 2130 DOUGLAS BOULEVARD, ROSEVILLE

Prepared for
HOK
San Francisco, California

Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.
Owner, President, Principal Consulting Arborist
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

March 3, 2021

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History/Assignment

I was contacted by Belinda Young with HOK who requested that I prepare an Arborist Report including a tree evaluation, impact assessment and preservation guidelines for a Kaiser Project located at 2130 Douglas Boulevard in Roseville. I included all trees with trunks on the property or on the property line as well as trees with trunks off the property which were close enough to the project site to potentially be impacted from the project.[1]

This report summarizes findings from my on-site evaluation and review of construction drawings. I have provided a rating of the severity of potential impacts of the proposed development as well as possible design modifications and construction methods to reduce impacts to the trees. I have also provided tree preservation specifications.

Limits of the Assignment

- Tree conditions change over time and, as they change, this report may need to be revised.
- It was assumed that no significant tree root injury occurred as the result of past demolition or any other activity.
- The tree impact assessment was based on my review of demolition, grading and utility plans dated January 8, 2021.
- Impact ratings assumed that 1) my description of construction was accurate; 2) my understanding of typical construction practices was accurate; 3) the extent of excavation was less than or equal to 5 feet off buildings and 1 foot off roadways, parking and walkways; 4) utility trenches were not laid back; 5) all preservation specifications would be followed, *including no soil disturbance within tree protection zones (TPZ's) or modified tree protection zones (MTPZ's).*[2]
- Once construction plans are prepared, the impact assessment should be updated. If there are changes to the location of infrastructure or there is additional planned infrastructure/construction activity within the TPZ or MTPZ, the impact ratings and recommendations for retained trees may need to be adjusted.

[1] Note that the City of Roseville's code indicates that protected trees are native oaks with trunk diameters equal to or exceeding 6 inches.

[2] A modified tree protection zone (MTPZ) is defined herein as the area remaining within a tree's tree protection zone excepting the area covered by infrastructure including over-excavation zones.

Tree Evaluation

Exhibit 1 summarizes the results of my tree evaluation between February 15th and 19th, 2021. For each of the trees, the following data is provided. Tree locations are found on the attached topographic plan.

- Tree # – corresponds to a unique tree number indicated on a tag affixed to each tree. Note that lettered trees were not tagged.
- Species – common and scientific name of the tree.
- Trunk Dia. – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- TPZ (Tree Protection Zone) – the radius in feet of a circular tree protection zone (centered at the trunk) recommended by the author.
- Comments – comments regarding tree and landscape features that influenced health, structure and condition ratings.
- Health Rating – rating between poor and good considering the overall health of the tree. A rating of fair-good or good indicates no significant health concerns.
- Structural Rating– rating between poor and good considering the overall structure of the tree. A rating of fair-good or good indicates no significant structural concerns.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further assessment, where necessary. Note: recommendations are indicated in red where removal was recommended.

Tree Ownership Concerns

The numbered trees and some of the lettered trees were located on the subject property. I lettered trees which I thought were off property during my field work. Reviewing the topographic plan, it appears that some of the lettered trees are off property and some are on the property line. While none of the off-site trees were protected native oaks, I recommend that tree impacts and preservation measures be considered.

Tree Health Concerns

Many of the trees located adjacent to the unlandscaped areas of the project were in poor health as a result of drought stress. This is because the portion of their root system outside of the landscaped area had not been irrigated.

Tree Removal Recommendations

I recommended eight of the trees be removed because they were in poor health and or structural condition (215,227,C,E,I,J,O and Q).[3] I also recommended that removal be considered for five additional trees. Four of these trees could be preserved with additional irrigation and tree work but it may not be worth the investment and replacing the trees may be a more appropriate course of action. Tree 221 was suppressed by neighboring trees in the grouping of native oaks and it would benefit the remaining trees slightly to remove this tree.

Tree Impact Assessment

I reviewed the project's demolition, grading and utility plans dated January 8, 2021. The following data were provided for the subject trees and the results may be found in Exhibit 2, entitled Tree Impact Assessment, 2130 Douglas Boulevard, Roseville.

- Tree Number – corresponds to a round aluminum tag affixed to each tree. Lettered trees do not have tags.
- TPZ (Tree Protection Zone) – the radius in feet of a circular tree protection zone (centered at the trunk) recommended by the author; typically, one foot per inch trunk diameter.
- Description of Pre-Demolition Infrastructure/Proposed Construction within TPZ – a description of 1) pre-demolition infrastructure (if present) and 2) proposed construction and its distance from the trunk within the TPZ (*Note that these distances do not include the assumed five and one foot over excavation*).
- Impact Rating – a rating low, moderate, high or severe considering the possible impact to tree condition from construction of the proposed plan. Impact ratings assumed that 1) my description of construction was accurate; 2) my understanding of typical construction practices was accurate; 3) the extent of excavation was less than or equal to 5 feet off buildings and 1 foot off roadways, parking and walkways; 4) utility trenches were not laid back; 5) all preservation specifications would be followed, *including no soil disturbance within tree protection zones (TPZ's) or modified tree protection zones (MTPZ's).* If these assumptions are incorrect, the impact ratings and recommendations may need to be updated.
- Possible Design Modifications/Construction Methods - possible adjustments to the design and/or construction methods that could decrease the impact of the development to the trees. There may be other appropriate design modifications and/or construction methods.

[3] Note that many of the lettered trees are located off site or on the property line.

Summary of Tree Impact, Possible Design Modifications, Construction Methods

The following table summarizes tree impact ratings for the trees included in this report.

Impact Rating	Number of Trees
Low	7
Low/Moderate	6
Moderate	2
Moderate/High	1
High	2
Severe	22
To be removed due to site layout conflicts	7
TOTAL	**47**

Seven of the trees were to be removed due to site layout conflicts. The majority of the remaining trees (63% of the trees to be retained) were given greater than moderate impact ratings and 22 trees (55% of the trees to be reatained) were given severe impact ratings. Exhibit 2 provides possible design changes to reduce impacts to the trees.

It should also be noted that the landscape and irrigation plans (and other plans?) have yet not been completed. These should be reviewed and considered as well.

I have also recommended the use of construction methods which should minimize impacts. These methods as well as the tree preservation specifications should be incorporated into the design drawings.

Tree Preservation Specifications

The specifications presented below should be followed for all trees.

Design:

- Upon review of this report, modify the design to accommodate my suggested design changes or other suitable modifications where possible and appropriate. A meeting or video conference call to discuss these issues is encouraged.
- Indicate tree location, numbers and tree protection zones on all civil construction plans. Where grading or infrastructure limits encroach into the TPZ's indicate modified Tree Protection Zones (MTPZ's). The TPZ/MTPZ's should be indicated on the plans as the location of tree protection fencing.
- Engage the Consulting Arborist to revise the development impact assessment as soon as civil construction plans are developed/revised.

Pre-Construction:

- Install a temporary irrigation system capable of uniformly watering the soil within the protection zones of all trees except those to be removed.
- Irrigate the trees long enough to wet the soil to a depth of at least 24 inches once every two weeks during the non-Winter months (in the absence of rain). A tile probe may be used to determine the depth of moist soil.
- Inspect the irrigation system every two weeks during the irrigation period and repair leaks and adjust as necessary to optimize system performance.
- Install and maintain four inches of coarse woodchip mulch (from tree service operations or other source) within the TPZ's of all trees. Avoid placing mulch within three feet of trunks.
- Conduct a meeting to discuss tree preservation specifications between the Consulting Arborist and the project manager, inspector, superintendent and other pertinent parties prior to the initiation of construction.
- Prune the trees (if needed) to achieve the minimum necessary clearance for construction activities (following stake out of final building locations). All pruning should be performed by or under the direct field supervision of an ISA Certified Arborist or Tree Worker prior to construction.
- Prior to any construction activity on site, install tree protection fencing as indicated on construction plans. Utilize chain link fence with posts or anchor blocks staked into the ground. These fences should not be removed or moved until construction is complete. Avoid all soil or above ground disturbances within the fenced areas.

Tree Preservation Specifications (continued)

Construction Phase:

- Contact the Consulting Arborist for counsel if there are field changes from construction plans within TPZ/MTPZ's.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, parking, material storage, spoil, waste or washout or any other disturbance within TPZ's/MTPZ's unless shown on plans.
- Any work that is to occur within the TPZ's/MTPZ's of the trees should be monitored by the Consulting Arborist.
- Prior to trenching or grading within TPZ's/MTPZ's carefully excavate, expose and mark roots greater than or equal to 2 inches diameter and preserve them if possible or cut them cleanly with a sharp saw or reciprocating saw under Arborist supervision unless approval to skip this step is given by the Consulting Arborist.
- If roots greater than or equal to 2 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact the Consulting Arborist immediately to inspect and recommend appropriate remedial treatments.
- Irrigate trees, inspect and repair/adjust irrigation system and maintain woodchip mulch as described above.

Post Construction/On Going:

- Irrigate trees, inspect and repair/adjust irrigation system and maintain woodchip mulch as described above.
- Engage the Consulting Arborist to assess the condition of and recommend necessary treatments for the trees every spring, summer and fall. Follow Consulting Arborist's recommendations.
- Contact the Consulting Arborist if 1) the trees appear unhealthy; 2) large limbs break or other structural deficiencies are observed and/or 3) construction or other soil disturbance is necessary within the TPZ's.

Glossary[4]

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

4 Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

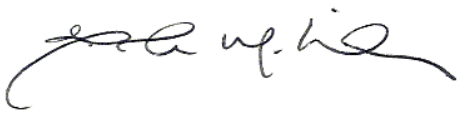
Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Certification of Performance

I certify the following is true.

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent event.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

ASSUMPTIONS AND LIMITING CONDITIONS: TREE ASSOCIATES, INC.

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser -- particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose or coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.

9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

10. Loss or alteration of any part of this report invalidates the entire report.

Exhibit 1.

Tree Evaluation Data
2130 Douglas Blvd., Roseville

To Accompany
Tree Associates Report
March 3, 2021

Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
215	interior live oak (*Quercus wislizenii*)	9,5,6,3, 4@2'	13	18	multiple trunks from base with included bark; likelihood of failure will increase with time and is essentially uncorrectable; poor candidate for preservation	fair-good	poor-fair	remove tree.
216	interior live oak (*Quercus wislizenii*)	8,6,5,7	19	17	multiple trunks from base with included bark	fair-good	poor-fair	select leader, drop crotch competing trunks or primary limbs over several pruning cycles.
217	interior live oak (*Quercus wislizenii*)	6	12	6	low vigor; codominant trunks	fair	fair	select leader, drop crotch competing trunks or primary limbs.
218	coast live oak (*Quercus agrifolia*)	11	17	11	codominant trunks	good	fair-good	select leader, drop crotch competing trunks or primary limbs.
219	coast live oak (*Quercus agrifolia*)	5,4	16	7	extreme bow; 4' from 218; 5' from 220	fair-good	poor-fair	preserve trees 219-222 as a group (include 217 and 223 if possible). maintain canopy size through regular crown reduction.
220	coast live oak (*Quercus agrifolia*)	6	13	6	3' from 218; 4' from 219; codominant trunks; unbalanced crown	fair-good	fair	select leader, drop crotch competing trunks or primary limbs.
221	coast live oak (*Quercus agrifolia*)	4,3	13	6	codominant trunks; choked out by adjacent trees; 5' from 220; 2.5' from 222; unbalanced crown	fair	poor-fair	consider removal to benefit adjacent trees.

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Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
222	coast live oak (*Quercus agrifolia*)	6,4	15	8	codominant trunks; limb attachments with included bark	fair-good	fair	shorten large primary limb attached near base. select leader, drop crotch competing trunks or primary limbs.
223	coast live oak (*Quercus agrifolia*)	10,6	18	13	codominant trunks	good	fair	select leader, drop crotch competing trunks or primary limbs.
224	London plane (*Platanus* X *acerifolia*)	17	26	17	ivy covered trunk; obscured lower trunk; codominant trunks	fair-good	fair	remove ivy and inspect low trunk.
225	sweet gum (*Liquidambar styraciflua*)	10	10	10	root dieback; low vigor	fair	fair	
226	sweet gum (*Liquidambar styraciflua*)	18	27	18	trunk covered with ivy; codominant trunks; overextended primary limbs; limb dieback; flush cut primary limb	fair-good	fair	remove ivy and inspect lower trunk. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. crown clean.
227	sweet gum (*Liquidambar styraciflua*)	18	27	18	root wounds near trunk; large primary limb failures and significant wood missing on trunk; probable trunk failure within 10 years	fair-good	poor	remove tree.
228	London plane (*Platanus* X *acerifolia*)	15	30	15	limb breaks; anthracnose; codominant trunks; overextended primary limbs	fair-good	fair	select leader, drop crotch competing trunks or primary limbs. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment.

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Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
229	London plane (*Platanus* X *acerifolia*)	21	38	21	codominant trunks; limb breaks; anthracnose; broken, hanging limbs; overextended primary limbs	fair-good	fair	select leader, drop crotch competing trunks or primary limbs. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. crown clean.
230	London plane (*Platanus* X *acerifolia*)	12	27	12	codominant trunks; unbalanced crown; located off site?	fair-good	good	
231	London plane (*Platanus* X *acerifolia*)	23	26	23	codominant trunks; overextended primary limbs	fair-good	fair-good	use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment.
232	coast redwood (*Sequoia sempervirens*)	34	14	34	codominant trunks with included bark; light green foliage; redwood canker symptoms	fair	fair	crown clean. remove smaller codominant trunk. irrigate TPZ as indicated in report recommendations.
233	coast redwood (*Sequoia sempervirens*)	29	15	29	broken, hanging limbs; low vigor; light green foliage; redwood canker symptoms	fair	fair	crown clean. irrigate TPZ as indicated in report recommendations.
234	London plane (*Platanus* X *acerifolia*)	20	20	20	codominant trunks; slightly low vigor	fair	fair-good	
235	London plane (*Platanus* X *acerifolia*)	24	22	24	codominant trunks	fair-good	fair-good	

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Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
236	London plane (*Platanus* X *acerifolia*)	23	27	23	codominant trunks	fair-good	fair	
237	coast redwood (*Sequoia sempervirens*)	36	19	36	trunk obscured by ivy	fair-good	good	remove ivy and inspect trunk base.
238	coast redwood (*Sequoia sempervirens*)	23	14	23	foliage slightly light green	fair-good	good	irrigate TPZ as indicated in report recommendations.
239	coast redwood (*Sequoia sempervirens*)	22	12	22	foliage slightly light green	fair	good	irrigate TPZ as indicated in report recommendations.
240	coast redwood (*Sequoia sempervirens*)	28	17	28	light green foliage; drought stress symptoms	fair	good	irrigate TPZ as indicated in report recommendations.
241	sweet gum (*Liquidambar styraciflua*)	19	24	19	limb attachments with included bark; overextended primary limbs	fair-good	fair	use reduction cuts to remove 50% of the foliage/buds of the lowest primary limb. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment.
242	sweet gum (*Liquidambar styraciflua*)	18	28	18	open canopy due to past pruning	fair-good	fair	perform crown reduction using reduction cuts to 4" diameter to remove 25% of the foliage/buds.

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Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
243	sweet gum (*Liquidambar styraciflua*)	16	30	16	overextended primary limbs; codominant trunks with included bark; limb breaks	fair-good	fair	perform aerial inspection. use reduction cuts to remove 25% of the foliage of primary limbs > 1/3 the trunk diameter at their attachment. conduct
A	tulip tree (*Liriodendron tulipifera*)	15	16	15	trunk on property line; root wounds and decay south side trunk; may be likely to fail; leader drop-crotched with small cut; low vigor	fair	poor-fair	perform root crown examination. consider removal.
B	tulip tree (*Liriodendron tulipifera*)	11	12	11	trunk on property line; root wounds and dieback, decay; low vigor	poor-fair	poor-fair	perform root crown examination. consider removal.
C	tulip tree (*Liriodendron tulipifera*)	16	15	16	trunk on property line; leader died; trunkshortened to 12'; root wounds and dieback, decay; low vigor; sunburned trunk	fair	poor	remove tree.
D	tulip tree (*Liriodendron tulipifera*)	13	13	13	trunk on property line; root wounds, dieback and decay; codominant trunks; low vigor	fair	fair	perform root crown examination. irrigate TPZ as indicated in report recommendations.
E	tulip tree (*Liriodendron tulipifera*)	12	9	12	trunk on property line; leader died; sunburned trunk; very low vigor	poor	poor	remove tree.
F	tulip tree (*Liriodendron tulipifera*)	11	13	11	trunk on property line; low vigor; limb dieback	fair	fair	irrigate TPZ as indicated in report recommendations.
G	tulip tree (*Liriodendron tulipifera*)	14	13	14	trunk on property line; multiple trunks; leader died; limb dieback; low vigor	fair	poor-fair	irrigate TPZ as indicated in report recommendations.

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Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
H	tulip tree (*Liriodendron tulipifera*)	11	14	11	trunk on property line; root dieback and decay; limb dieback; low vigor	poor-fair	poor-fair	perform root crown examination. irrigate TPZ as indicated in report recommendations.
I	tulip tree (*Liriodendron tulipifera*)	12	13	12	trunk on property line; top died; root dieback; extensive decay; low vigor	poor	poor	remove tree.
J	tulip tree (*Liriodendron tulipifera*)	9	12	9	trunk on property; top died; cut to half original height; multiple trunks; poor form	poor-fair	poor	remove tree.
K	coast redwood (*Sequoia sempervirens*)	24	12	24	trunk off property; broken, hanging limbs; codominant trunks with included bark	good	fair	cable trunks. crown clean.
L	coast redwood (*Sequoia sempervirens*)	15	9	15	trunk off property; low vigor; light green foliage	fair	good	irrigate TPZ as indicated in report recommendations.
M	coast redwood (*Sequoia sempervirens*)	20	11	20	trunk off property; low vigor; light green foliage	fair	good	irrigate TPZ as indicated in report recommendations.
N	coast redwood (*Sequoia sempervirens*)	22	9	22	trunk off property; low vigor; light green foliage; top third dying	poor	poor-fair	consider removal. irrigate TPZ as indicated in report recommendations.
O	coast redwood (*Sequoia sempervirens*)	26	12	26	trunk off property; top third of tree dead; low vigor; light green foliage	poor	poor	remove tree.

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Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
P	coast redwood (*Sequoia sempervirens*)	27	13	27	trunk on property line; top broke out; multiple stems result; redwood canker symptoms	poor-fair	poor-fair	consider removal. crown clean. select leader, drop crotch or remove competing trunks or primary limbs.
Q	coast redwood (*Sequoia sempervirens*)	31	14	31	trunk off property; top 1/2 of tree dead	poor-fair	poor	remove tree.
R	London plane (*Platanus* X *acerifolia*)	11	16	11	trunk on property line; low vigor; limb dieback; codominant trunks; root wounds and decay	poor-fair	poor-fair	perform root crown examination.

Exhibit 2.

Tree Impact Assessment
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Tree #	Max DLR	TPZ (ft.)	Description of Pre Demolition Infrastructure/ Proposed Construction within TPZ	Impact Rating	Possible Design Modifications/Construction Methods
215	13	18	under parking	to be removed	
216	19	17	under parking	to be removed	
217	12	6	under parking	to be removed	
218	17	11	tree within grading limits	Severe	Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
219	16	7	tree within grading limits	Severe	Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
220	13	6	tree within grading limits	Severe	Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
221	13	6	tree within grading limits	Severe	Consider removal to benefit adjacent trees or Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
222	15	8	tree within grading limits	Severe	Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
223	18	13	under parking	to be removed	
224	26	17	under parking/drive	to be removed	
225	10	10	under parking/drive	to be removed	
226	27	18	trunk location not on grading or utility plan; remove curb 18' ENE; curb and grading 7' N, 12' NE	High	indicate trunk location on plans
227	27	18		Low	I recommend tree be removed due to its poor condition.
228	30	15	grading and parking 6' N; 15' W	Severe	Remove parking spaces and move grade limits further from tree. Avoid clearing and grubbing in TPZ.

Exhibit 2.

Tree Impact Assessment
2130 Douglas Boulevard, Roseville

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Tree #	Max DLR	TPZ (ft.)	Description of Pre Demolition Infrastructure/ Proposed Construction within TPZ	Impact Rating	Possible Design Modifications/Construction Methods
229	38	21	grading and bioswale 4' N; storm drain line 8' N	Severe	Move bioswale and storm drain line outside of TPZ. Avoid clearing and grubbing in TPZ.
230	27	12	curb, asphalt and lawn removal and grading 10' N; grading 13' ESE	Low/Moderate	Remove curb, asphalt and lawn under arborist supervision. Avoid clearing and grubbing in TPZ.
231	26	23		Low	
232	14	34	grading and basin (?) 4' southwest; grading and curb 8' S	Severe	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.
233	15	29	grading, curb and parking 8' S	Severe	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.
234	20	20		Low	
235	22	24		Low	
236	27	23		Low	
237	19	36	grading, curb and parking 21' S	Low/Moderate	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.
238	14	23	grading, curb and parking 6' S	Severe	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.
239	12	22	grading, curb and parking 4' S	Severe	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.
240	17	28	under parking lot	to be removed	
241	24	19	grading, curb and parking 4' S	Severe	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.
242	28	18		Low	
243	30	16	remove curb 14' ESE; grading, curb and parking 9' SW, 14' S, 13' SE	Moderate	Move curb, parking and grade limits further from tree. Avoid clearing and grubbing in TPZ.

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Tree #	Max DLR	TPZ (ft.)	Description of Pre Demolition Infrastructure/ Proposed Construction within TPZ	Impact Rating	Possible Design Modifications/Construction Methods
A	16	15	trunk on propety line; remove curb 10' N; grading 1' WNW; clear and grub within TPZ; curb and drive 5' WNW; light pole 9' SW - no electrical line shown	Severe	Tree is not a good candidate for preservation due to its condition, but may be co-owned. Either move grade limits, curb and drive further from tree or remove tree. Don't clear and grub within TPZ. Remove curb under Arborist supervision.
B	12	11	trunk on property line; grading 6' W, 5' S; clear and grub within TPZ;	High	Tree is not a good candidate for preservation due to its condition, but may be co-owned. Either move grade limits further from tree or remove tree. Don't clear and grub within TPZ.
C	15	16	trunk on property line; grading at trunk base; curb 5' WNW	Severe	I recommend tree be removed due to its poor condition.
D	13	13	trunk on property line; grading 3' WNW	Severe	Either move grade limits further from tree or remove tree. Avoid clearing and grubbing within TPZ.
E	9	12	trunk on property; grading 9' W	Low	I recommend tree be removed due to its poor condition.
F	13	11	trunk on property line; grading 7' WSW	Low/Moderate	Avoid clearing and grubbing within TPZ.
G	13	14	trunk on property line; grading 6' WSW; curb/parking 12' WSW	Moderate/High	Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
H	14	11	trunk on property line; grading limits unclear - 9' W, 8' SW?	Low/Moderate	Impact rating dependent upon actual grade limits. Move grade limits further from tree. Avoid clearing and grubbing in TPZ.
I	13	12	trunk on property line; grading limits unclear - 3' WSW, 6' S?; curb/parking 14' WSW	Severe	I recommend tree be removed due to its poor condition.
J	12	9	trunk on property; tree within grading limits	Severe	I recommend tree be removed due to its poor condition.

Exhibit 2.

Tree Impact Assessment
2130 Douglas Boulevard, Roseville

To Accompany
Tree Associates Report
March 3, 2021

Tree #	Max DLR	TPZ (ft.)	Description of Pre Demolition Infrastructure/ Proposed Construction within TPZ	Impact Rating	Possible Design Modifications/Construction Methods
K	12	24	trunk off property; curb, asphalt and lawn removal 13' SE and 15' E; curb, parking installation 18' E; grading limits unclear	Low/Moderate	Remove curb, asphalt and lawn under arborist supervision. Avoid clearing and grubbing in TPZ.
L	9	15	trunk off property; install curb, parking 12' SE	Low/Moderate	Avoid clearing and grubbing within TPZ.
M	11	20	trunk off property; install curb, parking 10' E, 10' SE	Moderate	Remove parking spaces and move grade limits further from tree. Avoid clearing and grubbing in TPZ.
N	9	22	trunk off property; install curb, parking 7' E	Severe	Remove parking spaces and move grade limits further from tree. Avoid clearing and grubbing in TPZ.
O	12	26	trunk off property; install curb, parking 8' E	Severe	Remove parking spaces and move grade limits further from tree. Avoid clearing and grubbing in TPZ. Note: I recommend tree be removed due to its poor condition.
P	13	27	trunk on property line; trunk within proposed parking	Severe	Remove parking spaces and move grade limits further from tree. Avoid clearing and grubbing in TPZ.
Q	14	31	trunk off property; install curb, parking 6' E	Severe	Remove parking spaces and move grade limits further from tree. Avoid clearing and grubbing in TPZ. Note: I recommend tree be removed due to its poor condition.
R	16	11	tree on property line; shuttle stop to be installed at base of trunk	Severe	Move shuttle stop and move grade limits further from tree. Avoid clearing and grubbing in TPZ.

TREE
ASSOCIATES

June 4, 2021

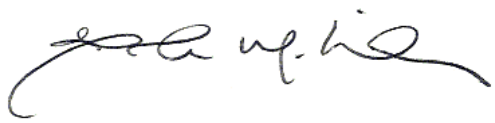
Belinda Young
Principal, Senior Project Manager
HOK
One Bush Street, Suite 200
San Francisco, CA 94104

RE: Arborist Letter, Interior Live Oak Trees #215-217, 2130 Douglas Boulevard, Roseville

Belinda,

The following is a summary of evaluation, impact assessment and recommendations concerning three interior live oak trees (#215-217). Please do not hesitate to contact me should you have any questions.

Sincerely,



John M. Lichter, M.S.
Owner, Principal Consulting Arborist, Tree Associates, Inc.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

Tree Associates, Inc.
1729 Mariposa Circle, Davis, CA 95618
530.220.3696 www.treeassociates.net

INTRODUCTION, HISTORY

I previously prepared an Arborist Report (dated March 3, 2021) including a tree evaluation, impact assessment and preservation guidelines for the Kaiser Project located at 2130 Douglas Boulevard in Roseville. In this report, I included all trees with trunks on the property or on the property line as well as trees with trunks off the property which were close enough to the project site to potentially be impacted from the project.[1]

My March 2021 report summarized findings from my on-site evaluation (between February 15th and February 19th of this year) and review of construction drawings, dated January 8, 2021. I provided a rating of the severity of potential impacts of the proposed development as well as possible design modifications and construction methods to reduce impacts to the trees. I also provided tree preservation specifications.

The City of Roseville has requested that I prepare a report summarizing my findings and recommendations concerning the ordinance-protected interior live oaks (*Quercus wislizenii*) numbered 215-217 located in the southeast portion of the project site. *Please refer to my previous report for additional information concerning these and other trees on the project site.*

[1] Note that the City of Roseville's code indicates that protected trees are native oaks with trunk diameters equal to or exceeding 6 inches.

Limits of the Assignment

- Tree conditions change over time and, as they change, this report may need to be revised.
- It was assumed that no significant tree root injury occurred as the result of past demolition or any other activity.
- The tree impact assessment was based on my review of topographic, grading, utility and planting plans dated May 20, 2021.
- Impact ratings assumed that 1) my description of construction was accurate; 2) my understanding of typical construction practices was accurate; 3) the extent of excavation was less than or equal to 5 feet off buildings and 1 foot off roadways, parking and walkways; 4) utility trenches were not laid back; 5) all preservation specifications would be followed, *including no soil disturbance within tree protection zones (TPZ's) or modified tree protection zones (MTPZ's).*[2]
- If construction plans are revised, the impact assessment should be updated. If there are changes to the location of infrastructure or there is additional planned infrastructure/construction activity within the TPZ or MTPZ, the impact ratings and recommendations for retained trees may need to be adjusted.

[2] A modified tree protection zone (MTPZ) is defined herein as the area remaining within a tree's tree protection zone excepting the area covered by infrastructure including over-excavation zones.

Tree Evaluation

Exhibit 1 summarizes the results of my tree evaluation of February 15th and 19th, 2021. For each of the trees, the following data is provided.

- Tree # – corresponds to a unique tree number indicated on a tag affixed to each tree. Note that lettered trees were not tagged.
- Species – common and scientific name of the tree.
- Trunk Dia. – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- TPZ (Tree Protection Zone) – the radius in feet of a circular tree protection zone (centered at the trunk) recommended by the author.
- Comments – comments regarding tree and landscape features that influenced health, structure and condition ratings.
- Health Rating – rating between poor and good considering the overall health of the tree. A rating of fair-good or good indicates no significant health concerns.
- Structural Rating– rating between poor and good considering the overall structure of the tree. A rating of fair-good or good indicates no significant structural concerns.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further assessment, where necessary. Note: recommendations are indicated in red where removal was recommended.

Tree Condition and Recommendation Summary

Interior live oak tree #215 had trunks with diameters equal to 9,5,6,3 and 4 inches. While the health of tree #215 was fair/good, I rated its structure as poor/fair. The multiple trunks originated from near ground level and bark was included (embedded) between them. There is no feasible means to improve this tree's structure and the likelihood of one or more of its trunks falling will increase with time. For these reasons, *I recommend that tree 215 be removed*.

Interior live oak tree #216 had trunk diameters of 8,6,5 and 7 inches. As with tree #215, this tree had no significant health concerns. While its structure was poor/fair because it had multiple trunks with included bark, the structure of this tree could be improved by shortening (and subordinating) all but one trunk over several pruning cycles.

Tree #217 was a six-inch diameter interior live oak with fair health and fair structure. It had codominant trunks and low vigor. Irrigating this tree (infrequently) and training (pruning) it should improve its condition.

Figure 1. Looking southeastward at interior live oak trees 215 and 216 (labeled).

Figure 2. Looking southeast at interior live oak trees 216 (left) and 217 (obscured and behind 216).

Tree Impact Assessment

I reviewed the project's topographic, grading, utility and planting plans dated May 20, 2021. The following data were provided for the subject trees and the results may be found in Exhibit 2, entitled Tree Impact Assessment, Kaiser Parking Lot Project 2130 Douglas Blvd., Roseville.

- Tree Number – corresponds to a round aluminum tag affixed to each tree. Lettered trees do not have tags.
- TPZ (Tree Protection Zone) – the radius in feet of a circular tree protection zone (centered at the trunk) recommended by the author; typically, one foot per inch trunk diameter.
- Description of Proposed Construction within TPZ – a description of proposed construction and its distance from the trunk within the TPZ.
- Impact Rating – a rating low, moderate, high or severe considering the possible impact to tree condition from construction of the proposed plan. Impact ratings assumed that 1) my description of construction was accurate; 2) my understanding of typical construction practices was accurate; 3) the extent of excavation was less than or equal to 5 feet off buildings and 1 foot off roadways, parking and walkways; 4) utility trenches were not laid back; 5) all preservation specifications would be followed, *including no soil disturbance within tree protection zones (TPZ's) or modified tree protection zones (MTPZ's).* If these assumptions are incorrect, the impact ratings and recommendations may need to be updated.

Summary of Tree Impacts

I recommend that tree #215 be removed due to its poor and uncorrectable structure as discussed above.

The proposed grading and infrastructure are located 5 feet west southwest and 8 feet north northwest of the trunk of tree #216. Considering the proximity of the proposed grading to the trunk of this tree which has a protection zone of 17 feet, I rated the impact of the proposed construction as severe. *For this reason, I recommend this tree be removed.*

The proposed grading and infrastructure are located 6 feet west southwest of the trunk of tree #217. This tree has a protection zone of 6 feet so there will be no encroachment into this tree's protection zone. Considering this, I rated the impact of the proposed construction as low/moderate for this tree.

Tree Preservation Specifications

The specifications presented below should be followed for all trees to be preserved.

Design:

- Upon review of this report, modify the design to accommodate my suggested design changes or other suitable modifications where possible and appropriate. A meeting or video conference call to discuss these issues is encouraged.
- Indicate tree location, numbers and tree protection zones on all civil construction plans. Where grading or infrastructure limits encroach into the TPZ's indicate modified Tree Protection Zones (MTPZ's). The TPZ/MTPZ's should be indicated on the plans as the location of tree protection fencing.
- Engage the Consulting Arborist to revise the development impact assessment as soon as civil construction plans are developed/revised.

Pre-Construction:

- Install a temporary irrigation system capable of uniformly watering the soil within the protection zones of all trees except those to be removed.
- Irrigate the trees long enough to wet the soil to a depth of at least 24 inches once every two weeks during the non-Winter months (in the absence of rain). A tile probe may be used to determine the depth of moist soil.
- Inspect the irrigation system every two weeks during the irrigation period and repair leaks and adjust as necessary to optimize system performance.
- Install and maintain four inches of coarse woodchip mulch (from tree service operations or other source) within the TPZ's of all trees. Avoid placing mulch within three feet of trunks.
- Conduct a meeting to discuss tree preservation specifications between the Consulting Arborist and the project manager, inspector, superintendent and other pertinent parties prior to the initiation of construction.
- Prune the trees (if needed) to achieve the minimum necessary clearance for construction activities (following stake out of final building locations). All pruning should be performed by or under the direct field supervision of an ISA Certified Arborist or Tree Worker prior to construction.
- Prior to any construction activity on site, install tree protection fencing as indicated on construction plans. Utilize chain link fence with posts or anchor blocks staked into the ground. These fences should not be removed or moved until construction is complete. Avoid all soil or above ground disturbances within the fenced areas.

Tree Preservation Specifications (continued)

Construction Phase:

- Contact the Consulting Arborist for counsel if there are field changes from construction plans within TPZ/MTPZ's.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, parking, material storage, spoil, waste or washout or any other disturbance within TPZ's/MTPZ's unless shown on plans.
- Any work that is to occur within the TPZ's/MTPZ's of the trees should be monitored by the Consulting Arborist.
- Prior to trenching or grading within TPZ's/MTPZ's carefully excavate, expose and mark roots greater than or equal to 2 inches diameter and preserve them if possible or cut them cleanly with a sharp saw or reciprocating saw under Arborist supervision unless approval to skip this step is given by the Consulting Arborist.
- If roots greater than or equal to 2 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact the Consulting Arborist immediately to inspect and recommend appropriate remedial treatments.
- Irrigate trees, inspect and repair/adjust irrigation system and maintain woodchip mulch as described above.

Post Construction/On Going:

- Irrigate trees, inspect and repair/adjust irrigation system and maintain woodchip mulch as described above.
- Engage the Consulting Arborist to assess the condition of and recommend necessary treatments for the trees every spring, summer and fall. Follow Consulting Arborist's recommendations.
- Contact the Consulting Arborist if 1) the trees appear unhealthy; 2) large limbs break or other structural deficiencies are observed and/or 3) construction or other soil disturbance is necessary within the TPZ's.

Glossary[3]

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – overtopped trees whose crown development is restricted.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

3 Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

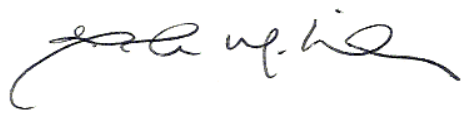
Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Certification of Performance

I certify the following is true.

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent event.
- My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted Arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor
ASCA Qualified Tree and Plant Appraiser

ASSUMPTIONS AND LIMITING CONDITIONS: TREE ASSOCIATES, INC.

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser -- particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose or coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.

9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

10. Loss or alteration of any part of this report invalidates the entire report.

Exhibit 1.

Tree Evaluation
Kaiser Parking Lot Project 2130 Douglas Blvd.

To Accompany
6/3/21 Tree Associates Report

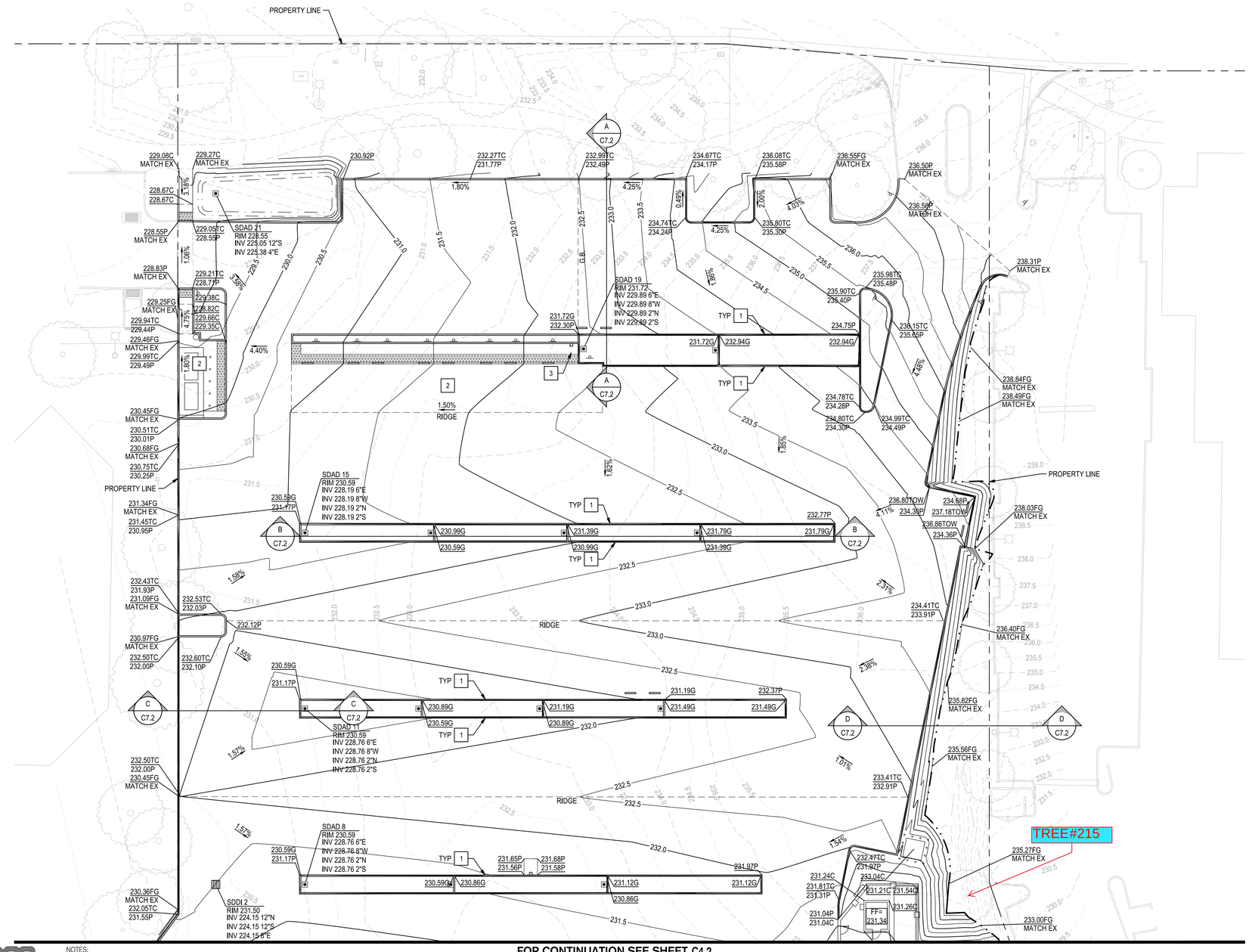
Tree #	Species	Dia. (in.)	Max DLR (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Recommendations
215	interior live oak (*Quercus wislizenii*)	9,5,6,3, 4@2'	13	18	multiple trunks from base with included bark; likelihood of failure will increase with time and is essentially uncorrectable; poor candidate for preservation	fair-good	poor-fair	remove tree.
216	interior live oak (*Quercus wislizenii*)	8,6,5,7	19	17	multiple trunks from base with included bark	fair-good	poor-fair	select leader, drop crotch competing trunks or primary limbs over several pruning cycles.
217	interior live oak (*Quercus wislizenii*)	6	12	6	low vigor; codominant trunks	fair	fair	select leader, drop crotch competing trunks or primary limbs.

Exhibit 2.

Tree Impact Assessment
Kaiser Parking Lot Project 2130 Douglas Blvd., Roseville

To Accompany
6/3/21 Tree Associates Report

Tree #	Max DLR	TPZ (ft.)	Description of Pre Demolition Infrastructure/ Proposed Construction within TPZ	Impact Rating
215	13	18	Grading/Parking/Drive 6' west and 6' south (*Note: I recommend removal of this tree due to its poor/fair structure which cannot be corrected*)	Severe
216	19	17	Grading/Parking/Drive 5' west southwest and 8' north northwest	Severe
217	12	6	Grading/Parking/Drive 6' west southwest	Low/ Moderate



FOR CONTINUATION SEE SHEET C4.2

NOTES

1. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL HAVE THE EXITING 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.

GRADING LEGEND

- 61.35TC / 61.35P — TOP OF CURB GRADE / PAVEMENT GRADE
- 61.35TC / 61.35C — TOP OF CURB GRADE / CONCRETE GRADE
- 61.35FF — FINISHED FLOOR
- 61.35G — GRADE
- 61.35C — CONCRETE GRADE
- 61.35P — PAVEMENT GRADE
- 61.35FL — FLOW LINE GRADE
- 61.35TOW — TOP OF WALL GRADE
- 61.35TOP — MAX WSE GRADE
- 61.35BOT — BOTTOM OF BIORETENTION BASIN GRADE
- 61.35PA — PAVER ELEVATION
- 50.0 — EXISTING CONTOUR

KEY NOTES

1. ADD CURB CUTS 18' ON CENTER SEE DETAIL 9 ON SHEET C7.0
2. 2% MAX SLOPE IN ANY DIRECTION
3. 5'X5' LANDING AT 2% MAX

NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A. LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811 Know what's below. Call before you dig.

0' 10' 20' 40'
SCALE: 1"=20'

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REVISIONS

No.	Date	Description

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER — PAUL J. SCHIEFER — No. 62488 — Exp. 09/30/21 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 05/20/21

SHEET TITLE

GRADING PLAN I

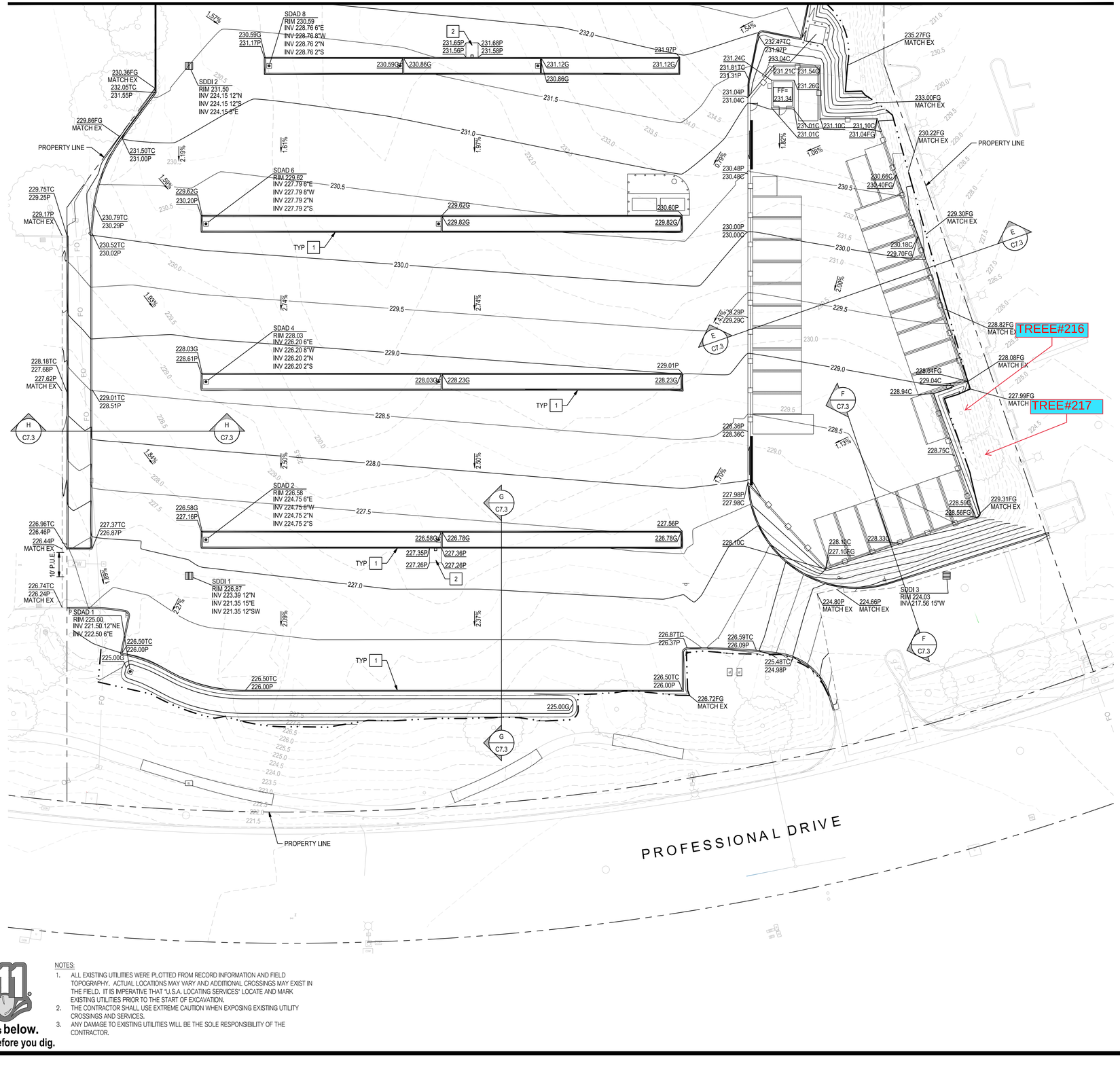
Proj Mgr	PJS
Drawn by	RRG
Date	5/20/2021
Job No.	20110

SHEET:
C4.1
OF: 29

2021-05-18 100% BUILDING DEPARTMENT SUBMITTAL

F:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-CA1-GRADING PLAN I.dwg -- 05/20/21

FOR CONTINUATION SEE SHEET C4.1



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SCALE: 1"=20'

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SURVEYING
McCARTHY

REVISIONS

No.	Date	Description

KEY MAP

PROJECT
KAISER PERMANENTE ROSEVILLE TEMPORARY PARKING LOT
2130 DOUGLAS BLVD.
ROSEVILLE, CA 95661

CWJ# TBD
BD# TBD
EN# TBD

REGISTERED PROFESSIONAL ENGINEER — PAUL J. SCHNEIDER — No. 62498 — Exp. 09/30/21 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 05/20/21

SHEET TITLE

GRADING PLAN II

Proj Mgr	PJS
Drawn by	RRG
Date	5/20/2021
Job No.	20110

SHEET:
C4.2
OF: 29

2021-05-18 100% BUILDING DEPARTMENT SUBMITTAL

F:\20Projects\20110 Roseville Kaiser Temporary Parking Lot\Plans and Graphics\Improvement Plans\20110-C4.2-GRADING PLAN II.dwg — 05/20/21

PLANNING COMMISSION COMMUNICATION

Title:	HRNSP PCL 44 – Turbo Shine Car Wash, 5850 Five Star Bl., File # PL21-0073
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 7/8/2021
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Description of Use

Exhibit B Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***July 8, 2021***

Prepared by: Sean Morales, Assistant Planner

ITEM 6.1: Conditional Use Permit, Design Review Permit – 5850 Five Star Blvd. – HRNSP PCL 44 – Turbo Shine Car Wash – PL21-0073

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit for a 3,588 square foot car wash facility.

Applicant – Michael Boskovich, Pull Architecture, Inc.
Owner – SFP B LIMITED PARTNERSHIP

SUMMARY RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval;
B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-nine (79) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 5850 Five Star Blvd. and is identified as Parcel 44 in the Highland Reserve North Specific Plan. The site is approximately 1.25 acres in area. The site has a zoning designation of Community Commercial/Special Area-Highland Reserve North (CC/SA-HR) and a land use designation of Community Commercial (CC). The site is currently undeveloped. The subject parcel was created with a tentative parcel map on August 13, 2020 (file# PL20-0093) and recorded with Placer County in March 2021. The site is surrounded by commercial uses on all sides (Figure 1).

The current project proposes the construction of a 3,588 square-foot automatic car wash facility on the northern portion of the site. The project includes one drive-through car wash building and associated landscaping, lighting, and parking. The site features two carport structures with associated vacuum facilities. There are fourteen vacuum spaces total including one accessible space. The entitlements requested include a Conditional Use Permit to allow the car wash facility within the Community Commercial zone, and a Design Review Permit to evaluate the proposed facility and site improvements.

Figure 1 – Project Location

SITE INFORMATION

Location: 5850 Five Star Blvd.

Total Size: 1.25 acres

Topography and Setting: The project site is a vacant infill property located in an urbanized setting. The site includes frontage on Five Star Blvd., which is a four-lane roadway, and includes an attached sidewalk. The site is partially improved on its east side with a shared driveway. The rest of the site is covered in dirt and grasses.

EVALUATION: Conditional Use Permit

The evaluation of the Conditional Use Permit (CUP) will focus on the compatibility of the automotive repair and car wash with the surrounding land uses. As part of the compatibility evaluation Staff evaluated noise impacts and consistency with the findings listed in the Zoning Ordinance. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal in relation to each finding.

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

The land use designation for the subject property is Community Commercial (CC). The purpose of the Community Commercial land use category is to provide a broader range of goods and services to an expanded service area. Primary Uses within the Community Commercial land use category include retail stores and businesses selling a full range of goods and services. The Highland Reserve North Specific Plan states that car wash facilities are permitted upon approval of a Conditional Use Permit. Based upon

the General Plan definition for Community Commercial land use and the Highland Reserve North Specific Plan, the proposed project is consistent with the land use designation with approval of the required Conditional Use Permit

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

The zoning designation on the subject property is also Community Commercial with a Special Area overlay (CC/SA-HR). The SA overlay slightly modifies the CC zone designation through the types of uses permitted and the application of Development Standards. In general (and with respect to the SA overlay), the Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers and other retail and service uses. Car washes are among the uses identified as being consistent with this zone district subject to a Conditional Use Permit. The proposed use is consistent with the Zoning Ordinance definition for an automatic car wash and is therefore consistent with the Zoning Ordinance upon approval of a Conditional Use Permit.

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

The design and location of the project will not affect the welfare of residents and businesses within the nearby area. Staff did identify one area of potential concern with the project, which was the noise generated from the facility. These services will include the automatic cleaning of vehicles through the drive-through facility and the outdoor vacuum areas. The City's General Plan Noise Element identifies sensitive receptors as places where people normally sleep such as residences, lodging, hospitals, and assisted living facilities. The nearest sensitive receptors are the residences on Kings Canyon Way north of the project. The proposed car wash is located approximately 1,200 feet from those residences. Staff used a nearby car wash facility to assess potential noise impacts. Royal Coach Car Wash at 9100 Fairway Dr., an automatic car wash facility and auto repair use with similar or noisier operations, was approved by the Planning Commission on January 13, 2005 (Files# CUP 04-06, DRP 04-40, PM 04-13). That facility is located approximately 600 feet from the residences on Kings Canyon Way. The noise levels for Royal Coach were calculated to be a maximum of 45 decibels at the adjacent residences property line, which is below the City's maximum standard of 50 decibels for day time uses. Given that the proposed use is double the distance from the nearest sensitive receptor, staff is confident operational noise will not be materially detrimental to the health, safety, or welfare of persons in the area.

EVALUATION: Design Review Permit

The evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, 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.***

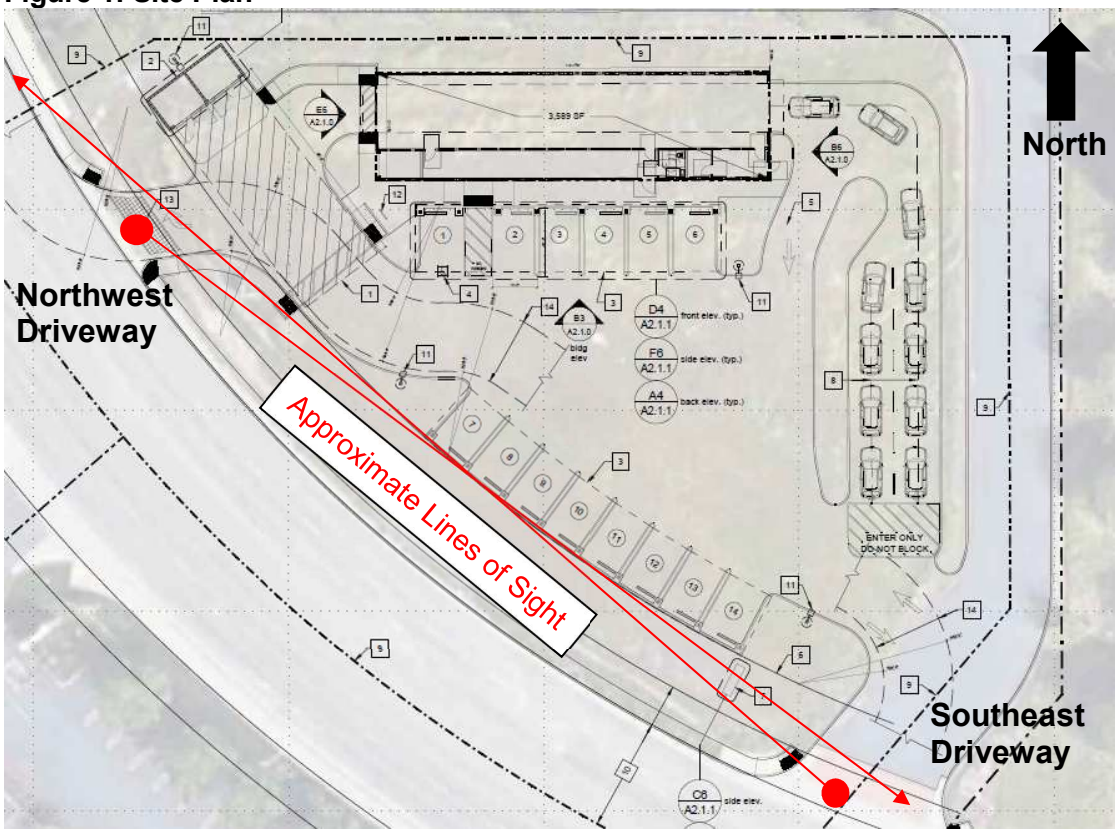
The project site is developed with a parking lot, driveways, and a building, so does not retain any natural features of substantial value to the community. The project will direct all stormwater from the site into the

storm drain system; the proposed design has been reviewed by the affected City Departments, and has been found to comply with City standards.

2. ***The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping and irrigation; and lighting, which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

Access and Circulation: Refer to Figure 1 for the following discussion. The site frontage includes two driveways: one shared driveway at the southeastern edge of the property and one unshared driveway at the northwestern edge of the property. The submitted site plan depicts the proposed circulation plan for the site. Ingress and egress will be permitted on the southeast shared driveway. Only right-turn egress will be permitted from the northwest driveway. The site design was constrained by the 30 mph lines of sight which, due to the gradual curve of the property, cut through the parcel. The carport structure along Five Star Blvd. was placed just behind the line of sight in order to allow visibility for cars leaving the facility from either the northwest or the southeast driveways.

Figure 1: Site Plan



Parking: According to Article III of the Zoning Ordinance (Off-Street Parking and Loading), an automatic car wash requires one parking space per drying and vacuum area. The project includes 14 self-service vacuum parking spaces, one for each proposed vacuum area. In addition to parking stalls, the Zoning Ordinance requires at least 100 linear feet of stacking area for cars waiting to enter the car wash. The car wash includes two lanes with a total of 220 linear feet of stacking distance. Both the minimum parking and minimum stacking requirements are met and exceeded by the proposed design.

Zoning Standard	Total Required	Total Provided
1 space per vacuum/drying area plus 100 linear feet in front of car wash for stacking	14 stalls and 100 linear feet of stacking	14 stalls and 220 linear feet of stacking

Landscaping: The Highland Reserve North Specific Plan (HRNSP) includes a designated plant list, but also allows for landscape architects to amend the plant list on a project by project basis. Per the Community Design Guidelines CC-62, the project landscape plan considers adjacent sites but does not copy it. The adjacent Les Schwab development includes flowering pear trees along the property line adjacent to the proposed development. Turbo Shine Car Wash also proposes flowering pear trees in the northwest corner of the site. The landscape plan also includes fruitless olive trees and Chinese pistache trees from the HRNSP plant list.

As mentioned previously, the line of sight requirements for the site exits impact the site design including the landscape possibilities for the project. No plantings expected to grow taller than three feet are permitted between the lines of sight and the street. Given this constraint, staff had concerns about screening the visual impact of the row of cars parked in the vacuum area closest to Five Star Blvd. The applicant proposes a greenscreen wall at the edge of the car port area to create consistent screening of the cars in this area in lieu of trees or larger vegetation.

3. The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.

The proposed building includes variations in the rooflines, architectural treatments, colors, and materials, as recommended by the Community Design Guidelines. Also, consistent with Community Design Guideline CC-40, the project considers and complements adjacent projects while avoiding duplication. The proposed project uses a color scheme similar to the adjacent Les Schwab development by using white as a field color for the building and red as an accent color. The project also incorporates materials complementary to the adjacent Party City and the rest of the Stanford Ranch Crossing development by including split-face masonry units for the main walls. The proposed Turbo Shine Car Wash south elevation and the adjacent developments are shown in Figures 3 and 4. Although the use of the building is utilitarian, the applicant added architectural detail to meet the goals of the Community Design Guidelines. Consistent with CC-47, architectural treatment was added to the south elevation, which faces the public way. Large windows are proposed on this elevation to break up the elevation and add visual interest. In order to promote a harmonious site design, the size and bulk of the vacuum equipment in the carport areas is reduced to the simplest form possible. The outdoor vacuum equipment is able to be reduced because the vacuum motor is enclosed within a room in the car wash building. This design feature also reduces the amount of noise created by the vacuum service.

Figure 3. South Elevation

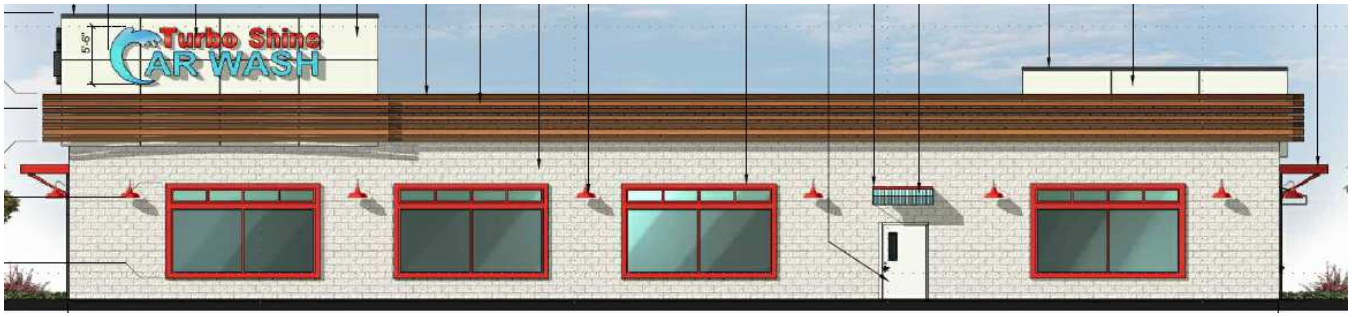


Figure 4. Adjacent Developments

The applicant has proposed a design, which meets the intent of the Community Design Guidelines and meets the business needs of the applicant. The variation in materials, colors, and architecture, as well as the massing and overall location of the building is consistent with the applicable goals, policies, and objectives set forth in the General Plan and the Community Design Guidelines.

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

Most of the equipment for the proposed use will be within the actual building, which includes an equipment room. The trash receptacles are designed to be decorative, and the main trash bin is located within an enclosure on the northwestern corner of the site, surrounded by landscaping on all non-accessible sides with materials that match the building. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

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. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on June 25, 2021, and was distributed to all property owners and residents within 300 feet of the project site. No concerns were reported by the time of staff report publication.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, “New Construction or Conversion of Small Structures.” Consistent with the exemption classification, the project is in an urbanized area and involves the construction of a building

which will be less than 10,000 square feet in size; the proposal involves approximately 3,600 square feet of building area.

RECOMMENDATION

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

A. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 5850 Five Star Blvd. – HRNSP PCL 44 – Turbo Shine Car Wash – PL21-0073** subject to two (2) conditions of approval;

B. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 5850 Five Star Blvd. – HRNSP PCL 44 – Turbo Shine Car Wash – PL21-0073** subject to seventy-nine (79) conditions of approval;

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #21-0073

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

2. The hours of operations shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:

   a) 7:00 AM until 7:00 PM (Monday through Friday)

   b) 8:00 AM until 8:00 PM (Saturday, Sunday, and holidays) (Planning)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL21-0073

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **July 8, 2021** and if not effectuated shall expire on **July 8, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **DATE July 8, 2024**. (Planning)

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

3. The project shall comply with all required environmental mitigation identified in the Highland Reserve North Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 5850 Five Star Bl. 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b. 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, Public Works)

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

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

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

e. 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)

f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

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. (Building)

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

20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package.

Building plan review, permit issuance and archiving is based on each individual building address. (Building)

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

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

23. 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)

24. 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)

25. The applicant shall provide a Type A-7 driveway per City of Roseville detail ST-22, the proposed driveway will be egress only. The existing median shall be extended south to southernmost edge of the proposed driveway. Update striping and signage as needed. (Engineering)

26. The applicant to install 5' wide concrete sidewalk per City of Roseville standard adjacent to the project frontage on Five Star Drive. (Engineering)

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

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

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

30. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

31. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

32. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

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

34. 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)

35. 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)

36. 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)

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

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

    a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

    c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

39. The car wash must recycle 75% or more of the water used. (Environmental Utilities)

40. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department.

The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

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

42. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

43. 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)

44. 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)

45. 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

46. 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)

47. 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)

48. 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:

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

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c. The control valves and the water meter shall be physically unobstructed.

    d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

50. 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)

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

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

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

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

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

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

54. 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)

55. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

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

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

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

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

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

61. 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)

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

63. 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)

64. 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)

65. 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)

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

OTHER CONDITIONS OF APPROVAL:

67. 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)

68. 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)

69. 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)

70. 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)

71. 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)

72. 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)

73. 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)

74. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

75. 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)

76. 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)

77. 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)

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

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

b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

79. The Building Permit submittal shall include a photometric plan showing Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface. Pedestrian walks should have minimum maintained illumination levels of 0.5 footcandles at the walking surface. (Planning)

Exhibits

A. Description of Use
B. Plans

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

Exhibit A

RE: PL-PREAPP21-0042
Turbo Shine Car Wash :: Five Star Blvd. / Roseville CA
PROJ. NO.: PA2020_0021

DETAILED DESCRIPTON OF THE PROPOSED USE

PREPARED BY:

pull architecture, inc.

2/24/2021

Exhibit A

I - General Service Offerings

Turbo Shine is a six-time winner of the Sacramento A-List and offers a 5-star car wash service. It recently opened a new location in Sacramento. Since opening on September 25, 2019 to January 2021, Turbo Shine is the highest rated drive-thru car wash on Google and Yelp Reviews in Northern California, with over 100 reviews.

This new drive-thru location in Roseville will offer:

- 4 Car Wash Services from $9 to $19. This Best Care service gives $2 to helping foster kids through the Roseville – Ticket to Dream Foundation.
- It offers a variety of monthly unlimited plans from which patrons may choose to best suit their personal needs starting at $19.
- The car wash service utilizes onsite attendants who help facilitate payment and monitor operations.
- Vacuum stalls are offered to car wash members free of charge, and hand drying is made available by staff.
- It takes less than 3 minutes to go through the automated drive-thru car wash.

II - Average Daily Throughput

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:00	5	4	4	4	5	6	5
9:00	7	6	6	6	7	9	8
10:00	9	8	8	8	10	12	10
11:00	10	9	9	9	11	14	12
12:00	12	11	11	11	13	17	14
13:00	14	12	12	12	14	18	15
14:00	9	8	8	8	10	12	10
15:00	9	8	8	8	10	12	10
16:00	9	8	8	8	10	12	10
17:00	14	12	12	12	14	18	15
18:00	10	9	9	9	11	14	12
19:00	6	5	5	5	6	8	6
Cars	**113**	**97**	**97**	**97**	**121**	**153**	**129**

III - Hours of Operation

Daily from 8am to 7pm

IV - Technology Utilized

Turbo Shine Car Wash utilizes a variety of current technology to maintain safety onsite and practice sustainability with regards to protecting the environment.

- **Contactless** payment solutions through our APP.
- **State-of-the-art**, Windows-based, point-of-sale system called SiteWatch from DRB Systems. Automated sensors in the car wash tunnel help regulate vehicle flow and manage safety.
- **Saving Electricity and Water with Vehicle Traits** – This feature makes it easy to adjust conveyor equipment for vehicles of different sizes and with different external components. This not only reduces wear and tear, it also results in better coverage of the customer's vehicle, enhancing the quality of your wash.
- **Save even more Electricity with Vehicle Profile Detection™** – Using sonar, our system recognizes open pickup truck beds, so you can retract overhead equipment when these vehicles pass.
- **Save Soap with Device Saturation Guard** – The user-controlled time-based configurations in TunnelWatch will allow you to automatically cut off solutions like tire shine when enough is already on the equipment. This not only lowers your costs, it also enhances the quality of your service.
- All water used onsite drains into an **eco-friendly drainage facility** to protect the environment.

V - Personal Service Offerings

Turbo Shine Car Wash offers high-quality detergents, a variety of personal service plans, and hand drying. Each member has access to free vacuum stalls through their membership.

Turbo Shine guarantees satisfaction plus with every car wash level. If a car needs to be re-washed for any reason, members can return and get a free one-time re-wash with up to 72-hour wash guarantees in the *Best* packages.

Monthly Unlimited Service membership benefits are offered starting at $19 per month.

B4 SW POV

nts

B8 SE POV

nts

floor plan notes:

keynotes

1 mechanical well

Exhibit B

pull architecture, inc.
3752 vineyard road
roseville, ca 95747
916.740.3726
www.pullarchitecture.com

LICENSED ARCHITECT
MICHAEL BOSKOVICH
No. C-34572
5/31/
GENERAL
STATE OF CALIFORNIA
not for construction

These drawings, designs, sketches and ideas, as well as any and all electronic files are the sole and exclusive property of "pull architecture". These plans were created and developed by and for the architect's work. Nothing contained or represented on these documents shall be used by any person, firm or other entity for any purpose without the prior written consent of an authorized and recognized representative of "pull architecture". The work contained on these drawings and documents applies to this project exclusively, and is not to be used for other projects whether related, implied or future.

revisions:		date: by:
A	1st Round Planning Review	04.07.21 BOSKO
B	2nd Round Planning Review	05.26.21 BOSKO

note:

project:
Turbo Shine
5850 Five Star Blvd.
Roseville, CA 95678
-

developed by:
Turbo Shine
8814 Fiador Court
Roseville, CA 95747
p. (916) 717-3299
www.turboshinecarwash.com

project no.:
PA2020_0022

date:
5.26.2021

designed by:

drawn by:

checked by:

sheet:
A1.0.0

aerial images

Z:\Projects\PA2020_0022 Turbo Shine 9095 Fairway Drive RSVL\3-SD\04-Exterior\0113-2021 DR Submittal Elevations\PERSPECTIVES\A100 PA2020_0022_PERS.dwg, 5/26/2021 2:47:53 PM, ARCH full bleed D (24.00 x 36.00 Inches)

C3 NW POV

nts

C3 NE POV

nts

floor plan notes:

keynotes

1 mechanical well

Exhibit B

pull architecture, inc.
3752 vineyard road
roseville, ca 95747
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www.pullarchitecture.com

LICENSED ARCHITECT
MICHAEL [illegible]
No. [illegible]372
5/31/
GENERAL
STATE OF CALIFORNIA
not for construction

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note:

project:
Turbo Shine
5850 Five Star Blvd.
Roseville, CA 95678
-

developed by:
Turbo Shine
8814 Fiador Court
Roseville, CA 95747
p. (916) 717-3299
www.turboshinecarwash.com

project no.:
PA2020_0022

date:
5.26.2021

designed by:

drawn by:

checked by:

sheet:
A1.0.1

aerial images

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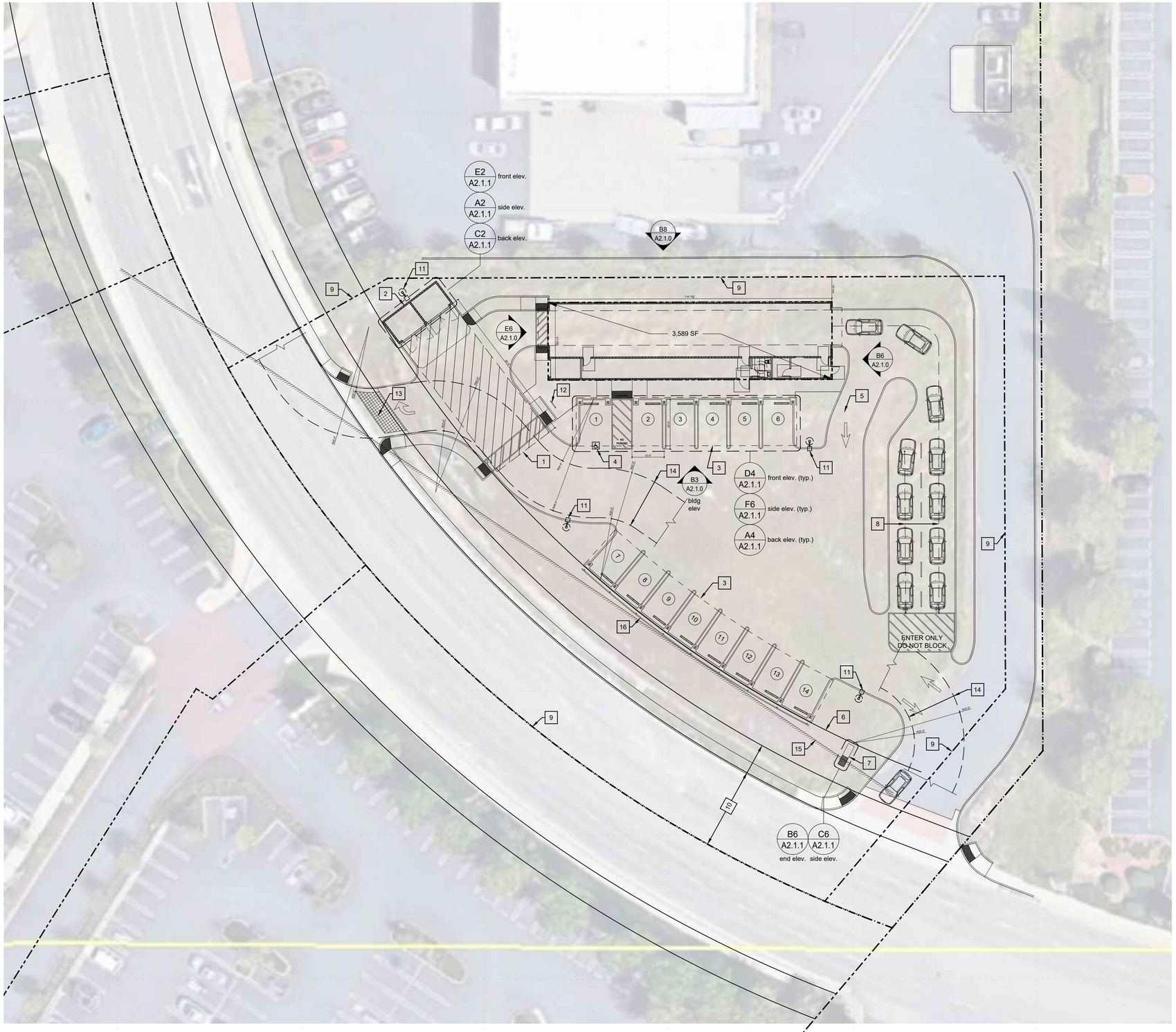

A8 fit plan

1:20

reference site plan notes:

1. content included on this exhibit is limited to a non-surveyed site "fit plan" for internal planning purposes only - nothing other than design intent shall be assumed from this plan
2. refer top the civil drawing for specific site information
3. refer to the landscape exhibit for planting plan and information

keynotes

1. clear space approach
2. trash enclosure
3. shade structure o/h
4. accessible vacuum stall
5. queue exit
6. 30' landscape set back - refer to landscape plan for more information
7. monument sign location
8. queuing stack length - 220'
9. property line - refer to civil for more information
10. utility easement(s) - refer to civil for more information
11. site lighting - final location and number of standards TBD through a photometric plan by an electrical engineer / all required lighting levels shall be met per city standards as set forth in the conditions of approval / fixture spec, pedestal, and height to match existing at adjacent properties
12. bike rack location - minimum 2 bicycle rack to be provided
13. match existing stamped concrete in color and pattern to that of the existing drive aisle apron and surrounding conditions
14. maintain city required turning radii for onsite circulation of 25'IR/45'OR
15. approximate site line
16. city requested landscape screen wall

Exhibit B

pull architecture, inc.
3752 vineyard road
roseville, ca 95747
916.740.3726
www.pullarchitecture.com

LICENSED ARCHITECT
MICHAEL BRIAN BOSKOVICH
not for construction
No. C-34572
5/31/
RENEWAL
STATE OF CALIFORNIA

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A	1st Round Planning Review	04.07.21 BOSKO
B	2nd Round Planning Review	05.26.21 BOSKO

note:

project:
Turbo Shine
5850 Five Star Blvd.
Roseville, CA 95678
-

developed by:
Turbo Shine
8814 Fiador Court
Roseville, CA 95747
p. (916) 717-3299
www.turboshinecarwash.com

project no.: PA2020_0022

date: 5.26.2021

designed by:

drawn by:

checked by:

sheet: **A1.1.0**

reference site plan

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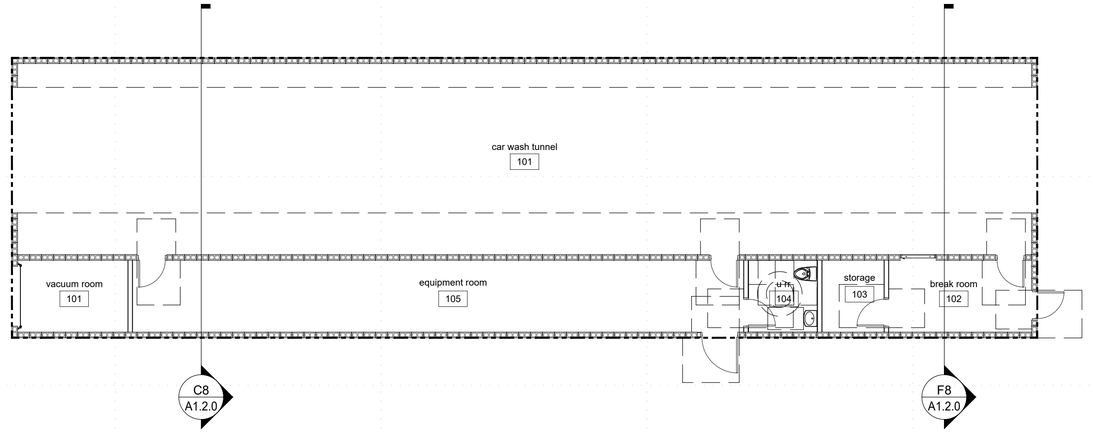
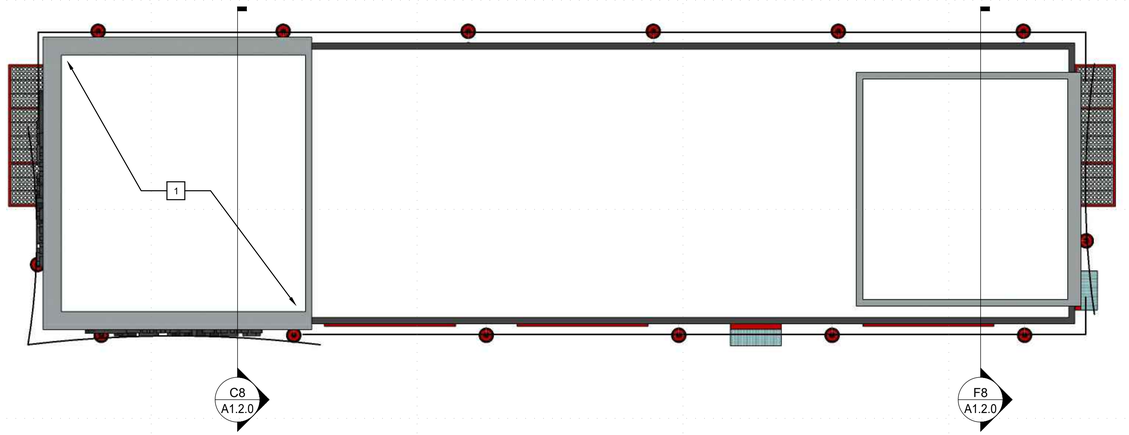
Floor Plan, 4/15/2021 2:19:44 PM, ARCH full bleed D (24.00 x 36.00 Inches)



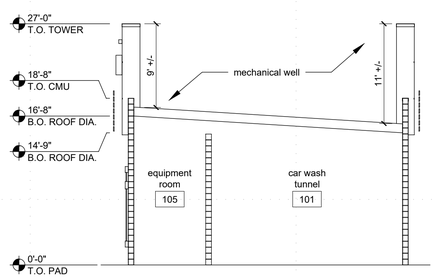
C3 floor plan

1/8" = 1'-0"



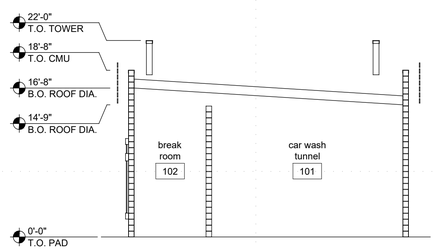
C6 roof plan

1/8" = 1'-0"



C8 section

1/8" = 1'-0"



F8 section

1/8" = 1'-0"

floor plan notes:

keynotes

1 mechanical well

Exhibit B

pull architecture, inc.
3752 vineyard road
roseville, ca 95747
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www.pullarchitecture.com

LICENSED ARCHITECT
MICHAEL GRANDKUMPF
No. C-30372
5/31/
RENEWAL
STATE OF CALIFORNIA
not for construction

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revisions:	date: by:

note:

project:
Turbo Shine
5850 Five Star Blvd.
Roseville, CA 95678
-

developed by:
Turbo Shine
8814 Fiador Court
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www.turboshinecarwash.com

project no.:
PA2020_0022

date:
4.7.2021

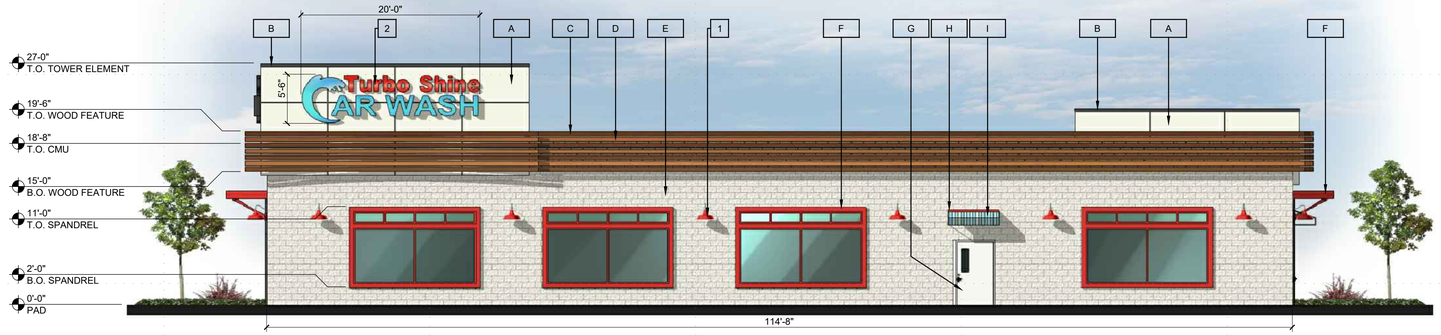
designed by:

drawn by:

checked by:

sheet:
A1.2.0

floor plan / roof plan



B3 south elevation 1/8" = 1'-0"

B6 east elevation 1/8" = 1'-0"

E6 west elevation 1/8" = 1'-0"

B8 north elevation 1/8" = 1'-0"

exterior elevation notes:

keynotes

1. barn light electric // gooseneck wall light - barn red
2. proposed building signage - acrylic face, pan channel internally illuminated letters

legend:

Exhibit B

pull architecture, inc.
3752 vineyard road
roseville, ca 95747
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LICENSED ARCHITECT
MICHAEL BRANDT-HAWLEY
not for construction
No. C-30572
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RENEWAL
STATE OF CALIFORNIA

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revisions:	date: by:

building elevations

note:

project:
Turbo Shine
5850 Five Star Blvd.
Roseville, CA 95678
-

developed by:
Turbo Shine
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project no.: PA2020_0022

date: 5.26.2021

designed by:

drawn by:

checked by:

sheet: **A2.1.0**

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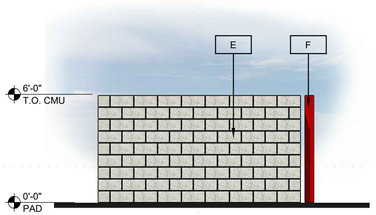
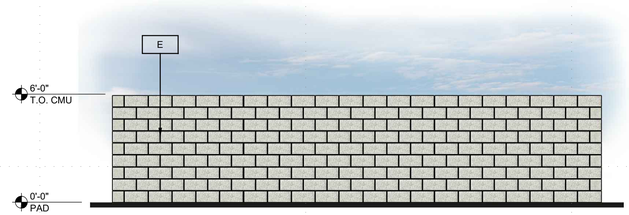
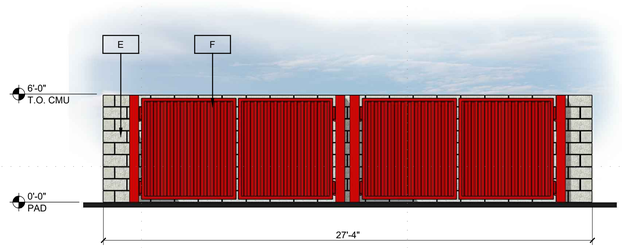


A2 TE - side 1/4" = 1'-0"



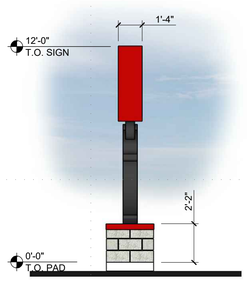
C2 TE - back 1/4" = 1'-0"



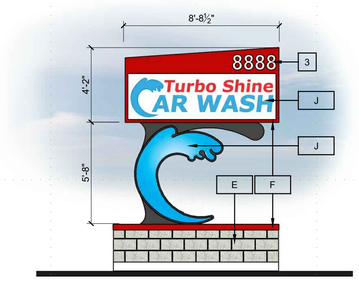
E2 TE - front 1/4" = 1'-0"

A4 shade structure - back 1/8" = 1'-0"

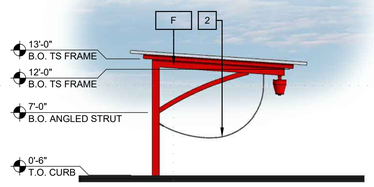
D4 shade structure - front 1/8" = 1'-0"



B6 monument sign - end 1/4" = 1'-0"



C6 monument sign side 1/4" = 1'-0"



F6 shade structure side 1/8" = 1'-0"

exterior finish schedule

key	material	manufacturer	color/pattern	remarks
A	Metal Composite Paneling	Alpolic	BNT White - LOT#042420 / Stock	-
B	Painted GSM Flashing	Sherwin Williams	SW 7066 Gray Matters	-
C	Powder Coated Decorative Metal	QPC	Super Light National Walnut Texture	-
D	Powder Coated Decorative Metal	QPC	Super Dark Knotty Pine Texture	-
E	Split Face CMU	Basalite	205	-
F	Painted Metal	Sherwin Williams	SW 7588 Show Stopper	-
G	Painted Metal	Sherwin Williams	SW 7100 Arcade White	-
H	Fabric Awning	Sunbrella	Jockey Red 6003-0000	-
I	Fabric Awning	Sunbrella	Colonade Seaglass 4823-0000	-
J	Acrylic Panel-	-	-	internally illuminated cabinet

exterior elevation notes:

keynotes

1 vacuum tanks

2 vacuum hose

3 building address - 10" high - minimum 2" stroke width / internally illuminated

legend:

Exhibit B

pull architecture, inc.
3752 vineyard road
roseville, ca 95747
916.740.3726
www.pullarchitecture.com

LICENSED ARCHITECT
MICHAEL BRANDT-HAWLEY
C-36372
5/31/
RENEWAL
STATE OF CALIFORNIA
not for construction

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revisions:	date: by:

note:

project:
Turbo Shine
5850 Five Star Blvd.
Roseville, CA 95678
-

developed by:
Turbo Shine
8814 Fiador Court
Roseville, CA 95747
p. (916) 717-3299
www.turboshinecarwash.com

project no.:
PA2020_0022

date:
5.26.2021

designed by:

drawn by:

checked by:

sheet:
A2.1.1

TE / parking shade structure / monument sign :: elevations

Z:\Projects\PA2020_0022 Turbo Shine 9095 Fairway Drive RSVL\3-SD\04-Exterior\0113-2021 DR Submittal Elevations\ELEVATION EXHIBITS\A211 PA2020_0022_TE-SS_Elevations.dwg, 5/26/2021 2:48:17 PM, ARCH full bleed D (24.00 x 36.00 Inches)

Exhibit B

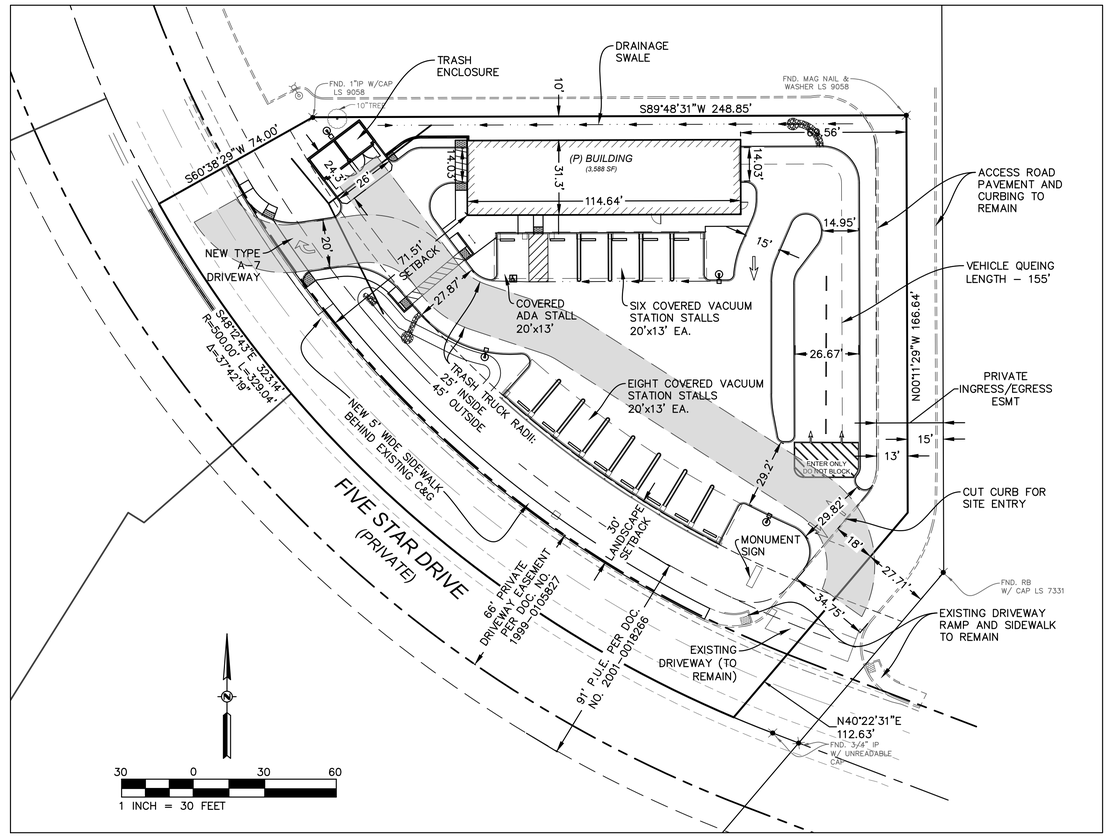
LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
SW, CURB & GUTTER		
DITCH / FLOWLINE		
EP		
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
SDMH	S	D
DRAINAGE INLET		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
SSMH	S	S
SSCO	○	●
FIRE HYDRANT		
WATER VALVE	⋈	⋈
WATER METER	□WM	■WM
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
STREET LIGHT		
FENCE	X X	X X
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS		
JUNCTION/PULL BOX	PB	PB
SIGN		
GRADE BREAK LINE		GB
TREE & DRIP		
PIPE CAP	℄	℄
HANDICAP RAMP		
CONTROL POINT		100 100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	× 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION		13.61 AC MATCH (E)
TRUNCATED DOMES		
BUILDING		
DOOR		
TRASH TRUCK CIRCULATION INSIDE TURNING RADIUS = 25' OUTSIDE TURNING RADIUS = 45'		

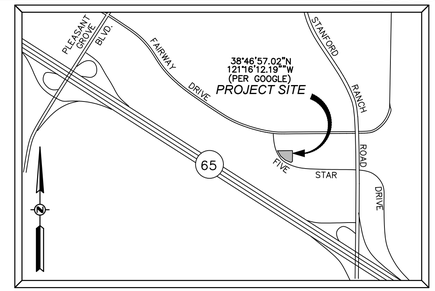
PRELIMINARY IMPROVEMENT PLANS FOR

TURBO SHINE CARWASH

5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678
APN: 017-123-048



SITE PLAN



VICINITY MAP

NOT TO SCALE

SHEET INDEX:

C1 PRELIMINARY SITE PLAN
C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
C3 PRELIMINARY WATER AND SANITARY SEWER PLAN
C4 PRELIMINARY SITE CROSS SECTIONS

BOUNDARY & TOPOGRAPHIC SURVEY:

BY: RFE ENGINEERING, INC.
DATE OF SURVEY: DECEMBER 16, 2020

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF ROSEVILLE BENCHMARK NO. 100, WHICH IS A 3/4" BRASS DISC STAMPED SEPTEMBER 200 LS6046 ON TOP OF CENTER MEDIAN CURB ON FAIRWAY DRIVE BRIDGE. 23 FEET FROM WESTERLY END OF BRIDGE. LOCATED APPROXIMATELY 3000 FEET WEST OF STANFORD RANCH ROAD.

ELEVATION: 189.254 FEET (NAVD 88)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS AND IDENTICAL WITH THE BEARINGS AS SHOWN ON BOOK U OF MAPS, PAGE 61 P.C.R.O.

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: (06061C0942H)
DATED: (NOVEMBER 2, 2018)
CITY OF ROSEVILLE

JURISDICTION:

CITY OF ROSEVILLE

PROPERTY OWNER:

SFP B LIMITED PARTNERSHIP
P.O. BOX 5350
BEND, OR 97708

DEVELOPER:

TURBO SHINE CARWASH
8814 FIADOR COURT
ROSEVILLE, CA 95714
CONTACT: HERNANI ALVES
PHONE: 916-717-3299

ABBREVIATIONS:

AB	AGGREGATE BASE	FG	FINISHED GROUND	PUE	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	FH	FIRE HYDRANT	R	RADIUS
ARV	AIR RELEASE VALVE	FL	FLOW LINE	RC	RELATIVE COMPACTION
BC	BEGIN CURVE	FS	FIRE SPRINKLER	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	GB	GRADE BREAK	ROW	RIGHT-OF-WAY
BOC	BACK OF CURB	GR	GRATE ELEVATION	RT	RIGHT TURN OR RIGHT
BOW	BACK-OF-WALK	GV	GATE VALVE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
BW	BOTTOM OF WALL	HDPE	HIGH DENSITY POLYETHYLENE	SDMH	STORM DRAIN MANHOLE
CONC	CONCRETE	HP	HIGH POINT	SD	STORM DRAIN
C&G	CURB & GUTTER	IRR	IRRIGATION	SS	SANITARY SEWER
CG&S	CURB, GUTTER & SIDEWALK	INV	INVERT	SSCO	SANITARY SEWER CLEAN OUT
℄	CENTERLINE	JP	JOINT POLE	SSMH	SANITARY SEWER MANHOLE
CHB	CHORD BEARING	L	LENGTH	SWCT	SAWCUT
CHD	CHORD DISTANCE	LF	LINEAL FEET	SW	SIDEWALK OR SOUTHWEST
CMP	CORRUGATED METAL PIPE	LIP	LIP OF GUTTER	STA	STATION
CR	CURB RETURN	MAX	MAXIMUM	STD	STANDARD
CTV	CABLE TV	MH	MAINTENANCE HOLE	TC	TOP OF CURB
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	MIN	MINIMUM	TP	TOP OF PAVEMENT
DI	DRAIN / DROP INLET	NE	NORTHEAST	TS	TOP OF SIDEWALK
DWG	DRAWING	NW	NORTHWEST	TW	TOP OF WALL
DS	DOWN SPOUT	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	OHT&E	OVERHEAD TELEPHONE & ELECTRIC	W	WATER
EC	END CURVE	(P)	PROPOSED	WM	WATER METER
EP	EDGE OF PAVEMENT	PCC	PORTLAND CEMENT CONCRETE	WV	WATER VALVE
EV	ELECTRIC VEHICLE	PIV	POST INDICATOR VALVE	WWF	WELDED WIRE FABRIC
FDC	FIRE DEPARTMENT CONNECTION	ℙ	PROPERTY LINE	VCP	VITRIFIED CLAY PIPE
FF	FINISH FLOOR	POC	POINT OF CONNECTION	VIF	VERIFY-IN-FIELD

SITE LAND COVERAGE

ITEM	EXISTING	PROPOSED
PERVIOUS AREA	40,443	12,972
IMPERVIOUS AREA	3,496	30,962
% IMPERVIOUS	7.95%	70.47%

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 PER DRYING AND VACUUM AREA PLUS 100 FEET IN FRONT OF CAR WASH FOR STACKING	14 SPACES
MINIMUM PARKING DIMENSIONS	18' X 9' STD. 16' X 9' COMPACTS	20' X 13'
MINIMUM DRIVE AISLE WIDTH	24'	27.87'
ACCESSIBLE SPACES	1 SPACES	1 SPACES
*PARKING STANDARDS PER CITY OF ROSEVILLE MUNICIPAL CODE		

PROPERTY INFORMATION

LOCATION: 5850 FIVE STAR BLVD. ROSEVILLE, CA 95678		
APN: 017-123-048		
PARCEL AREA: 1.254 ACRES GROSS / 1.009 ACRES NET		
ZONING: "CC/SA-HR" COMMUNITY COMMERCIAL / SPECIAL AREA – HIGHLAND RESERVE SPECIFIC PLAN		
USE: COMMERCIAL – CARWASH		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	XX'	71.5'
MINIMUM INTERIOR SIDE SETBACK	XX'	10'
MINIMUM STREET SIDE SETBACK	XX'	N/A
MINIMUM REAR SETBACK	XX'	69.5'
MAXIMUM BUILDING HEIGHT	50'	XX'
REFERENCE IS MADE TO THE CITY OF ROSEVILLE MUNICIPAL CODE		

811
Know what's **below.**
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TOTAL AREA DISTURBED: 0.923 ACRES

PRELIMINARY RAW EARTHWORK SUMMARY

CUT: 4,715 CY
FILL: 95 CY
NET: 4,620 CY (EXPORT)

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY REPRESENTATIVES

UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	MATT TODD	(916) 774-5339
COMMUNICATIONS	CONSOLIDATED COMMUNICATIONS	MIKE SMUIN	(800) 720-1682
	COMCAST		(888) 824-8219

NO.	REVISION	DATE	BY	APPRV'D

BY	CHECK
DESIGN TSM	RFE
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QUANT.	

ORIGINAL SCALE IS IN INCHES (0 1 2)

REGISTERED PROFESSIONAL ENGINEER ANTHONY S. MCCREARY No. C90888 PRELIMINARY NOT FOR CONSTRUCTION OF CALIF.

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Civil Engineers • Planners • Surveyors
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

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ROSEVILLE, CA 95747
CONTACT: HERNANI ALVES
PH: (916)717-3299

TURBO SHINE CARWASH
5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678

PRELIMINARY SITE PLAN

Sheet
C1
1 of 4
05/27/2021

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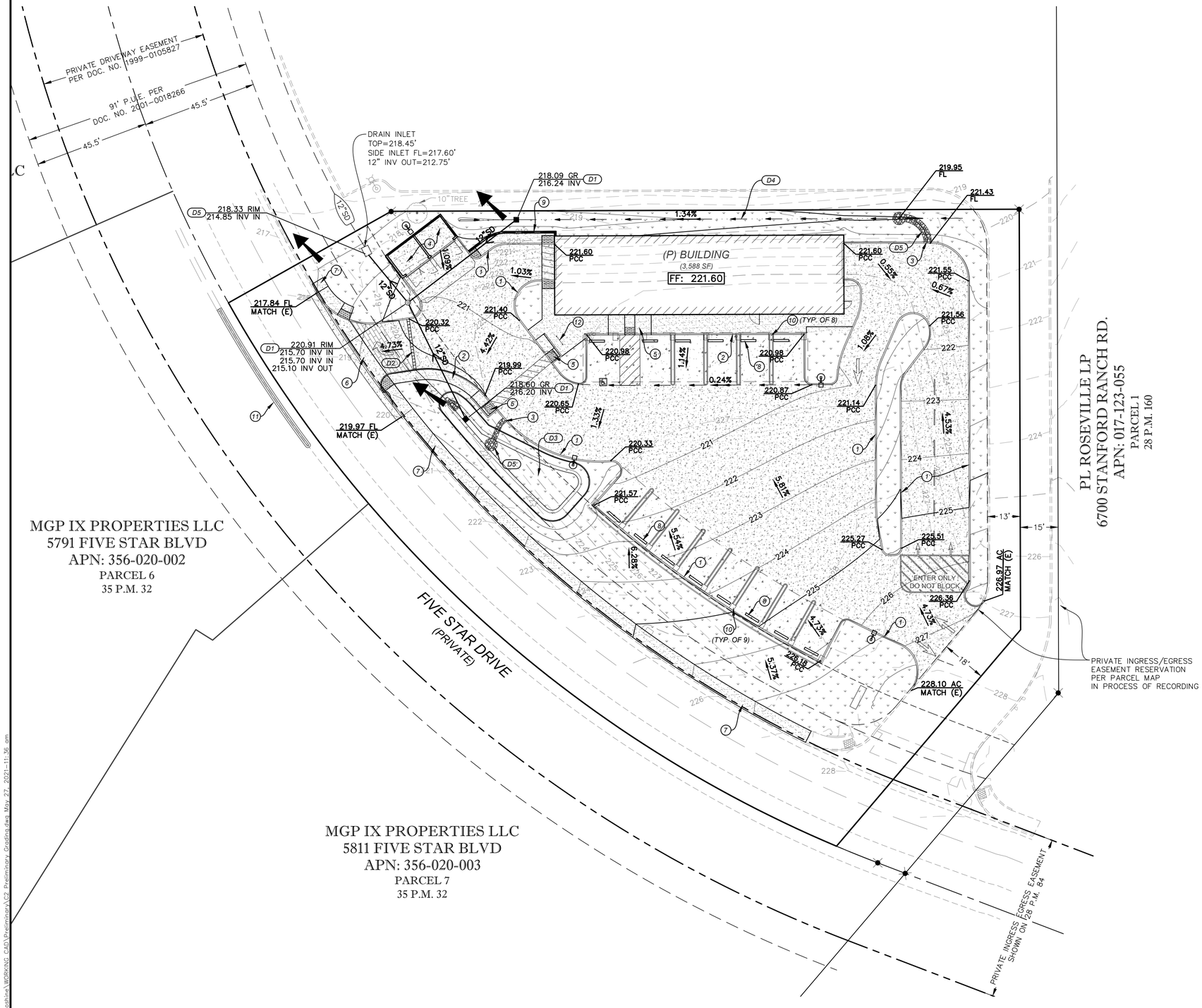
RFE PROJECT #20187 — ROSEVILLE TURBOSHINE, ROSEVILLE, CA

Exhibit B



PAVING LEGEND:

- HEAVY DUTY PCC
- HEAVY DUTY STAMPED PCC
- LIGHT DUTY PCC
- PEDESTRIAN PCC
- LANDSCAPING — SEE LANDSCAPE PLANS
- SURFACE FLOW DIRECTION
- OVERLAND RELEASE

GRADING CONSTRUCTION KEYNOTES

1. BARRIER CURB
2. MONOLITHIC CURB AND SIDEWALK.
3. 24" CURB CUT
4. TRASH ENCLOSURE.
5. ACCESSIBLE RAMP
6. TYPE A-7 DRIVEWAY PER CITY OF ROSEVILLE STDS. DRIVEWAY TO BE FOR EGRESS ONLY.
7. NEW PUBLIC SIDEWALK BEHIND EXISTING CURB
8. WHEEL STOP
9. 40" MAX SEGMENTAL RETAINING WALL
10. POST BASE FOR PARKING CANOPY
11. EXTEND CENTER MEDIAN TO SOUTHERN EDGE OF NEW DRIVEWAY.
12. BICYCLE RACK

DRAINAGE CONSTRUCTION KEYNOTES

- D1 DRAINAGE INLET
- D2 TRENCH DRAIN
- D3 BIORETENTION BASIN
- D4 VEGETATED SWALE
- D5 RIP-RAP SLOPE PROTECTION

SEE SHEET C4 FOR SITE CROSS SECTIONS

20 0 20 40
1 INCH = 20 FEET

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ROSEVILLE, CA 95747
CONTACT: HERNANI ALVES
PH: (916)717-3299

TURBO SHINE CARWASH
5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678
PRELIMINARY GRADING, DRAINAGE ,AND PAVING PLAN

Sheet
C2
2 of 4
05/27/2021

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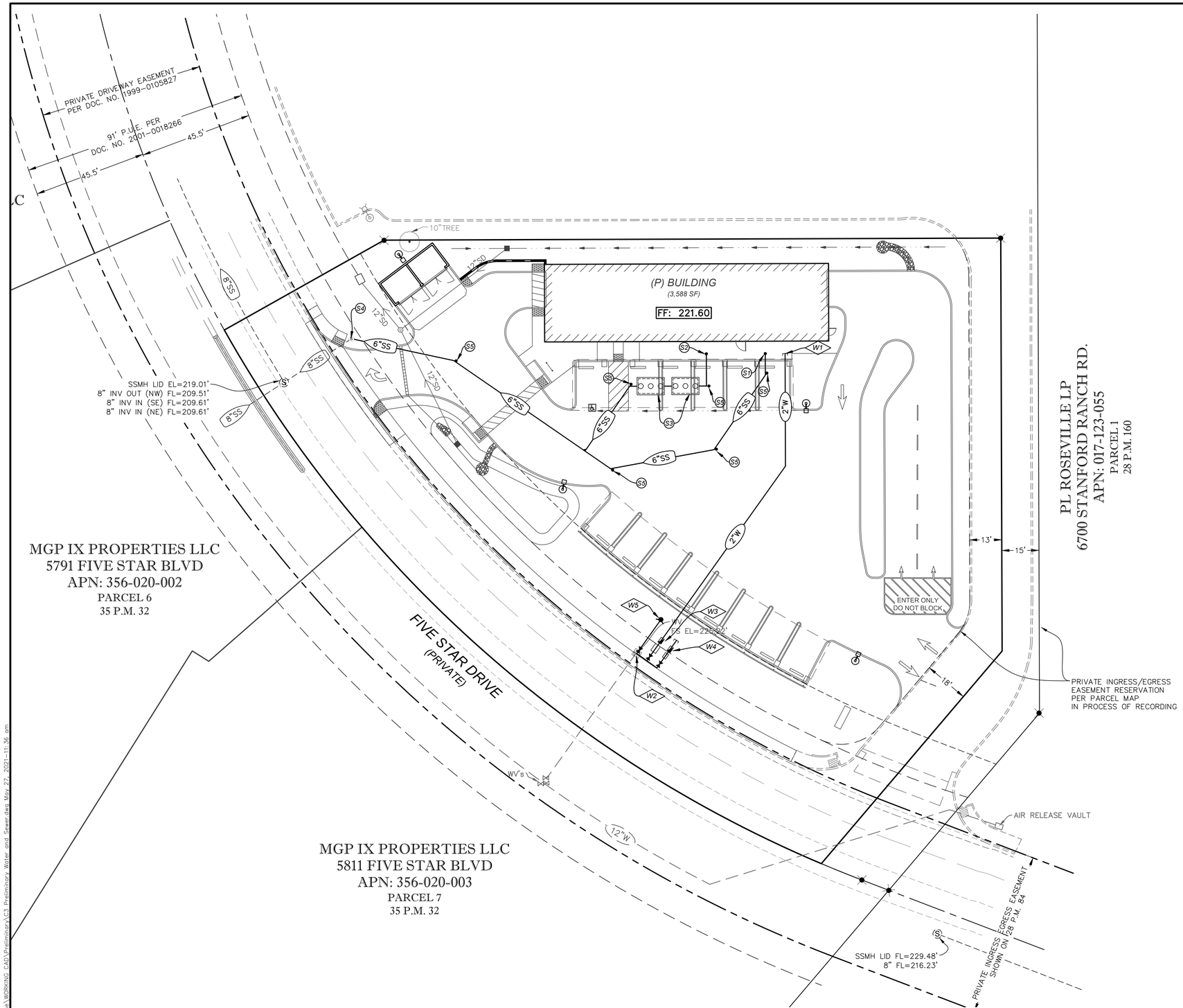
RFE PROJECT #20187 — ROSEVILLE TURBOSHINE, ROSEVILLE, CA

Exhibit B



SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) SANITARY SEWER POINT OF CONNECT TO BUILDING.
- (S2) SEWER FOR CARWASH RINSEATE CONNECTION TO BUILDING.
- (S3) SAND OIL SEPARATORS
- (S4) INSTALL NEW SEWER MANHOLE AND CONNECT INTO EXISTING SEWER STUB.
- (S5) SEWER CLEANOUT

WATER CONSTRUCTION KEYNOTES:

- (W1) DOMESTIC WATER POINT OF CONNECTION TO BUILDING.
- (W2) CONNECT TO EXISTING WATER AND INSTALL FIRE, DOMESTIC, AND IRRIGATION WATER MANIFOLD.
- (W3) DOMESTIC WATER METER AND RPBP
- (W4) IRRIGATION WATER METER AND RPBP
- (W5) FIRE HYDRANT. HYDRANT TO BE INSTALLED 15-FEET FROM VALVE.

NO.	REVISION	DATE	BY	APPRV'D

DESIGN TSM | CHECK RFE
DRAWN TSM | RFE
QUANT.

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TURBO SHINE CARWASH
5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678

PRELIMINARY WATER AND SEWER PLAN

Sheet
C3
3 of 4
05/27/2021

20 0 20 40
1 INCH = 20 FEET

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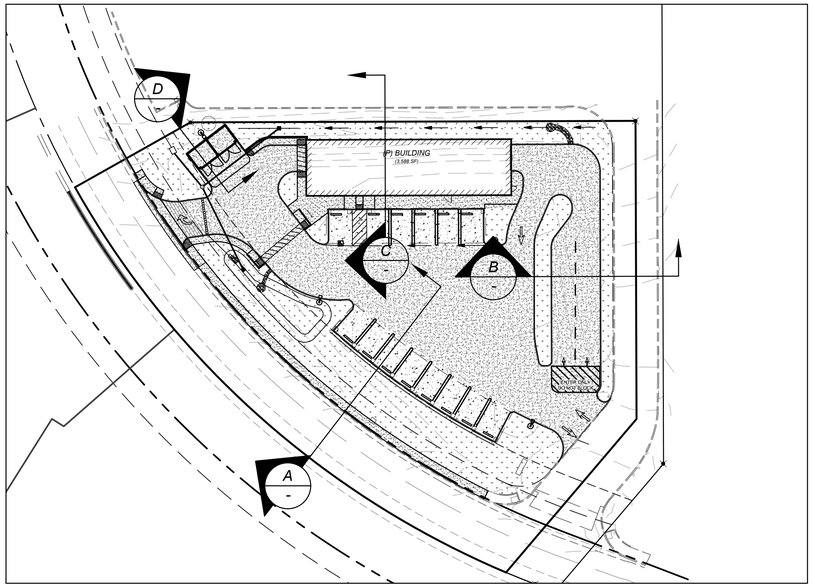
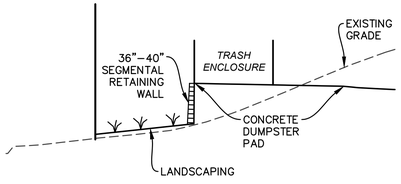
RFE PROJECT #20187 — ROSEVILLE TURBOSHINE, ROSEVILLE, CA

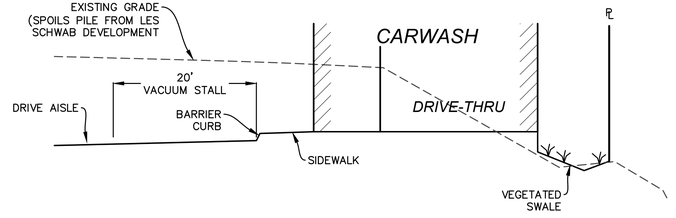
Exhibit B



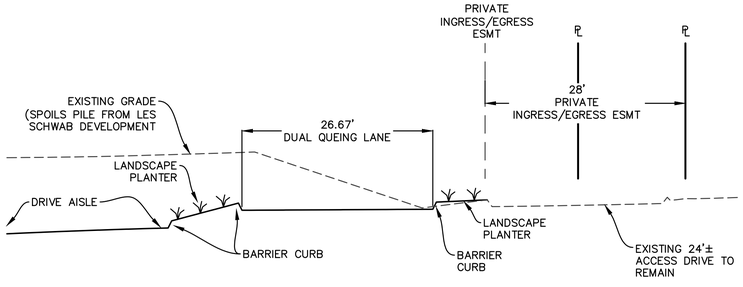
KEY MAP
1"=40'



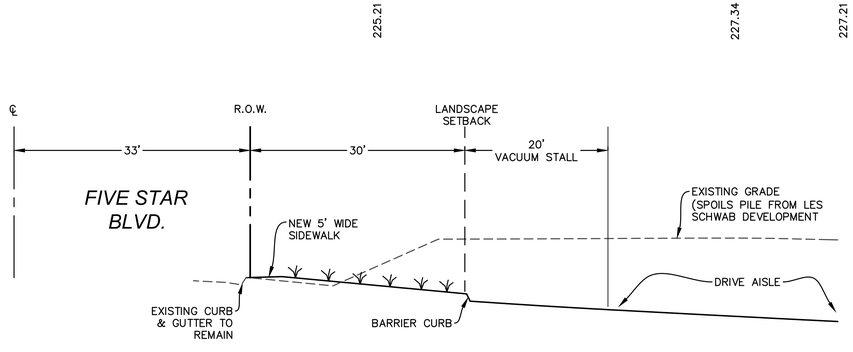
D - SECTION D-D
HORIZONTAL SCALE: 1" = 10'



C - SECTION C-C
HORIZONTAL SCALE: 1" = 10'



B - SECTION B-B
HORIZONTAL SCALE: 1" = 10'



A - SECTION A-A
HORIZONTAL SCALE: 1" = 10'

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TURBO SHINE CARWASH
5850 FIVE STAR BLVD.
ROSEVILLE, CA 95678
PRELIMINARY SITE SECTIONS

Sheet
C4
4 of 4
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RFE PROJECT #20187 – ROSEVILLE TURBOSHINE, ROSEVILLE, CA

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PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESERT WILLOW	15 GALLON	4
	MELALEUCA LINARIIFOLIA/FLAXLEAF PAPERBARK	15 GALLON	9
	OLEA EUROPEA 'MAJESTIC BEAUTY'/FRUITLESS OLIVE	15 GALLON	6
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	3
	PYRUS C. 'REDSPIRE'/FLOWERING PEAR (MODERATE WATER USE)	15 GALLON	3
	SHRUB & GROUNDCOVER AREA:		
	ACACIA REDOLENS "DESERT CARPET"/PROSTRATE ACACIA	1 GALLON	
	ARCTOSTAPHYLOS D. "HOWARD McMINN"/MANZANITA*	5 GALLON	
	BACCHARIS PILULARIS 'PIGEON POINT/DWF. COYOTE BRUSH*	1 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH*	5 GALLON	
	CISTUS PURPUREUS/PURPLE ROCKROSE	5 GALLON	
	CISTUS SALVIIFOLIUS/SAGELEAF ROCKROSE	1 GALLON	
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON	
	DIANELLA REVOLUTA 'LITTLE REV'/BLACK FLAX LILY	1 GALLON	
	GRASSES, BIOSWALE: DELTA BLUEGRASS "BIOFILTRATION SOD"*	SOD	
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	
	JUNIPERUS SABINA 'BUFFALO'/PROSTRATE JUNIPER	1 GALLON	
	LOMANDRA LONGIFOLIA 'BREEZE'/DWF. MAT RUSH	1 GALLON	
	MACFADYENA UNGUIS-CATI/CATS CLAW VINE	5 GALLON	
	NERIUM O. "DWARF RED"/PETITE RED OLEANDER	5 GALLON	
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE*	1 GALLON	
	ROSA CALIFORNICA/WILD ROSE*	5 GALLON	
	SALVIA X. 'BEE'S BLISS'/CREEPING SAGE	1 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	

BIORETENTION PLANTER (SEE PLANTS MARKED W/ AN "*" ABOVE)

NOTE: ALL PROPOSED PLANTS EXCEPT PYRUS C. ARE LISTED AS "LOW" OR "VERY LOW" IN THE STATE'S W.U.C.O.L.S. IV LIST.

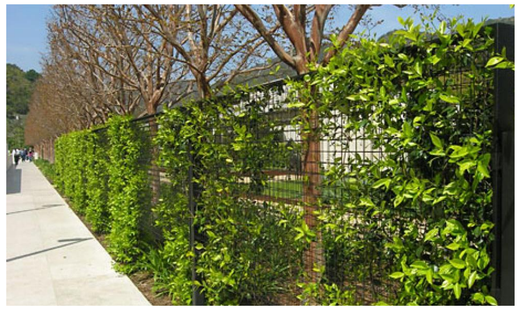
PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
PARKING CANOPIES	N/A					3876 S.F.	3876 S.F.

PARKING AREA:		5937 S.F.
SHADE REQUIRED:	50%	2968 S.F.
SHADE PROVIDED:	65%	3876 S.F.

0 5' 10' 15' 20' 50' 100'

NORTH



greenscreen®

Samples shown are for illustrative purposes only and represent the design intent. Specific planting species shall be per plan. For more information and samples visit https://greenscreen.com/

Jun 02, 2021 - 7:53am

Exhibit B

Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

TURBO SHINE CARWASH

5850 FIVE STAR BOULEVARD
CITY OF ROSEVILLE
CALIFORNIA

FOR TURBO SHINE CARWASH

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Date: JUNE 2, 2021

Scale: 1"=20'-0"

Job Number: 40104

Sheet Number: LA of 1

PLANNING COMMISSION COMMUNICATION

Title:	NIPA PCL 29 – Green Acres, 7300 Galilee Rd., File # PL21-0067
Contact:	Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 7/8/2021
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Recorded Summary Vacation of Excess Right of Way (Resolution No. 20-478)

Exhibit A Green Acres Initial Study Mitigated Negative Declaration

Exhibit B Site Plans

Exhibit C Elevations

Exhibit D Preliminary Utility and Grading Plans

Exhibit E Preliminary Landscape Plan and Details

Exhibit F Preliminary Fencing Plan

Exhibit G Photometric Plan

Exhibit H Lot Merger

Exhibit I Easement Abandonments

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***July 8, 2021***

Prepared by: Shelby Maples, Associate Planner

ITEM 6.2: **Design Review Permit and Voluntary Merger – 7300 Galilee Rd. – NIPA PCL 29 – Green Acres – PL21-0067**

REQUEST

The applicant requests a Design Review Permit for a new retail store including indoor retail space (26,900 sf), an open sided green house (20,192 sf), house plant greenhouse (5,542 sf), lath house (26,204 sf), and outdoor retail area (72,928 sf) for Green Acres, and a Voluntary Lot Merger to create one lot from three existing lots, and abandonment of two easements.

Applicant- Karenda Macdonald, Borges Architectural Group, Inc.
Owner- Tam Roseville, LLC

SUMMARY RECOMMENDATION

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

A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval; and
C. Adopt the four (4) findings of fact and approve the Voluntary Merger subject to eight (8) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 7300 Galilee Rd., on the southwest side of the intersection of Industrial Ave. and Washington Bl. in the City's North Industrial Plan Area (NIPA) (Figure 1). The site is currently undeveloped, with a land use designation of General Commercial (GC) and a zoning designation of Community Commercial (CC). The subject parcels are surrounded by industrial parcels to the north, east, and west, with a California Department of Motor Vehicles branch located immediately to the south. A single-family residential neighborhood is located to the east of Washington Bl., with the nearest residential rear yard approximately 200 feet to the east of the project boundary.

In 2007, the City of Roseville's Redevelopment Agency purchased the subject property from KMS Development with the intent to sell a portion of the land to the United States Postal Service (USPS) to facilitate the construction of a Post Office Distribution Center. The USPS never moved forward with the development, and upon dissolution of redevelopment agencies in California (February 2012), the property was turned over to the City. The property remained vacant, and no future City needs were identified for the land. After complying with procedural requirements per the Surplus Land Act, the City Council declared the property as surplus in October of 2019.

On December 2, 2020, the City Council adopted a resolution authorizing the City Manager to execute a Purchase and Sale Agreement for the 6.89 acre project site, as well as a resolution ordering summary vacation of excess right-of-way along Industrial Ave. (Resolutions 20-477 and 20-478). Adoption of these resolutions allowed the City to sell the subject properties to Tam Elk Grove, LLC with the intent to develop a Green Acres Nursey and Supply on the site. In addition, approximately 40,000 square feet of right-of-

way along Industrial Ave. was abandoned by the City and sold to Tam Elk Grove, LLC to be landscaped and maintained in perpetuity.

Figure 1 – Project Location

The project includes a Design Review Permit and Voluntary Merger for a new Green Acres retail plant nursery. The project proposes the construction of a Green Acres retail store, consisting of 26,900 square feet of indoor retail space, a 20,192 square-foot greenhouse, a 5,542 square-foot house plant greenhouse, a 26,204 square-foot lath house, and 72,928 square-feet of outdoor display area, as well as associated site grading, parking spaces, lighting, and landscaping (Figure 2). The Voluntary Merger will combine three existing parcels into a single parcel for the Green Acres site. The project also includes the abandonment of two public utility easements (PUEs) on the site.

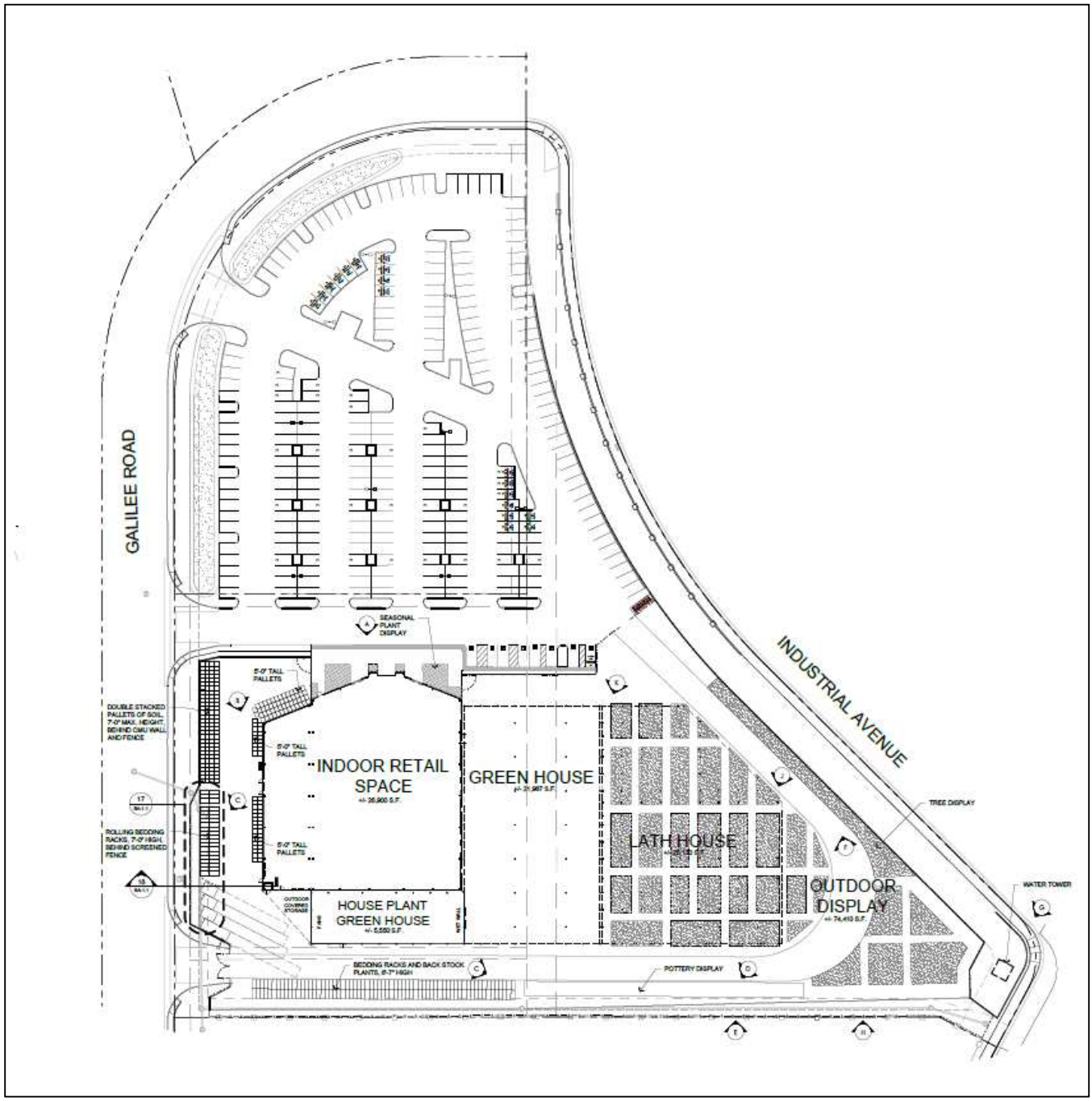
SITE INFORMATION

Location: 7300 Galilee Rd., on the southwest side of the intersection of Industrial Ave. And Washington Bl.

Total Size: 6.89 acres

Topography and Setting: The project is located on a vacant property within a developed area of the City of Roseville. Topography of the site is relatively flat. The site has been heavily disturbed from previous grading for the development of the adjacent Department of Motor Vehicles. There are no trees or other biological resources on the site.

Figure 2 – Project Site Plan



EVALUATION – DESIGN REVIEW PERMIT

Section 19.78.60 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit (DRP). The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project design 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 and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

3. ***The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

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

Site Design – The proposed Green Acres Nursery and Supply includes an approximately 26,900 square foot indoor retail space, 21,952 square foot open-sided greenhouse,5,542 square foot house plant greenhouse, 26,204 square foot lath house, and 72,928 square foot outdoor retail area to support the retail plant nursery use. A new parking lot with landscaping, lighting, and bioretention will also be constructed. The proposed building will be located on the southern portion of the site, with the front elevation oriented toward the parking lot (facing northwest) and the lath house and outdoor display areas fronting along Industrial Avenue. Service areas for the project, including trash pickup, forklift access points, and other service doors will be located on the south and west sides of the building, facing Galilee Rd. The project includes a total of 251 parking spaces, as well as 13 bicycle parking spaces. The project is consistent with the required development standards as established by NIPA, as demonstrated by Table 1 below.

Table 1 – Development Standards

Development Standard	Required	Proposed
Building Site Coverage (NIPA)	50% maximum	Approximately 10% (not including outdoor display areas)
Front Setback (to front of building, for buildings less than 50,000 sf, multiple on site) (NIPA)	45 foot minimum, 65 foot average	Greater than 200 feet
Side Setback (for buildings less than 50,000 sf, multiple on site) (NIPA)	20 feet	Approximately 70 feet
Rear Setback (for buildings less than 50,000 sf, multiple on site) (NIPA)	35 feet	Approximately 45 feet
Height (NIPA)	50 feet maximum	39 feet, six inches

Access and Circulation – The project site has frontage primarily along Galilee Rd., Industrial Ave., with a small portion of the property adjacent to Washington Bl. Industrial Ave. is a two-lane road that terminates at its intersection with Washington Bl. near the project site's southeastern boundary, and Galilee Rd. is a two-lane road along the project frontage. The proposed project will be accessed via three driveways along Galilee Rd. No access is proposed from Industrial Ave. The project includes frontage improvements and landscaping adjacent to both Galilee Rd. and Industrial Ave. The driveway access and internal circulation for the site were evaluated by the City's Engineering Division, and found to be consistent with City standards.

Parking and Traffic – The proposed project is a retail plant nursery. According to Zoning Ordinance Section 19.26.030, a retail nursery shall provide one parking space per 300 square feet of retail space, plus one space per 1,000 square feet of outdoor display/storage area. Table 2 below includes a summary of each building or structure and the associated parking requirement.

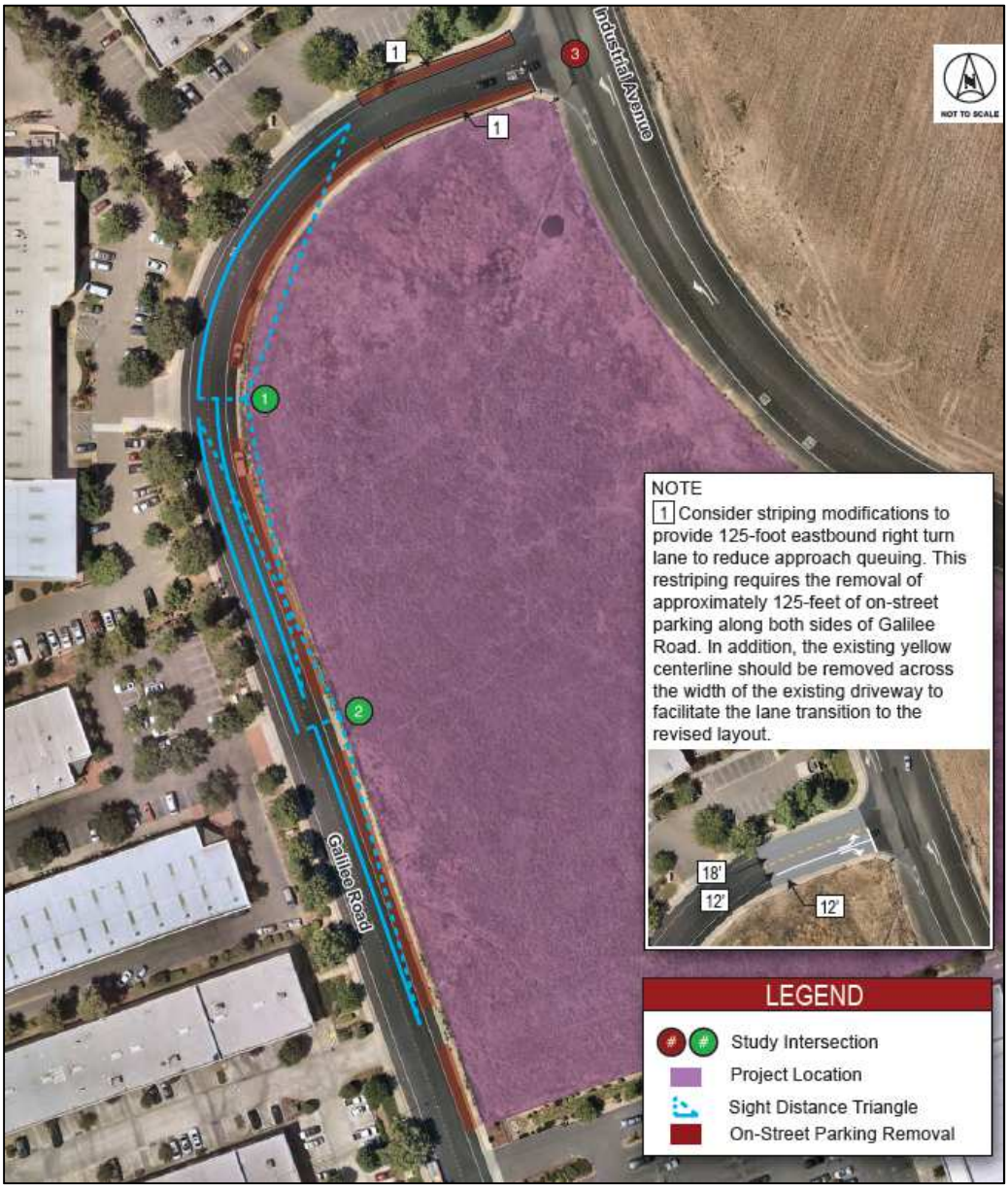
Table 2 – Parking Requirements

Building/Use	Area (Square Feet)	Parking Ratio	Spaces Required
Indoor Retail	26,900 sf	1 space/ 300 sf	90
House Plant Greenhouse	5,542 sf	1 space/ 300 sf	19
Greenhouse	21,952 sf	1 space/1000 sf	22
Lath House	26,204 sf	1 space/1000 sf	27
Outdoor Display Area	72,928 sf	1 space/1000 sf	73
Total Required Parking			231

As indicated in Table 2, the proposed project requires a total of 231 parking spaces. The site plan indicates that 251 spaces will be provided, including 196 standard stalls, 29 compact stalls, seven accessible stalls, and 19 electric vehicle stalls. Therefore, the use exceeds the minimum required parking standard.

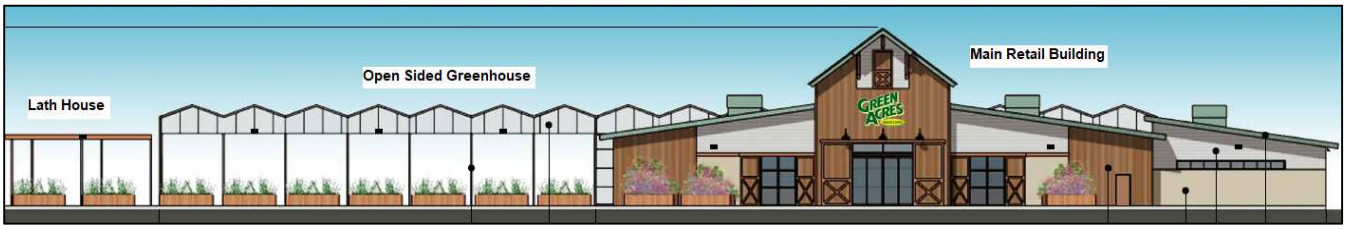
A traffic analysis was prepared to evaluate the project's localized traffic operations and access points to ensure efficient traffic operations. The analysis is included as Attachment 3 of the Initial Study/Mitigated Negative Declaration, which is Exhibit A of this report. The traffic analysis evaluated six local intersections and calculated anticipated vehicle trips based on a nursery size of 31,787 square feet (the approximate size of the indoor retail space and house plant greenhouse) and found that the project is anticipated to generate 77 AM peak hour trips and 221 PM peak hour trips during week days. The site has a commercial land use designation, and the number of trips is consistent with the anticipated buildout of the site. The evaluation also included consideration of vehicle queuing entering the site and required minimum throat depth for the driveways. It was found that the project design will exceed the minimum standard. An evaluation of sight distance for the site, however, found that line of sight would be impaired by vehicles parking along the project frontage on Galilee Rd. To address this concern, a condition of approval (DRP Condition No. 25) is recommended to limit parking on Galilee Rd. between the driveway and Industrial Bl. The condition also limits parking for the first 135 feet of Galilee Rd. on both sides of the road, west of the Industrial Ave. intersection, as well as requires new striping modifications to add a right turn lane (Figure 3).

Figure 3 – Parking Restrictions



Architecture – The project operation includes a main retail store, two greenhouse buildings, and a lath house structure. The main retail store design uses corrugated metal siding, tan vertical siding, and a combination of earth tone building colors to create an agrarian, barn-inspired façade. Barn-style door and crooked necked lighting features are incorporated to enhance and accentuate the agricultural theme (Figure 3). The peaked rooflines and materials are mirrored in the greenhouse structures. The lath house will be constructed of wooden posts and lattice work to create an area that functions as an outdoor greenhouse, providing varying levels of shade for the nursery plants. The mix of colors, materials, variety in rooflines, stylistically-consistent architectural features, and overall design are consistent with the Community Design Guidelines.

Figure 4 – Front Elevation



Landscaping, Lighting, and Fencing – The project includes landscaping around the perimeter of the site, in the parking area, as well as around the main retail building. Landscape planter widths around the project site are a minimum of 20 feet along Galilee Rd. and Industrial Ave, and provide a mix of trees and shrubs that include species such as October Glory Red Maple, Eastern Redbud, and Drake Lacebark Elm. The landscape palate is compatible with the NIPA Guidelines. Additionally, the Community Design Guidelines require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project will provide 56.2-percent parking lot shading, meeting the requirement. Landscaping around the building will be seasonally adjusted to highlight the available selection at Green Acres.

A photometric plan is included as Exhibit G, and includes the lighting fixtures that will be provided in the parking areas and on the exterior of the building. The photometric plan also indicates that lighting levels will not cause glare or excessive light spillage on neighboring sites, consistent with the NIPA and Community Design Guidelines.

Fencing is also provided along the majority of the site, with varying types based on location. The fencing layout is included in Exhibit F. Much of the site will be enclosed by an eight-foot-tall metal security fence. Depending on location throughout the site, the security fence will either be open-style or have metal screening panels. Screened areas are primarily along the southern and western sides of the building, which are where the service areas are located. Landscaping and low shrubs will be used in the planter areas to soften the appearance of the screening and security fencing. Additionally, the parking area on the northern portion of the site will have a post and cable safety fence along the Industrial Ave. frontage. Retaining walls are also required throughout the site to accommodate the grade.

Trash enclosures – The project proposes a trash pickup area on the southwestern end of the property, consisting of a 40-yard trash bin and three eight-yard bins. The trash pickup area will be surrounded by bollards to contain the rolling bins. During the project review process, staff and the project proponents coordinated with Environmental Utilities – Refuse Division staff to verify the proposed design would accommodate truck movements, and allow collection trucks to enter and exit from Galilee Rd. The design as proposed will minimize conflicts between the trash pickup area, collection trucks, and customers in the outdoor display area. The area will be screened from Galilee Rd. by an eight-foot-tall security fence with wire mesh screening panels, as well as a 20-foot-wide landscape buffer.

EVALUATION – VOLUNTARY MERGER

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance, the evaluation of the request is based on compliance with the City of Roseville Zoning Ordinance and Building Code as follows. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the Voluntary Merger in relation to each finding.

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

The subject parcels have a zoning designation of Community Commercial (CC). The proposed Voluntary Merger will merge three lots of 2 acres (Lot 10), 0.32 acres (portion of Lot 11), and 2.12 acres (portion of Parcel 2) into one lot of 5.36 acres, by removing the property line located between these adjoining parcels. The Green Acres project will ultimately occupy two parcels, one containing the retail building and associated structures, and the other the majority of the parking area. The Voluntary Merger is included in Exhibit H.

The City's Zoning Ordinance establishes minimum development standards for structures located within the CC zone, but does not establish any minimum lot sizes. The NIPA also does not establish minimum lot sizes for commercial parcels. The development design for this site is established through the Design Review Permit evaluation included in this report, and this Voluntary Merger is consistent with that design. The proposed merger is in compliance with the Zoning Ordinance and NIPA.

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

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

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

On December 2, 2020, City Council passed and adopted Resolution No. 20-478 ordering a summary vacation of 40,023 square feet of excess right of way (ROW) along the project's Industrial Ave. frontage, concurrent with the Purchase and Sale agreement. On December 29, 2020, the associated property transfer documents, which include a quitclaim deed and grant deed, were recorded by Placer County. Concurrent with these property transfer documents, two easements were granted to the City from the property owner, including one for the installation and maintenance of sanitary sewer and water pipes and one for the installation and maintenance of storm drainage pipes. The resolution and recorded documents are included as Attachment 1. The additional square footage will be included in Resultant Parcel 10 as shown on the Voluntary Merger exhibit.

Condition No. 7 for the Voluntary Merger requires that the applicant process the summary vacation of the storm drain and public utility easements prior to issuance of building permits for the project. This will require action by the City Council. Two new easements, including a 15-foot-drainage easement along the southern property boundary and a 15-foot-wide water easement on the western side of the property, are also proposed. These easements will be recorded by separate instrument.

4. Compliance with General Plan and Subdivision Design Standards.

The Voluntary Merger is necessary to support the development of the Green Acres project, which is a permitted use in the CC zone. The General Plan relies on the Zoning Ordinance to determine the appropriate development standards and use of the site. The project is therefore also consistent with the General Plan. The proposed Voluntary Merger will not conflict with the Subdivision Design Standards identified in the City's Subdivision Ordinance.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on June 16, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, NIPA, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/MND was released on June 11, 2021 for a period of 20 days, ending on July 1, 2021. No comments pertaining to the adequacy of the environmental document were received by the time of staff report publication. Mitigation measures for a pre-construction nesting bird survey (BIO-1) and for inadvertent discoveries for subsurface cultural and tribal cultural resources (CUL-1) are included with the Mitigation Monitoring and Reporting Program. Staff recommends that the Planning Commission adopt the Green Acres Mitigated Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

B. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 7300 Galilee Rd. – NIPA PCL 29 – Green Acres – PL21-0067** subject to seventy-four (74) conditions of approval; and

C. Adopt the findings of fact as stated in the staff report and approve the **Voluntary Merger – 7300 Galilee Rd. –NIPA PCL 29 – Green Acres – PL21-0067** subject to eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL21-0067

1. The project is approved as shown in Exhibits B-G and as conditioned or modified below. (Planning)

2. This Design Review Permit approval shall be effectuated within a period of two (2) years from July 8, 2021, and if not effectuated shall expire on July 8, 2023. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond July 8, 2024. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Green Acres Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed at 7300 Galilee Rd. 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 issues 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b) 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 the 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, Section 11B-206 and 11B-208. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Division 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, Public Works)

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

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

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

    e) 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)

    f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

    g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

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. 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)

19. 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 Development Services – Engineering prior to approval of any plans. (Engineering)

20. 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)

21. 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)

22. The applicant shall dedicate all necessary rights-of-way or Public Utility Easements 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)

23. The developer shall provide the following frontage improvements adjacent to the site:

    a) 8' wide sidewalk on Industrial Avenue. (A Class I multi-use trail may be provided in lieu of an 8' sidewalk). Maintain existing bike lane on Industrial Avenue.

    b) 5' wide sidewalk on Galilee Road.

    c) Match existing sidewalk on Washington Boulevard. (Alternative Transportation)

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. Per the Traffic Evaluation prepared by Kimley Horn dated April 26, 2021, on-street parking shall be removed on the east side of Galilee Road for the length of the project. The applicant shall install "No Parking" signage per City standard. In addition, on-street parking will be removed for the first 135 feet along Galilee Road (both sides) west of Industrial Avenue intersection and new striping modifications (add a right turn lane) shall be completed. See Exhibit 5 of the Traffic Evaluation. (Engineering)

26. 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)

27. 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)

28. 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)

29. 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 existing dry utilities pot holed for verification of location and depth. (Engineering)

30. 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)

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

32. 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)

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

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

35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view with pipe depth/invert information where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified

along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

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

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

    a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b) Water, sewer, and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

    c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

38. Roof section of building must be removed over area of existing sewer easement. (Environmental Utilities)

39. Concrete pads for trash, recycling, green waste and enclosure approaches shall be designed to current Refuse Division specifications, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning, and the Fire Department. (Refuse, Planning, Fire)

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

41. A trash enclosure and recycling enclosure is required for each building and tenant, otherwise, the building owner is responsible for trash service. (Refuse)

42. 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 Fire Department. (Fire)

43. 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)

44. 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

45. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

46. 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)

47. 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

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

    a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.

    b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c) The control valves and the water meter shall be physically unobstructed.

    d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

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

    a) Water and sewer easements.

    b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

50. 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)

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

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

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

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

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

53. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utility easements (PUE’s) located along public roadways. (Engineering)

54. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Green Acres to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

55. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

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

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

58. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction”. These charges will be determined upon completion of the final electrical design. (Electric)

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

60. 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)

61. 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)

62. 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)

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

OTHER CONDITIONS OF APPROVAL

64. 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)

65. 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)

66. 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)

67. 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)

68. 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)

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

70. 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)

71. The project is subject to the noise standards established by 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)

72. 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)

73. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) for 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)

74. 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 the following:

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

b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR VOLUNTARY MERGER FILE # PL21-0067

1. The Voluntary Merger is approved as shown in Exhibits H and I. (Planning, Engineering)

2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger:

   a) Two copies of property boundary description with exhibit map (8.5"x11" sheet) and one copy of boundary closure calculation for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.

   b) One copy of the conditions of approval.

   c) A completed Property Owner Consent Form.

   d) Deed to convey interest in the property.

   e) Preliminary title report no older than six months for all properties involved. (Engineering)

3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)

4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

5. The applicant shall submit to the Engineering Division of Development Services a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

6. Prior to recordation of the Voluntary Merger, the applicant shall pay the City's surveyor's processing and consulting fee of $150. (Engineering)

7. Prior to issuance of building permits, the applicant shall process easement abandonments (separately) for both the existing storm drain easement and the existing public utility easement (PUE) under a separate instrument through the City of Roseville Development Services Department. (Engineering)

8. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

Attachments

1. Recorded Summary Vacation of Excess Right of Way (Resolution No. 20-478)

Exhibits

A. Green Acres Initial Study/ Mitigated Negative Declaration
B. Site Plans
C. Elevations
D. Preliminary Utility and Grading Plans
E. Preliminary Landscape Plan and Details
F. Preliminary Fencing Plan
G. Photometric Plan
H. Lot Merger
I. Easement Abandonments

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.

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

The City of Roseville
311 Vernon Street
Roseville CA 95678

Exempt from recording fees pursuant to
Govt Code 27383

PLACER, County Recorder
RYAN RONCO
DOC- 2020-0154054-00
AGENT - SPL EXPRESS
TUESDAY, DEC 29, 2020 04:18 PM

MIC	$0.00	AUT	$0.00	SBS	$0.00
ERD	$0.00	SB2	$0.00	*	$0.00
ADD	$0.00				

Ttl Pd $0.00 Rcpt # 02978864
CLKBZQJ9T2/KO/1-7

Order No: P-344947

APN: 017-410-020-000, 017-410-019-000, 017-410-070, 017-410-068-000

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY (RESOLUTION No. 20-478)

(Please fill in document title(s) on this line)

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB@) (GC 27388.1)

- ☐ Not related to real property – GC 27388.1(a)(1)
- ☒ Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- ☐ Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- ☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

(Signature) Print Name: TC Mummy Date: 12/28/2020

RECORDING REQUESTED BY

Placer Title Company

WHEN RECORDED MAIL TO:
The City of Roseville, a municipal corporation
311 Vernon Street
Roseville, CA 95678

Order Number: P-344947

Exempt from recording fees pursuant to
Govt Code 27383

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY

(Resolution No. 20-478)

RESOLUTION NO. 20-478

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO EFFECTUATE THE CONVEYANCE OF THE EXCESS RIGHT OF WAY

BE IT RESOLVED by the City Council of the City of Roseville as follows:

WHEREAS, in accordance with the provisions of section 8334, et seq., of the Streets and Highways Code (Chapter 4, Summary Vacation), it is hereby found that excess right of way, described in Exhibits A and B, attached hereto and incorporated herein by reference, can be summarily vacated; and

WHEREAS, the existing excess right of way is no longer needed for City street or highway purposes and will not be used for the purpose for which it was dedicated or acquired.

IT IS HEREBY ORDERED:

1. That approximately 40,000 square feet of right of way along Industrial Avenue, described in Exhibits A and B, is hereby vacated and shall, as of the date of adoption of this resolution, be vacated and no longer constitute a street or highway; and

2. The City Manager is hereby authorized to execute all necessary documents required to effectuate the conveyance of the excess right of way; and

3. The City Clerk is hereby directed to cause a certified copy of this Resolution and Order, attested to by said Clerk under the seal of the City of Roseville, to be recorded in the Office of the County Recorder.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of December, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST: _____
City Clerk of the City of Roseville, California

DEPUTY CLERK

EXHIBIT "A"

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 9, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65; thence from said **POINT OF BEGINNING**, along the easterly prolongation of the northerly boundary of said Lot 9, North 70°10'30" East, 0.12 feet; thence, leaving said easterly prolongation, along a tangent curve to the right, having a radius of 35.00 feet, through a central angle of 90°00'00", with an arc length of 54.98 feet, said arc being subtended by a chord bearing South 64°49'30" East, 49.50 feet; thence South 19°49'30" East, 17.61 feet; thence along a tangent curve to the left, having a radius of 547.00 feet, through a central angle of 45°11'00", with an arc length of 431.36 feet, said arc being subtended by a chord bearing South 42°25'00" East, 420.27 feet; thence South 65°00'30" East, 293.89 feet; thence along a tangent curve to the right, having a radius of 50.00 feet, through a central angle of 73°57'00", with an arc length of 64.53 feet, said arc being subtended by a chord bearing South 28°02'00" East, 60.15 feet to a point located on the northeasterly prolongation of the southeasterly boundary of "New Parcel A", as described in the Lot Line Adjustment Certificate of Compliance recorded on February 6, 2012 as Document No. 2012-0010049 of Official Records of Placer County; thence, along said northeasterly prolongation, along a reverse curve having a radius of 3247.00 feet, through a central angle of 00°58'31", with an arc length of 55.27 feet, said arc being subtended by a chord bearing South 08°27'15" West, 55.27 feet to the most easterly corner of said "New Parcel A"; thence, along the northeasterly boundary of said "New Parcel A", North 82°02'01" West, 53.00 feet to the Southeast corner of Parcel Two, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence, along the boundary of said Parcel Two, the following two (2) courses: (1) along a non-tangent curve to the right, having a radius of 3300.00 feet, the radius point of which bears South 82°02'01" East, through a central angle of 01°14'37", with an arc length of 71.62 feet, said arc being subtended by a chord bearing North 08°35'17" East, 71.62 feet; and (2) North 65°00'30" West, 528.13 feet to the easterly boundary of said Lot 9; thence, along said easterly boundary, North 19°49'30" West, 296.02 feet to **POINT OF BEGINNING**; containing 40,023 square feet, more or less.

End of Description

Name: TRANSFER

North: 2046083.10' East: 6759444.15'

Segment #1 : Line

Course: N70°10'30"E Length: 0.12'
North: 2046083.14' East: 6759444.26'

Segment #2 : Curve

Length: 54.98' Radius: 35.00'
Delta: 090°00'00" Tangent: 35.00'
Chord: 49.50' Course: S64°49'30"E
Course In: S19°49'30"E Course Out: N70°10'30"E
RP North: 2046050.21' East: 6759456.13'
End North: 2046062.08' East: 6759489.06'

Segment #3 : Line

Course: S19°49'30"E Length: 17.61'
North: 2046045.52' East: 6759495.03'

Segment #4 : Curve

Length: 431.36' Radius: 547.00'
Delta: 045°11'00"Tangent: 227.60'
Chord: 420.27' Course: S42°25'00"E
Course In: N70°10'30"E Course Out: S24°59'30"W
RP North: 2046231.03' East: 6760009.61'
End North: 2045735.25' East: 6759778.51'

Segment #5 : Line

Course: S65°00'30"E Length: 293.89'
North: 2045611.08' East: 6760044.88'

Segment #6 : Curve

Length: 64.53' Radius: 50.00'
Delta: 073°57'00" Tangent: 37.64'
Chord: 60.15' Course: S28°02'00"E
Course In: S24°59'30"W Course Out: S81°03'30"E
RP North: 2045565.77' East: 6760023.76'
End North: 2045557.99' East: 6760073.15'

Segment #7 : Curve

Length: 55.27' Radius: 3247.00'
Delta: 000°58'31" Tangent: 27.64'
Chord: 55.27' Course: S08°27'15"W
Course In: S81°03'30"E Course Out: N82°02'01"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045503.32' East: 6760065.03'

Segment #8 : Line

Course: N82°02'01"W Length: 53.00'
North: 2045510.67' East: 6760012.54'

Segment #9 : Curve

Length: 71.62' Radius: 3300.00'
Delta: 001°14'37" Tangent: 35.81'
Chord: 71.62' Course: N08°35'17"E
Course In: S82°02'01"E Course Out: N80°47'24"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045581.48' East: 6760023.23'

Segment #10 : Line

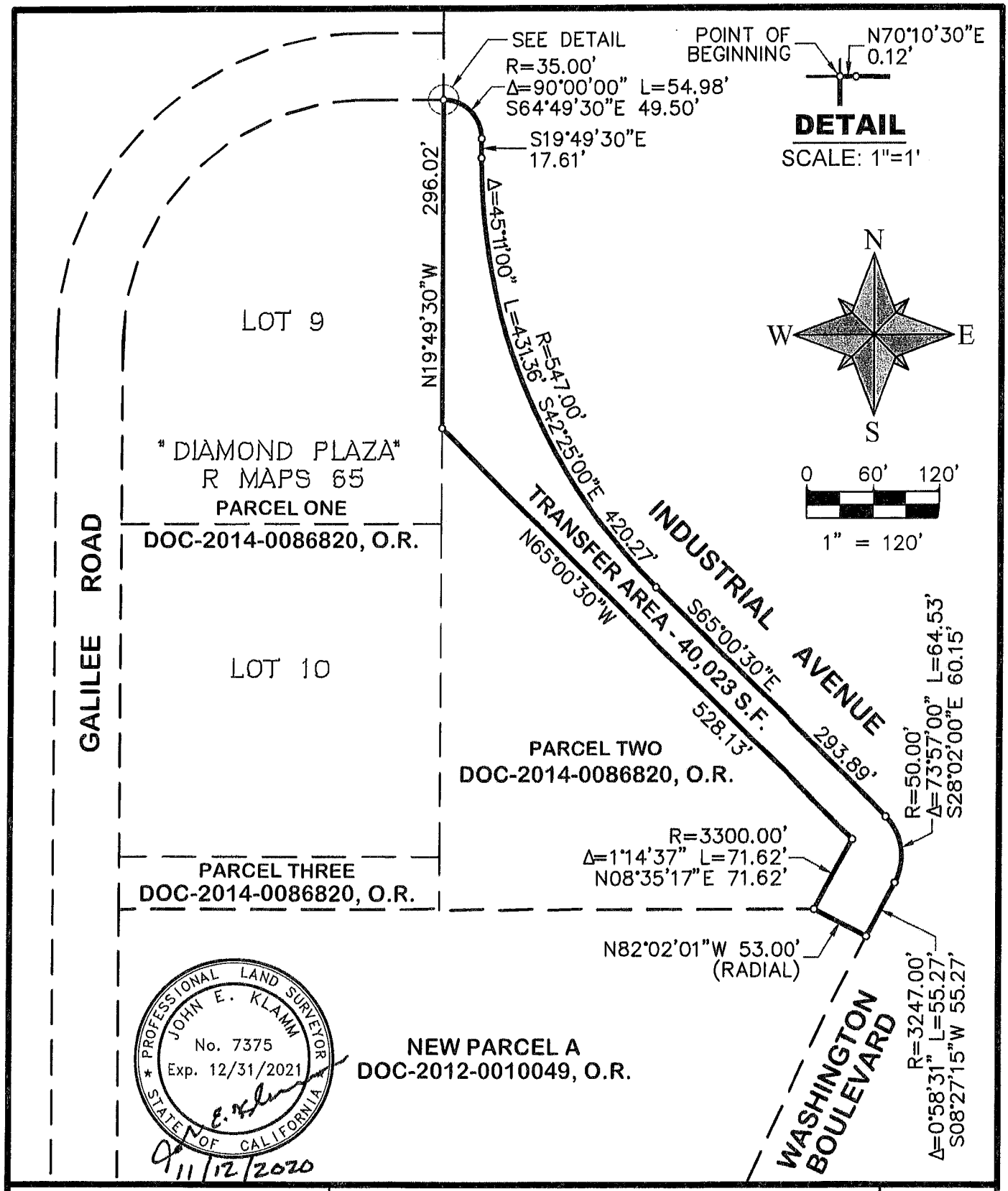
Course: N65°00'30"W Length: 528.13'
North: 2045804.61' East: 6759544.55'

Segment #11 : Line

Course: N19°49'30"W Length: 296.02'
North: 2046083.09' East: 6759444.16'

Perimeter: 1866.53' Area: 40023 Sq. Ft.
Error Closure: 0.02 Course: S42°47'52"E
Error North: -0.011 East: 0.010

Precision 1: 92279.00



RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"

PLAT TO ACCOMPANY DESCRIPTION

PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE: 1"=120'

DATE: 11/12/2020

SHEET 1 OF 1

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

TAM Roseville LLC
604 Sutter Street Suite 350
Folsom CA 95630

PLACER, County Recorder
RYAN RONCO
DOC- 2020-0154055-00
AGENT - SPL EXPRESS
TUESDAY, DEC 29, 2020 04:18 PM

MIC	$3.00	AUT	$8.00	SBS	$7.00
ERD	$1.00	SB2	$0.00	REC	$16.00
ADD	$0.00				

Ttl Pd $35.00 Rcpt # 02978864
CLKBZQJ9T2/KO/1-8

Order No: P-344947

APN: 017-410-020-000, 017-410-019-000, 017-410-070, 017-410-068-000

QUITCLAIM DEED

Abandonment of Right of Way Easement Interest

- [ ] Not related to real property – GC 27388.1(a)(1)
- [X] Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- [ ] Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- [ ] Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- [ ] Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

(Signature) Print Name: T Murphy Date: 12/28/2020

RECORDING REQUESTED BY

Placer Title Company

WHEN RECORDED MAIL TO:
Tam Roseville, LLC, a California limited liability company
604 Sutter Street Ste 350
Folsom CA 95630

Escrow No. P-344947

Space Above This Line for Recorder's Use

QUITCLAIM DEED

ABANDONMENT OF RIGHT OF WAY EASEMENT INTEREST

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is $0.00, Abandonment of Easement Interest R&T Code 11911
(__X__) Computed on full value of property conveyed, or
(_____) Computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The City of Roseville, a municipal corporation

does hereby remise, release and forever quitclaim to

Tam Roseville, LLC, a California limited liability company

the following described Real Property:

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

SEE EXHIBIT "A" and EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Dated: December 22, 2020

SIGNATURE PAGE TO QUITCLAIM DEED

The City of Roseville,
a municipal corporation

By: Dominick Casey

Its: City Manager

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)
) ss.
County of Placer)

On December 22, 2020 before me,
Kelly K. Aye,
Notary Public personally appeared Dominick Casey
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

KELLY K. AYE
Notary Public - California
Placer County
Commission # 2221057
My Comm. Expires Nov 6, 2021

RESOLUTION NO. 20-478

ORDERING SUMMARY VACATION OF EXCESS RIGHT OF WAY AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO EFFECTUATE THE CONVEYANCE OF THE EXCESS RIGHT OF WAY

BE IT RESOLVED by the City Council of the City of Roseville as follows:

WHEREAS, in accordance with the provisions of section 8334, et seq., of the Streets and Highways Code (Chapter 4, Summary Vacation), it is hereby found that excess right of way, described in Exhibits A and B, attached hereto and incorporated herein by reference, can be summarily vacated; and

WHEREAS, the existing excess right of way is no longer needed for City street or highway purposes and will not be used for the purpose for which it was dedicated or acquired.

IT IS HEREBY ORDERED:

1. That approximately 40,000 square feet of right of way along Industrial Avenue, described in Exhibits A and B, is hereby vacated and shall, as of the date of adoption of this resolution, be vacated and no longer constitute a street or highway; and

2. The City Manager is hereby authorized to execute all necessary documents required to effectuate the conveyance of the excess right of way; and

3. The City Clerk is hereby directed to cause a certified copy of this Resolution and Order, attested to by said Clerk under the seal of the City of Roseville, to be recorded in the Office of the County Recorder.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of December, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST:
City Clerk of the City of Roseville, California
DEPUTY CLERK

MAYOR

ATTEST:

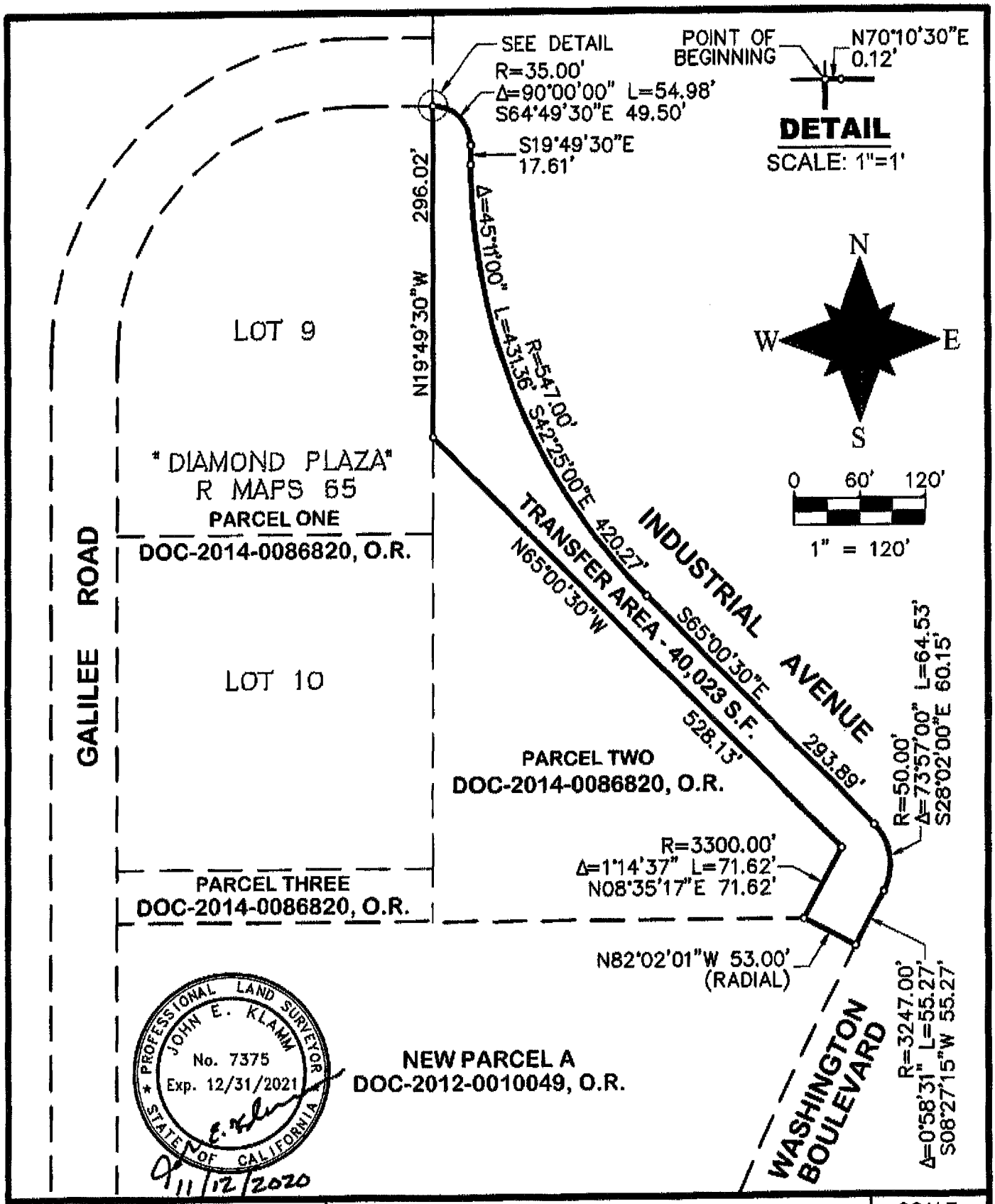
CITY CLERK

EXHIBIT "A"

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 9, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65; thence from said **POINT OF BEGINNING**, along the easterly prolongation of the northerly boundary of said Lot 9, North 70°10'30" East, 0.12 feet; thence, leaving said easterly prolongation, along a tangent curve to the right, having a radius of 35.00 feet, through a central angle of 90°00'00", with an arc length of 54.98 feet, said arc being subtended by a chord bearing South 64°49'30" East, 49.50 feet; thence South 19°49'30" East, 17.61 feet; thence along a tangent curve to the left, having a radius of 547.00 feet, through a central angle of 45°11'00", with an arc length of 431.36 feet, said arc being subtended by a chord bearing South 42°25'00" East, 420.27 feet; thence South 65°00'30" East, 293.89 feet; thence along a tangent curve to the right, having a radius of 50.00 feet, through a central angle of 73°57'00", with an arc length of 64.53 feet, said arc being subtended by a chord bearing South 28°02'00" East, 60.15 feet to a point located on the northeasterly prolongation of the southeasterly boundary of "New Parcel A", as described in the Lot Line Adjustment Certificate of Compliance recorded on February 6, 2012 as Document No. 2012-0010049 of Official Records of Placer County; thence, along said northeasterly prolongation, along a reverse curve having a radius of 3247.00 feet, through a central angle of 00°58'31", with an arc length of 55.27 feet, said arc being subtended by a chord bearing South 08°27'15" West, 55.27 feet to the most easterly corner of said "New Parcel A"; thence, along the northeasterly boundary of said "New Parcel A", North 82°02'01" West, 53.00 feet to the Southeast corner of Parcel Two, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence, along the boundary of said Parcel Two, the following two (2) courses: (1) along a non-tangent curve to the right, having a radius of 3300.00 feet, the radius point of which bears South 82°02'01" East, through a central angle of 01°14'37", with an arc length of 71.62 feet, said arc being subtended by a chord bearing North 08°35'17" East, 71.62 feet; and (2) North 65°00'30" West, 528.13 feet to the easterly boundary of said Lot 9; thence, along said easterly boundary, North 19°49'30" West, 296.02 feet to **POINT OF BEGINNING**; containing 40,023 square feet, more or less.

End of Description



RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE: 1"=120'
DATE: 11/12/2020
SHEET 1 OF 1

Name: TRANSFER

North: 2046083.10' East: 6759444.15'

Segment #1 : Line

Course: N70°10'30"E Length: 0.12'
North: 2046083.14' East: 6759444.26'

Segment #2 : Curve

Length: 54.98' Radius: 35.00'
Delta: 090°00'00" Tangent: 35.00'
Chord: 49.50' Course: S64°49'30"E
Course In: S19°49'30"E Course Out: N70°10'30"E
RP North: 2046050.21' East: 6759456.13'
End North: 2046062.08' East: 6759489.06'

Segment #3 : Line

Course: S19°49'30"E Length: 17.61'
North: 2046045.52' East: 6759495.03'

Segment #4 : Curve

Length: 431.36' Radius: 547.00'
Delta: 045°11'00"Tangent: 227.60'
Chord: 420.27' Course: S42°25'00"E
Course In: N70°10'30"E Course Out: S24°59'30"W
RP North: 2046231.03' East: 6760009.61'
End North: 2045735.25' East: 6759778.51'

Segment #5 : Line

Course: S65°00'30"E Length: 293.89'
North: 2045611.08' East: 6760044.88'

Segment #6 : Curve

Length: 64.53' Radius: 50.00'
Delta: 073°57'00" Tangent: 37.64'
Chord: 60.15' Course: S28°02'00"E
Course In: S24°59'30"W Course Out: S81°03'30"E
RP North: 2045565.77' East: 6760023.76'
End North: 2045557.99' East: 6760073.15'

Segment #7 : Curve

Length: 55.27' Radius: 3247.00'
Delta: 000°58'31" Tangent: 27.64'
Chord: 55.27' Course: S08°27'15"W
Course In: S81°03'30"E Course Out: N82°02'01"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045503.32' East: 6760065.03'

Segment #8 : Line

Course: N82°02'01"W Length: 53.00'
North: 2045510.67' East: 6760012.54'

Segment #9 : Curve

Length: 71.62' Radius: 3300.00'
Delta: 001°14'37" Tangent: 35.81'
Chord: 71.62' Course: N08°35'17"E
Course In: S82°02'01"E Course Out: N80°47'24"W
RP North: 2045053.31' East: 6763280.69'
End North: 2045581.48' East: 6760023.23'

Segment #10 : Line

Course: N65°00'30"W Length: 528.13'
North: 2045804.61' East: 6759544.55'

Segment #11 : Line

Course: N19°49'30"W Length: 296.02'
North: 2046083.09' East: 6759444.16'

Perimeter: 1866.53' Area: 40023 Sq. Ft.
Error Closure: 0.02 Course: S42°47'52"E
Error North: -0.011 East: 0.010

Precision 1: 92279.00

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-344947
Branch: 110

AND WHEN RECORDED MAIL TO

Tam Roseville, LLC, a California limited liability company
6004 Sutter Street Ste 350
Folsom CA 95630

PLACER, County Recorder
RYAN RONCO
DOC- 2020-0154056-00
AGENT - SPL EXPRESS
TUESDAY, DEC 29, 2020 04:18 PM

MIC	$3.00	AUT	$5.00	SBS	$4.00
ERD	$1.00	SB2	$0.00	REC	$13.00
ADD	$0.00	ROS	$2,141.70		

Ttl Pd $2,167.70 Rcpt # 02978864
CLKBZQJ9T2/KO/1-5

A.P.N.: 017-410-020-000, 017-410-019-000, 017-410-070, 017-410-068-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $2,141.70 City Transfer Tax: $0.00
( ) Unincorporated Area (X) City of Roseville
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The City of Roseville, a municipal corporation**

Hereby GRANT(S) to **Tam Roseville, LLC, a California limited liability company**

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 22, 2020

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name | Street Address | City & State

SIGNATURE PAGE TO GRANT DEED

The City of Roseville,
a municipal corporation

By: Dominick Casey

Its: City Manager

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)
) ss.
County of Placer)

On December 22, 2020 before me,
Kelly K. Aye,
Notary Public personally appeared Dominick Casey
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

KELLY K. AYE
Notary Public - California
Placer County
Commission # 2221057
My Comm. Expires Nov 6, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

Parcel One:

Lots 9 and 10 of Diamond Plaza as shown on the official plat thereof, filed for record on September 3, 1991 in Book "R" of Maps at Page 65.

Parcel Two:

Real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Being a portion of Parcel Two as described in the deed recorded on May 12, 2006, in Document 2006-0052124, Official Records of the County of Placer, State of California, described as follows:

Beginning at the Northwestern corner of said Parcel Two; thence along the Northeastern line of said Parcel Two, South 65° 00' 30" East, 528.13 feet to the Northeastern corner of said Parcel Two said corner being on a non-tangent curve to the left having a radial which bears North 80° 47' 24" West, a radius of 3,300.00 feet, a delta of 01° 14' 37", a chord bearing of South 08° 35' 17" West, a chord distance of 71.62 feet; thence Southerly along said curve an arc length of 71.62 feet; thence South 70° 10' 30" West, 340.56 feet to the southwestern line of said Parcel Two; thence along last said line, North 19° 49' 30" West, 435.24 feet to the Point of Beginning.

Parcel Three:

Real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Being a portion of Lot 11 as said lot is shown on the map entitled "Diamond Plaza" filed on September 3, 1991, in Book R of Maps at Page 65, Official Records of the County of Placer, State of California, described as follows:

Beginning at the Northwestern corner of said Lot 11; thence along the Northwestern line of said Lot 11, North 70° 10' 30"East, 289.62 feet to the Northeastern corner of said Lot 11; thence along the Northeastern line of said Lot 11, South 19° 49' 30" East, 47.50 feet; thence leaving last said line, South 70° 10' 30" West, 289.62 feet to the Southwestern line of said Lot 11; thence along last said line, North 19° 49' 30" West, 47.50 feet to the Point of Beginning.

Said Parcels Two and Three above being as set forth in Resolution No. 73-72 in Deeds recorded June 5, 2014, as Document No. 2014-0037174 and thereafter re-recorded December 2, 2014, as Document No. 2014-0086829, Official Records.

APN: 017-410-019-000 (Parcel One Lot 9)
017-410-020-000 (Parcel One Lot 10)
017-410-068-000 (Parcel Two)
017-410-070-000 (Parcel Three)

RESOLUTION NO. 20-477

APPROVING A STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE, BY AND BETWEEN THE CITY OF ROSEVILLE AND TAM ELK GROVE, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT, GRANT AND QUITCLAIM DEEDS AND ALL ESCROW RELATED DOCUMENTS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the City is the owner of approximately 6.74 acres of certain real property located at 7250, 7300, and 7400 Galilee Road and 8025 Industrial Avenue in Roseville, California (APN 017-410-070-000, 017-410-020-000, 017-410-019-000 and 017-410-068-000) (collectively, the "Property"); and

WHEREAS, the City is also the owner of approximately 40,000 square feet of excess right of way along Industrial Avenue; and

WHEREAS, in 2007, the City of Roseville's Redevelopment Agency purchased the Property from KMS Development with the intent to sale a portion of the land to the United States Postal Service (USPS) to facilitate the construction of a Post Office Distribution Center; and

WHEREAS, the USPS never moved forward with development at this site, and following the dissolution of redevelopment agencies throughout California (in February of 2012), the Property was turned over to the City; and

WHEREAS, in April of 2020, the City released a Request for Proposals (RFP) for the sale and development of the Property in support of economic development efforts; and

WHEREAS, the City received two proposals and selected the project presented by Tam Elk Grove, LLC for a Green Acres Nursery and Supply (GANS) due to consistency with the goals of the RFP to create job growth, increase sales tax, and support business retention efforts.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate for the real property located at 7250, 7300, and 7400 Galilee Road and 8025 Industrial Avenue in Roseville, California (APN 017-410-070-000, 017-410-020-000, 017-410-019-000 and 017-410-068-000) and for the excess right of way along Industrial Avenue is hereby approved and the City Manager or designee is authorized to execute said agreement, grant and quitclaim deeds and all escrow related documents on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 2nd day of December, 2020, by the following vote on roll call:

AYES COUNCILMEMBERS: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST: _____
City Clerk of the City of Roseville, California

DEPUTY CLERK

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE CA 95678

Exempt from recording fees pursuant to
Govt Code 27383

PLACER, County Recorder
RYAN RONCO
DOC- 2020-0154058-00
AGENT - SPL EXPRESS
TUESDAY, DEC 29, 2020 04:18 PM

MIC	$0.00	AUT	$0.00	SBS	$0.00
ERD	$0.00	SB2	$0.00	*	$0.00
ADD	$0.00				

Ttl Pd $0.00 Rcpt # 02978864
CLKBZQJ9T2/KO/1-7

Order No: P-344947

APN: 017-410-020-000, 017-410-019-000, 017-410-070, 017-410-068-000

GRANT OF EASEMENT

- [ ] Not related to real property – GC 27388.1(a)(1)
- [x] Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)
- [ ] Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)
- [ ] Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)
- [ ] Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

(Signature) Print Name: T. Mumphrey Date: 12/28/2020

PLACER TITLE P-344947

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO AND MAIL TAX
STATEMENTS TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Gov't Code § 27383

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since a governmental agency is acquiring the real property interest, R & T 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TAM Roseville, LLC, a California limited liability company, hereby GRANT(s) to THE CITY OF ROSEVILLE, a municipal corporation, a Public easement for the installation and maintenance of storm drainage pipes purposes and purposes appurtenant thereto, on, over, under and across the following described real property in the City of Roseville, County of Placer, State of California:

See Exhibit "A" (legal description), attached hereto and incorporated herein by reference.

See Exhibit "B" (map), attached hereto and incorporated herein by reference.

[Signature Next Page]

Dated this 28 day of DECEMBER 2020.

TAM Roseville, LLC,
a California limited liability company

Mark Gill MARK GILL

Its: MANAGING MEMBER

(Notarization Required)

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)
) ss.
County of Sacramento)

On December 28, 2020 before me, Meg O'Neill,
Notary Public personally appeared Mark Gill

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 Meg O'Neill

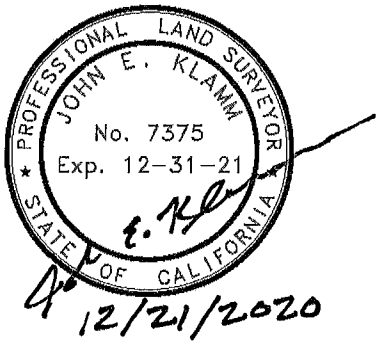
NRO1 MEG O'NEILL NRO1
COMM. #2274820
Notary Public - California
Sacramento County
My Comm. Expires Feb. 7, 2023

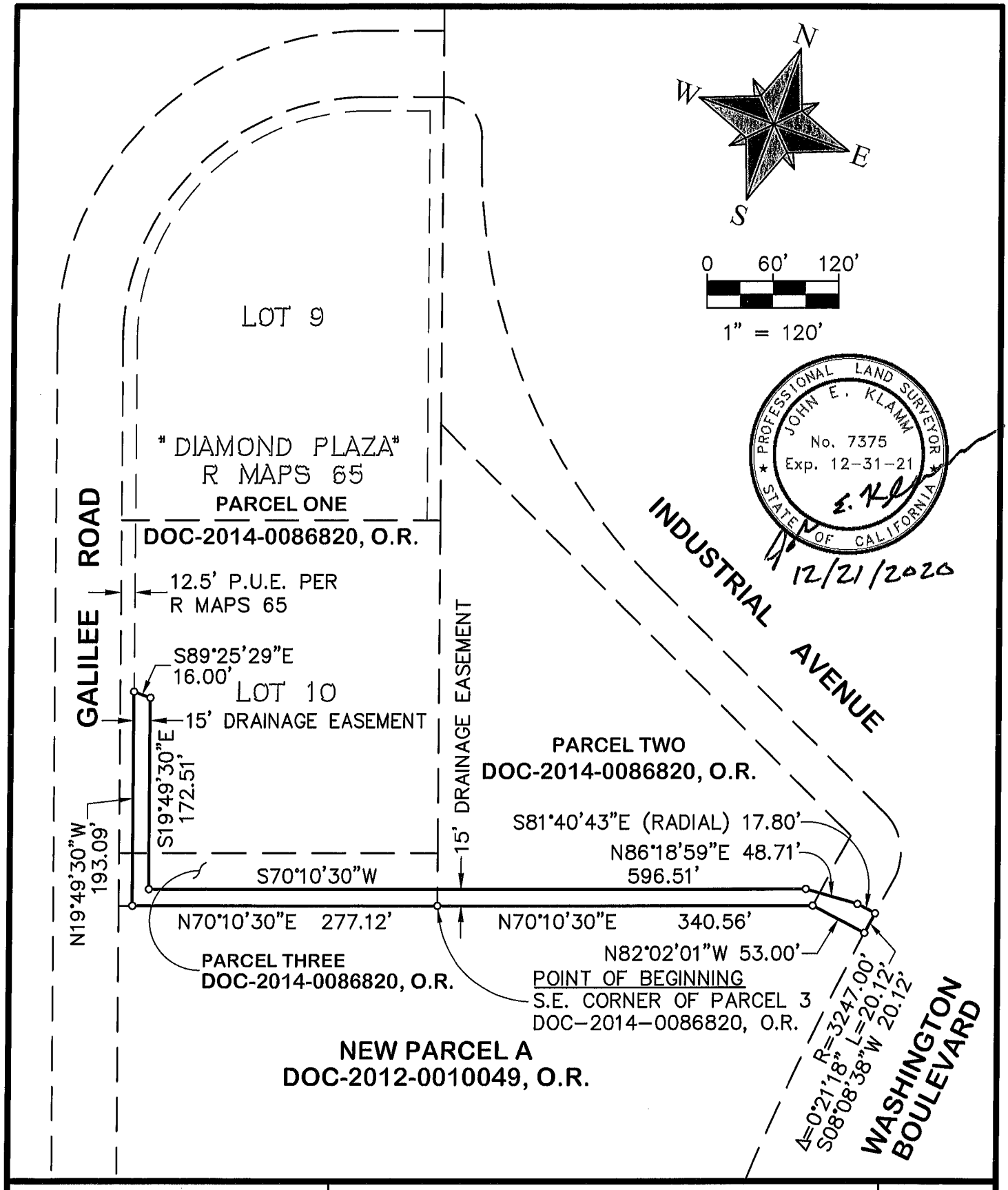
EXHIBIT "A"
DRAINAGE EASEMENT

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at located on the easterly boundary of Lot 11, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65, said point being the southeasterly corner of Parcel Three, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence from said **POINT OF BEGINNING**, along the southerly boundary of said Parcel Three South 70°10'30" West, 277.12 feet to the easterly line of the Public Utility Easement twelve and one-half feet in width, as shown on said Plat of "Diamond Plaza"; thence, along said easterly line, North 19°49'30" West, 193.09 feet; thence, leaving said easterly line, South 89°25'29" East, 16.00 feet; thence South 19°49'30" East, 172.51 feet; thence North 70°10'30" East, 596.51 feet; thence North 86°18'59" East, 48.71 feet; thence South 81°48'43" East, 17.80 feet to a point located on the northeasterly prolongation of the southeasterly boundary of "New Parcel A", as described in the Lot Line Adjustment Certificate of Compliance recorded on February 6, 2012 as Document No. 2012-0010049 of Official Records of Placer County; thence, along said northeasterly prolongation, along a non-tangent curve to the left, having a radius of 3247.00 feet, through a central angle of 00°21'18", with an arc length of 20.12 feet, being subtended by a chord bearing South 08°08'38" West, 20.12 feet to the most easterly corner of said "New Parcel A"; thence, along the boundary of said "New Parcel A", the following two (2) courses: (1) North 82°02'01" West, 53.00 feet; and (2) South 70°10'30" West, 340.56 feet to **POINT OF BEGINNING**; containing 12,873 square feet, more or less.

End of Description





RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE: 1"=120'
DATE: 12/21/2020
SHEET 1 OF 1

RESOLUTION NO. 73-72

AUTHORIZING CITY CLERK TO ACCEPT GRANTS OR
DEEDS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Section 27281 of the Government Code of the State of California requires that deeds or grants conveying an interest in real property to political corporations must be accepted by the Grantees prior to being recorded; and

WHEREAS, said Section 27281 provides a method whereby an officer or agent may be designated by the political corporation to accept such deeds on its behalf;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE AS FOLLOWS:

That the City Clerk and the Deputy City Clerk of the City of Roseville are hereby authorized to accept, on behalf of the City of Roseville, all deeds or grants conveying any interest in or easement upon real estate to the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville at a regular meeting thereof held on the 18th day of July, 1973, by the following vote:

AYES COUNCILMEN: Owen R. Waltrip, Jr., Kenneth F. Royer, George A. Buljan

NOES COUNCILMEN: None

ABSENT COUNCILMEN: Gilbert A. Duran, Baron Reed

ATTEST: /s/ Pauline Brockman
City Clerk

/s/ George A. Buljan
Mayor

* * * * * * * * * * * *

I hereby certify the foregoing to be a true copy of Resolution No. 73-72 adopted by the City Council at a regular meeting thereof held on the 18th day of July, 1973, at the Council Chambers, City Hall, 316 Vernon Street, Roseville, California.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of said city this 7th day of October, 2019

Helen Dreyer
CITY CLERK OF THE CITY OF ROSEVILLE

* * * * * * * * * * * *

This is to certify that the interest in real property conveyed by the Agreement and Escrow Instructions for Purchase of Real Estate dated November 10, 2020 from Tam Roseville, LLC, to the City of Roseville, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Roseville, pursuant to authority conferred by Council Resolution No. 73-72, adopted on July 18, 1973, and the Grantee consents to recordation thereof by its duly authorized officer.

DATE: December 22, 2020

Helen Dreyer
CITY CLERK

(Seal)

RECORDING REQUESTED BY:

SYNRGO
Placer Title Company
Branch Number: 110

WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE CA 95678

Exempt from recording fees pursuant to
Govt Code 27383

PLACER, County Recorder
RYAN RONCO
DOC- 2020-0154057-00
AGENT - SPL EXPRESS
TUESDAY, DEC 29, 2020 04:18 PM

MIC	$0.00	AUT	$0.00	SBS	$0.00
ERD	$0.00	SB2	$0.00	*	$0.00
ADD	$0.00				

Ttl Pd $0.00 Rcpt # 02978864
CLKBZQJ9T2/KO/1-7

Order No: P-344947

APN: 017-410-020-000, 017-410-019-000, 017-410-070, 017-410-068-000

GRANT OF EASEMENT

☐ Not related to real property – GC 27388.1(a)(1)

☒ Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax – GC 27388.1(a)(2)

☐ Transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(1)(2)

☐ Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier – GC 27388.1(a)(2)

☐ Maximum $225.00 fee per transaction reached – GC 27388.1(a)(1)

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

(Signature) Print Name: TC Murphy Date: 12/28/2020

PLACER TITLE P-344947

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO AND MAIL TAX
STATEMENTS TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Gov't Code § 27383

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT OF EASEMENT

THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX IS $0.00 CITY TRANSFER TAX IS $0.00
This conveyance is exempt from the documentary transfer tax since a governmental agency is acquiring the real property interest, R & T 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TAM Roseville, LLC, a California limited liability company, hereby GRANT(s) to THE CITY OF ROSEVILLE, a municipal corporation, a Public utility easement for the installation and maintenance of sanitary sewer and water pipes purposes and purposes appurtenant thereto, on, over, under and across the following described real property in the City of Roseville, County of Placer, State of California:

See Exhibit "A" (legal description), attached hereto and incorporated herein by reference.

See Exhibit "B" (map), attached hereto and incorporated herein by reference.

[Signature Next Page]

Dated this 2nd day of DECEMBER 2020.

TAM Roseville, LLC,
a California limited liability company

Mark Gill MARK GILL

Its: MANAGING MEMBER

(Notarization Required)

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)
) ss.
County of Sacramento)

On December 28, 2020 before me, Meg O'Neill,
Notary Public personally appeared Mark Gill

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 Meg O'Neill

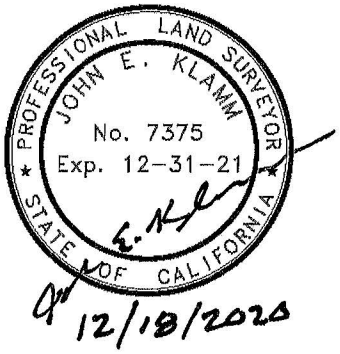
NRO1 MEG O'NEILL COMM. #2274820 Notary Public - California Sacramento County My Comm. Expires Feb. 7, 2023 NRO1

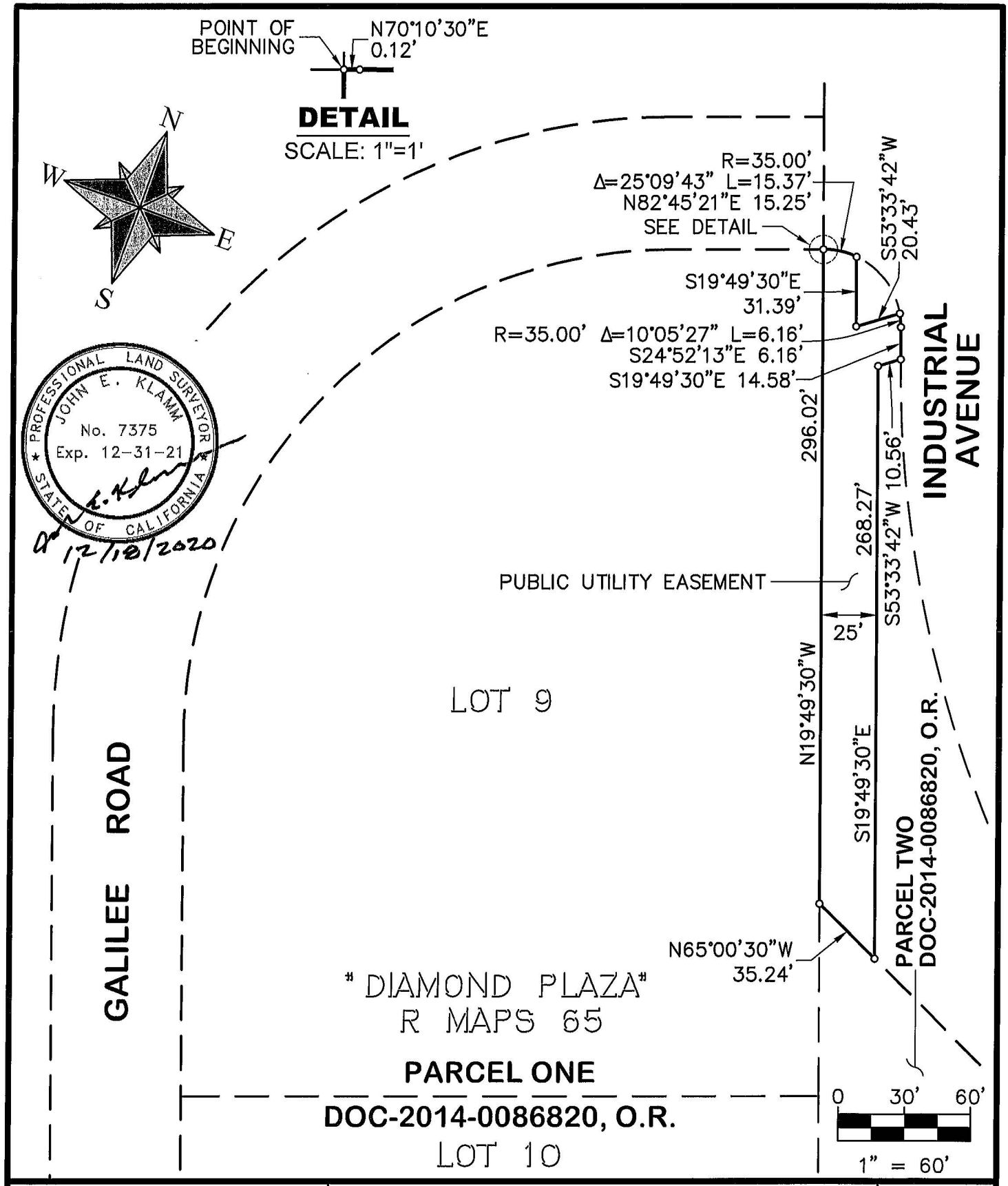
EXHIBIT "A"
PUBLIC UTILITY EASEMENT

That certain real property situated in the State of California, County of Placer, City of Roseville, located in the East half of Section 28, Township 11 North, Range 6 East, M.D.M., being more particularly described as follows:

Beginning at the Northeast corner of Lot 9, as shown on the Plat of "Diamond Plaza", filed in the office of the Recorder of Placer County on September 3, 1991 in Book R of Maps, at Page 65; thence from said **POINT OF BEGINNING**, along the easterly prolongation of the northerly boundary of said Lot 9, North 70°10'30" East, 0.12 feet; thence, leaving said easterly prolongation, along a tangent curve to the right, having a radius of 35.00 feet, through a central angle of 25°09'43", with an arc length of 15.37 feet, said arc being subtended by a chord bearing North 82°45'21" East, 15.25 feet; thence South 19°49'30" East, 31.39 feet; thence North 53°33'42" East, 20.43 feet; thence along a non-tangent curve to the right, having a radius of 35.00 feet, through a central angle of 10°05'27", with an arc length of 6.16 feet, said arc being subtended by a chord bearing South 24°52'13" East, 6.16 feet; thence South 19°49'30" East, 14.58 feet; thence South 53°33'42" West, 10.56 feet; thence South 19°49'30" East, 268.27 feet to the northeasterly boundary of Parcel Two, as described in the Grant Deed to the City of Roseville, recorded on December 2, 2014, as Document No. 2014-0086820 of Official Records of Placer County; thence, along said northeasterly boundary, North 65°00'30" West, 35.24 feet to the easterly boundary of said Lot 9; thence, along said easterly boundary, North 19°49'30" West, 296.02 feet to **POINT OF BEGINNING**; containing 7,573 square feet, more or less.

End of Description





RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROSEVILLE, CALIFORNIA

SCALE: 1"=60'
DATE: 12/17/2020
SHEET 1 OF 1

RESOLUTION NO. 73-72

AUTHORIZING CITY CLERK TO ACCEPT GRANTS OR
DEEDS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Section 27281 of the Government Code of the State of California requires that deeds or grants conveying an interest in real property to political corporations must be accepted by the Grantees prior to being recorded; and

WHEREAS, said Section 27281 provides a method whereby an officer or agent may be designated by the political corporation to accept such deeds on its behalf;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE AS FOLLOWS:

That the City Clerk and the Deputy City Clerk of the City of Roseville are hereby authorized to accept, on behalf of the City of Roseville, all deeds or grants conveying any interest in or easement upon real estate to the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville at a regular meeting thereof held on the 18th day of July, 1973, by the following vote:

AYES COUNCILMEN: Owen R. Waltrip, Jr., Kenneth F. Royer, George A. Buljan

NOES COUNCILMEN: None

ABSENT COUNCILMEN: Gilbert A. Duran, Baron Reed

ATTEST: /s/ Pauline Brockman
City Clerk

/s/ George A. Buljan
Mayor

* * * * * * * * * * * * *

I hereby certify the foregoing to be a true copy of Resolution No. 73-72 adopted by the City Council at a regular meeting thereof held on the 18th day of July, 1973, at the Council Chambers, City Hall, 316 Vernon Street, Roseville, California.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of said city this 7th day of October, 2019

CITY CLERK OF THE CITY OF ROSEVILLE

* * * * * * * * * * * * *

This is to certify that the interest in real property conveyed by the Agreement and Escrow Instructions for Purchase of Real Estate dated November 10, 2020 from Tam Roseville, LLC, to the City of Roseville, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Roseville, pursuant to authority conferred by Council Resolution No. 73-72, adopted on July 18, 1973, and the Grantee consents to recordation thereof by its duly authorized officer.

DATE: December 22, 2020

CITY CLERK

(Seal)

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	NIPA PCL 29 – Green Acres / File Number PL21-0067
Project Location:	7300 Galilee Road, Roseville, Placer County; Various APNs
Project Applicant:	Karenda MacDonald, Borges Architectural Group, Inc.
Property Owner:	TAM Roseville, LLC
Lead Agency Contact Person:	Shelby Maples, Associate Planner - City of Roseville; (916) 774-1347
Date:	June 11, 2021

Project Description:

Request for a Design Review Permit for a new retail store including indoor retail space (31,787 Sq. Ft.), an open sided green house (20,191 Sq. Ft.), lath house (26,835 Sq. Ft.), and outdoor retail area (75,463 Sq. Ft.) for Green Acres. Request for a minor grading plan for the overall property, merger of 3 lots into a single lot for development of a building on the property and abandonment of 2 easements on the property. The grading will include export. The haul route is from the site to Industrial Avenue to the future Roseville Parkway overpass site.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.

B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

C. The project will not have impacts, which are individually limited, but cumulatively considerable.

D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. No substantial evidence exists that the project may have a significant effect on the environment.

F. The project incorporates all applicable mitigation measures identified in the attached initial study.

G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.

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:	NIPA PCL 29 – Green Acres/PL21-0067
Project Location:	7300 Galilee Road
Project Description:	Request for a Design Review Permit for a new retail store including indoor retail space (31,787 Sq. Ft.), an open sided green house (20,191 Sq. Ft.), lath house (26,835 Sq. Ft.), and outdoor retail area (75,463 Sq. Ft.) for Green Acres. Request for a minor grading plan for the overall property, merger of 3 lots into a single lot for development of a building on the property and abandonment of 2 easements on the property. The grading will include export. The haul route is from the site to Industrial Avenue to the future Roseville Parkway overpass site.
Project Applicant:	Karenda MacDonald, Borges Architectural Group, Inc.
Property Owner:	TAM Roseville, LLC
Lead Agency Contact:	Charity Gold, Associate Planner

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on the previously prepared environmental document for the Sierra Vista Specific Plan and site-specific studies prepared to address in detail the effects or impacts associated with the project (see Attachments). 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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Initial Study Checklist

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PROJECT DESCRIPTION

Project Location

The project is located at 7300 Galilee Road on the southwest side of the intersection of Industrial Avenue and Washington Boulevard (Figure 1). The site is located within the City's North Industrial Planning Area (NIPA) north of Pleasant Grove Boulevard, west of Washington Boulevard, east of Foothills Boulevard, and south of Blue Oaks Boulevard. The site is zoned General Commercial (GC) and has a Community Commercial (CC). General Plan designation. The subject property is undeveloped and surrounded by existing industrial development as detailed in Table 1, below. The property to the northeast of the subject property is currently vacant.

Figure 1: Project Location

Table 1: Site and Vicinity Land Use Designations

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	GC	CC	Vacant
North	M2	IND	Vacant
South	GC	CC	DMV
East	M2	IND	Vacant and Industrial Ave.
West	M1	LI	Light Industrial

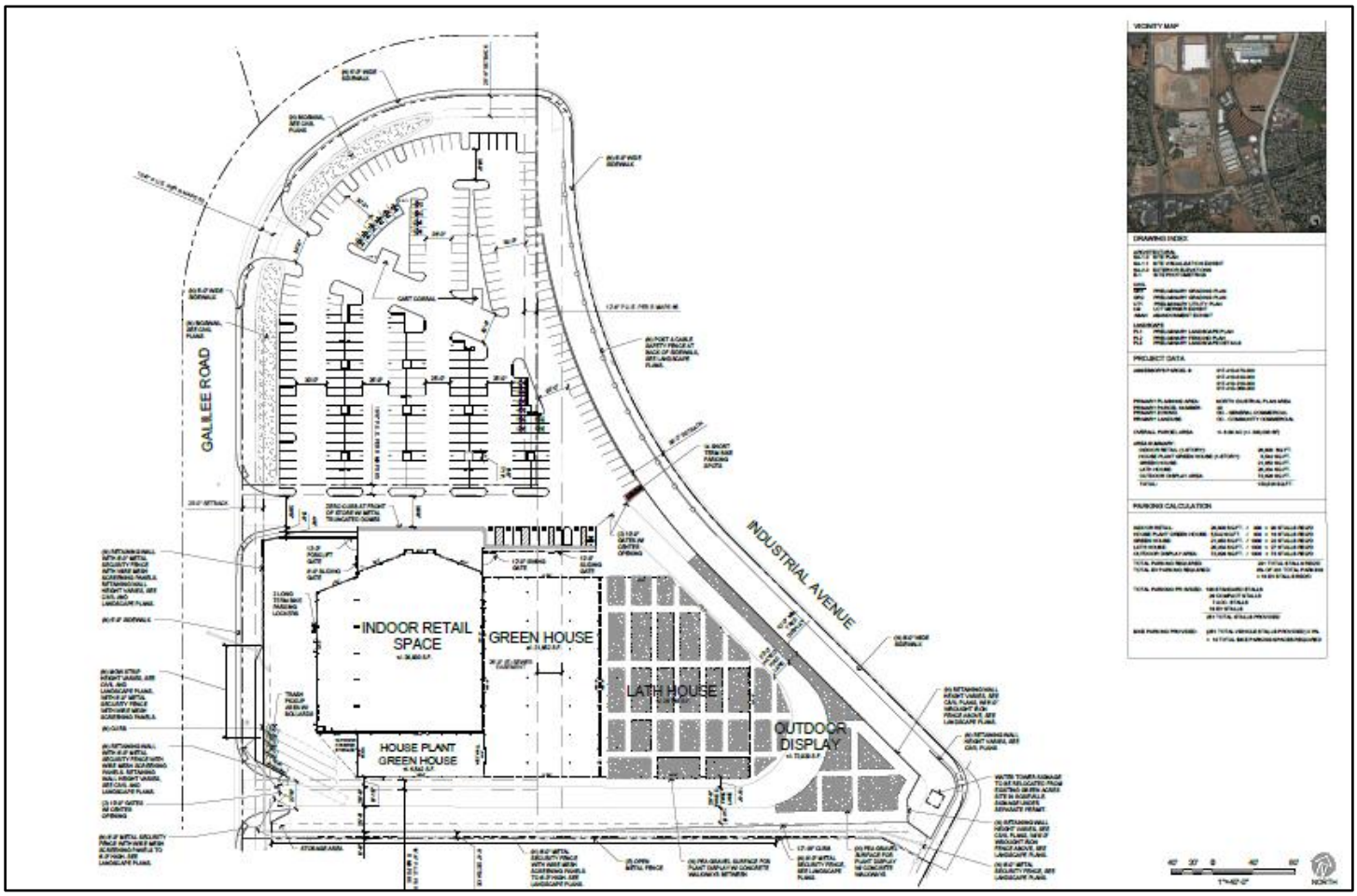
Environmental Setting

The project is located on a vacant property within a developed portion of the City of Roseville. Topography of the site is relatively flat. The site has been heavily disturbed from previous grading for the development of the adjacent Department of Motor Vehicles. There are no protected trees or other biological resources on the site. The current land use and zoning of the site allow for commercial uses.

Proposed Project

The project includes a Design Review Permit, a Minor Grading Plan, and Lot Merger. The project proposes the construction of an approximately 154,246 square-foot Green Acres retail store consisting of 26,795 square feet of indoor retail space, a 20,191 square-foot green house, a 4,992 square-foot house-plant green house, a 26,835 square-foot lath house, and 75,463 square-feet of outdoor display area (Figure 2). The project includes related site grading, installation of parking spaces, lighting and landscaping.

Figure 2: 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, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- City of Roseville 2035 General Plan (Amended August 2020)
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards (Resolution 16-75)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)

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

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- City of Roseville 3035 General Plan Update Environmental Impact Report
- Amoruso Ranch Specific Plan Final Environmental Impact Report
- Sierra Vista Specific Plan Final Environmental Impact Report

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.

2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The project is located on a vacant property surrounded by developed properties and existing roadways. Properties to the north and west of the site are developed with light industrial uses. The Department of Motor Vehicles is adjacent of the project's southern property boundary.

There are no scenic vistas or scenic resources within the vicinity of the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) 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. Accordingly, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, “non-attainment” for the state ozone standard, and a "non-attainment" area for the federal and state 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 Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO_x, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

Clearing, grading, and construction activities on the 6.89-acre site will result in emissions of criteria pollutants for which the area is in non-attainment. The PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criterial air pollutants (NO_X, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. According to PCAPCD's published screening table, general commercial projects smaller than 249,099 square feet will not result in NO_X emissions that exceed 55 lbs/day. Typically, NO_X emissions are substantially higher than ROG and PM_{10}; therefore, it can be assumed that projects that do not exceed the NO_X threshold will not exceed the ROG and PM_{10} thresholds, and will not result in a significant impact related to operational emissions.

The project proposes the construction of an approximately 154,246 square-foot Green Acres retail store consisting of 26,795 square feet of indoor retail space, a 20,191 square-foot green house, a 4,992 square-foot house-plant green house, a 26,835 square-foot lath house, and 75,463 square-feet of outdoor display area. The project's combined square footage is below PCAPCD's modeled example. Given its small size, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance. To substantiate this assumption, the proposed project's emissions were modeled using the default construction and operational assumptions in CalEEMod version 2016.3.1 (Attachment 1). The lath house and the outdoor display area were excluded from the building square footage because they are outside. The modeled emissions for the project do not exceed the construction and operational thresholds of significance (Table 2).

Table 2: CalEEMod Results

Pollutant	Project Emissions (lbs/day)	Significance Threshold (lbs/day)	Exceeds Threshold?
Construction Emissions			
ROG	28.57	82	No
NO_x	40.53	82	No
PM_{10}	20.26	82	No
Operational Emissions			
ROG	5.52	55	No
NO_x	21.24	55	No
PM_{10}	6.82	82	No

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. 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. Impacts are less than significant.

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

IV. Biological Resources

The project site consists of disturbed/ruderal habitat dominated by annual grasses and weedy non-native plant species. Topography of the site is generally flat with an elevation range of 135 to 150 feet above MSL. The site has a history of ground disturbance due to adjacent development and grading. There are no drainages or potential wetlands or other regulated waters on the site. Nor are there sensitive habitats or protected trees.

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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	
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 <u>does not</u> 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, &b) A Biological Resource Assessment was prepared for the Green Acres-Roseville project by Helix Environmental Planning, May 2021 (Attachment 2). The assessment consisted of a special-status species evaluation including a desktop review and database searches to identify known biological resources in the Study Area and vicinity as well as a reconnaissance-level field inspection of the area. The assessment included list of species with the potential to occur within the Roseville, Sheridan, Lincoln, Gold Hill, Rocklin, Pleasant Grove, Rio Linda, Citrus Heights, and Folsom 7.5 minute U.S. Geological Survey quadrangles. The biological reconnaissance of the site was conducted on April 30, 2021 by a Helix staff biologist.

A total of ten special-status plant species and 40 special-status wildlife species were identified as being known to occur within the region surrounding the project site. The project site does not provide habitat for any of the identified special-status plant species. Two special-status wildlife species were identified as having the potential to occur on the project site. These species are discussed below. The remaining 38 wildlife species do not have the potential to occur on the project site.

The grasshopper sparrow and northern harrier are a California state species of special concerns. The project site provides potentially suitable nesting and foraging habitat for these species. However, given the relatively disturbed nature of the project site and the surrounding development, these species have a reduced potential to occur on the project site.

The site and immediate vicinity provide nesting and foraging habitat for a variety of nesting migratory birds that are acclimated to a disturbance regime. Although the site does not contain suitable nesting trees, nesting habit exists on adjacent trees and in onsite shrubs. Project activities such as clearing and grubbing during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction during construction or indirectly through forced nest abandonment due to increased levels of noise and other human-caused disturbance. **Mitigation Measure BIO-1**, below, will ensure that impacts to nests, including those of grasshopper sparrow and northern harrier, are less than significant.

Mitigation Measure BIO-1:

If project activities such as vegetation removal, clearance, grubbing, or other ground disturbance were to commence during the avian breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction nesting bird survey no more than 14 days prior to initiation of project activities. The survey area should include suitable nesting habitat on the project site and within 500 feet of the project boundary (inaccessible areas offsite can be surveyed from the site or from public roads using binoculars or spotting scopes). Pre-construction surveys are not required in areas where project activities have been continuous since prior to February 1, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. If no active nests are identified a summary report should be preparing documenting the results of the survey and no further mitigation is required. If active nests are identified, the following measure should be implemented:

- A suitable buffer should be established around any active nest as determined by a qualified biologist depending on species and surrounding land uses. No construction activities should occur within the buffer until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). Limited encroachment into the buffer may occur at the discretion of a qualified biologist depending on type of activity and potential level of disturbance and sensitivity of the avian species in

question. Any encroachment into the buffer should be monitored by a qualified biologist to determine whether nesting birds are being impacted.

c) The Biological Resource Assessment determined that the are no aquatic resources on the site that would qualify as water of the U.S. and/or State. No impacts to protected waters will occur as a result of this project.

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

e) There are no protected trees or unprotected trees on the subject property.

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–c) No cultural resources are known to exist on the project site; however, subsurface could exist that are yet unknown. In order to assure that no subsurface resources are impacted during ground disturbing activities, standard mitigation measures are recommended to reduce impacts to cultural resources should any be found on the site (see measure CUL-1, below). The measure requires an immediate cessation of work and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project-specific impacts are less than significant.

> **Mitigation Measure CUL-1 Inadvertent Discoveries:** If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.
>
> The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action

for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City.

Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the tribe and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City

and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

VI. Energy

Roseville Electric provides electrical power in the City, and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power form both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100-percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50-percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year to year, but according to the most recent Citywide energy analysis (the Amoruso Ranch EIR), the mix in 2013/2014 was 25-percent eligible renewable (geothermal, small hydroelectric, and wind), 14-percent hydroelectric, 48-percent natural gas, and 13-percent from other sources (power purchased by contract).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales 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, and has therefore been assumed for development with commercial uses in citywide environmental analyses, such as in the Amoruso Ranch Specific Plan, which updated the City's General Plan. The project is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned demands. In addition, based on the foregoing analysis, the project will not result in inefficient, wasteful, or unnecessary consumption of energy; therefore, 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:				

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 Cometa-Fiddyment complex with 1 to 5 percent slopes, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site; 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. This mitigation will ensure that the project will not result in any significant impacts.

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. CARB's updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future "Business As Usual" (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 "Business As Usual" (BAU) scenario is estimated as 509[3] million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September

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

[3] Includes Pavely and Renewables Portfolio Standard reduction

8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO_2e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO_2e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 3 below.

Table 3: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO_2e/yr			
Residential Efficiency (MT CO_2e/capita[1])		**Non-Residential Efficiency (MT CO_2e/ksf[2])**	
Urban	**Rural**	**Urban**	**Rural**
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO_2e/yr			

1. Per Capita = per person
2. Per ksf = per 1,000 square feet of building

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operations of the buildings. Greenhouse gases from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential project, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The proposed project includes a retail use that is not considered a destination center, which would increase VMT beyond what has been assumed for the site in the City's General Plan. 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 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 and alternative transportation measures like bike storage or racks and clean air vehicle parking. The project complies with General Plan policy related to

GHG and the project will not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant.

IX. Hazards and Hazardous Materials

There are no known hazardous materials located on the subject property, and no indication that there is the potential for hazardous materials. EnviroStor, the California Department of Toxic Substances Control's data management system, indicated that no hazardous waste facilities or sites with known contamination are located within 1,000 feet of the subject parcel. Similarly, the GeoTracker application, which is the California State Water Resources Control Board's data management system that tracks sites which impact or have the potential to impact water quality (particularly groundwater) in California, did not indicate that there were any sites requiring cleanup within 1,000 feet of the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment 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[4]; 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. Therefore, 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.

[4] 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:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
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 Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are

less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

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

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

XI. Land Use and Planning

The project site is within the City's North Industrial Planning Area, has a land use designation of CC, and a zoning designation of GC. The proposed Green Acres retail use is permitted in the GC zone. The project is within a developed portion of the City surrounded by existing light industrial uses.

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 development is consistent with the existing neighborhood 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 Green Acres retail store. The store include both interior and exterior retail space. The noise generated from the use is expected to be consistent with similar retail uses. The store will be located with roadway frontage on all but the southern side of the building. The Department of Motor Vehicles is located adjacent to the southern property boundary. There are no sensitive land uses adjacent to the project.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

Discussion of Checklist Answers:

a) The City's Noise Ordinance includes sound limits for sensitive receptors. Section 9.24.100 states that noise measured at the property line of a sensitive receptor shall not exceed the ambient sound level by 3 dBA, or exceed the sound level standard in Table 1 (Figure 3), whichever is greater.

The subject property is surrounded by industrial development with residentially designated properties to the southeast across Washington Boulevard. The project consists of a commercial use adjacent to other commercial uses, industrial uses, and Industrial Avenue. The nearest sensitive land use to the site is located 250 feet to the

east of the project site, across Washington Boulevard. This land use is a residential subdivision that backs on to Washington Boulevard. A masonry wall attenuates roadway noise in the backyards of these residences.

For commercial uses noise is typically generated from loading docks. The project does not include loading docks or truck routes and will not generate noise that that will exceed City standards at the property lines of the residential properties on the east side of Washington Boulevard. Impacts related to noise generated from the proposed project are less than significant.

Figure 3: Noise Ordinance Table 1

Table 1

SOUND LEVEL STANDARDS
(for non-transportation or fixed sound sources)

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly l_{eq}, dB	50	45
Maximum level, dB	70	65

A. Each of the sound level standards specified in Table 1 shall be reduced by five dB for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus three dB.

B. If the intruding sound source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient sound level can be measured, the sound level measured while the source is in operation shall be compared directly to the sound level standards of Table 1. (Ord. 3638 § 1, 2001.)

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 NIPA and has a land use designation of CC. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, no housing was anticipated for the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, 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 SVSP 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. 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 SVSP 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 SVSP. 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) 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) The project includes a commercial use that will not require additional park services beyond those that have already been planned and funded within the City. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) 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

The project is in a developing part of the City with no existing parks within the vicinity of the subject property. There are parks planned northeast and northwest of the site and the site is adjacent to planned open space.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) Given that the project is consistent with the City's General 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) The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The project is located on between Industrial Avenue and Galilee Road. Industrial Avenue is a two-lane road that terminates at its intersection with Washington Boulevard near the project's southeastern boundary. Galilee Road is a two-lane road that contained between its intersection with Industrial Avenue and Pleasant Grove Boulevard. The proposed project will be accessed from x driveways located on Galilee Road. No access is proposed from Industrial Avenue. The project includes frontage improvements including landscaping adjacent to Galilee Road and Industrial Avenue.

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	

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

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and Updated General Plan Circulation Element. The project is evaluated for consistencies with these plans and the policies contained within them, which includes an analysis of delay. The Updated Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT). Projects within one-half mile of either an existing major transit stop[5] or a stop along an existing high quality transit corridor[6] should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

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

[5] A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)
[6] A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

Discussion of Checklist Answers:

a) The project is located in an area planned for commercial uses along the eastern side of Galilee Road and the western side of Industrial Avenue. The project is in an area that is currently developed. The proposed project will be constructed consistent with the planned roadway system and in compliance with the requirements of the NIPA Guidelines and the General Plan. The project was reviewed by the City's Engineering Division for consistency with the buildout assumptions in the City's General Plan. Additionally, a Traffic Analysis was prepared to evaluate the project's localized traffic operations and access points to ensure efficient traffic operations (Attachment 3). The analysis used the Institute of Transportation Engineers' (ITE) trip generation methods and evaluated six local intersections (Galilee Road @ Northern Site Access Driveway, Galilee Road @ Southern Site Access Driveway, Industrial Avenue @ Southern Site Access Driveway, Industrial Avenue @ Galilee Road, Washington Boulevard @ Industrial Avenue, Pleasant Grove Boulevard @ Galilee Road and Pleasant Grove Boulevard @ Washington Boulevard).

The anticipated trips were estimated using the Trip Generation Manual, 10th Edition, and a nursery size of 31,787 square feet. The results are detailed in Table 4, below. The project is anticipated to generate 77 AM and 221 PM trips during the weekday AM and PM peak hours. The distribution of these trips was predicted based on existing project area roadway volumes, general knowledge of project area traffic patterns, and engineering judgement.

Table 4: Trip Generation Data

Land Use (ITE Code)	Size (SF)	Daily Trips	AM Peak-Hour			PM Peak-Hour		
			Total Trips	Trips In	Trips Out	Total Trips	Trip In	Trips Out
Nursery (Garden Center)(817)	31,787	2,180	77	39 (50%)	38 (50%)	221	111 (50%)	110 (50%)
Net New Project Trips		**2,180**	**77**	**39**	**38**	**221**	**111**	**110**
Source: Trip Generation Manual, 10th Edition, ITE								

The evaluation of the project's storage included consideration of vehicle queuing entering the site and the associated minimum required throat depth at both site driveways. The evaluation determined that the available throat depth for both driveways is approximately 50 feet. This exceeds the minimum requirement of 25 feet. An evaluation of sight distance determined that the line of sight would be preserved by limiting parking on Galilee Road between the driveway and Industrial Boulevard and providing 50-foot clear zones on each side of the project driveways.

These recommendations are features of the project, and therefore no mitigation is required. Compliance with existing regulations will ensure that impacts are less than significant.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts at specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. Projects which substantially increase trips to a specific area may in fact decrease VMT in the City. As an example, if a new grocery store is added to an area, customers who go to that store were already going to a grocery store elsewhere, and are most likely to choose the new store because it is closer to home or on their way to another location (e.g. work). Therefore, while the store would generate substantial new trips, it would lower Citywide VMT. Unless a project includes unique characteristics, non-residential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway.

According to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), "new retail development typically redistributes shopping trips rather than creating new trips," and most importantly:

> "By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact."

In other words, the Technical Advisory indicates that local-serving retail (and other commercial uses) generally redistributes trips in a manner that reduces VMT compared to the existing baseline. The project is local-serving commercial, as defined in the City's General Plan[1] and based on an evaluation of the specific site setting. The proposed project is a non-residential development, surrounded by a developing community. The project does not include any unique characteristics which would draw in regional traffic, or that would prompt longer trips. The project would serve the surrounding community, and would therefore have a neutral or positive affect on vehicle miles traveled. 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. Impacts are less than significant.

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

XVIII. Tribal Cultural Resources

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	

[1] Regional-serving retail is permitted within the City's Regional Commercial land use designation, and is defined by the General Plan as "major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment." The project does not include any of these uses, and moreover, the site is designated Community Commercial, not Regional Commercial.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) The GPU 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. As discussed in the Cultural Resources section of this document, a mitigation measure designed to reduce impacts to any previously undiscovered resources has been included to ensure that impacts are less than significant (MM CUL-1). The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. No requests for consultation were 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 General Plan EIR; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

The project site is located within a developed area with the major utility infrastructure already installed. Existing sewer systems, stormwater treatment facilities, and water facilities are available to serve the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project 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. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

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

c) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). 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 Pleasant Grove WWTP has the capacity[7] to treat 12 million gallons per day (mgd) and is currently treating 8.0[8] 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 Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that the project design is in compliance.

[7] Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

[8] Todd Jordan, City of Roseville Environmental Utilities, Personal communication, June 9, 2021.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated via the General Plan EIR. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed 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:***

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

Initial Study Prepared by:

Charity Gold

Charity Gold, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. CalEEMod Annual Calculation, July 16, 2020
2. Biological Resources Assessment, Helix May 2021
3. Traffic Analysis
4. Table of Applicable Mitigation Measures

Green Acres

Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Home Improvement Superstore	52.00	1000sqft	1.19	52,000.00	0
Other Non-Asphalt Surfaces	100.00	1000sqft	2.30	100,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2023
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	793.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase -

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

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					
2021	3.9532	40.5315	21.6391	0.0395	18.2141	2.0454	20.2595	9.9699	1.8818	11.8516	0.0000	3,827.8274	3,827.8274	1.1953	0.0000	3,857.7089
2022	28.5701	18.2769	18.2708	0.0387	0.6540	0.8172	1.4712	0.1773	0.7689	0.9462	0.0000	3,762.5852	3,762.5852	0.6529	0.0000	3,778.9064
Maximum	**28.5701**	**40.5315**	**21.6391**	**0.0395**	**18.2141**	**2.0454**	**20.2595**	**9.9699**	**1.8818**	**11.8516**	**0.0000**	**3,827.8274**	**3,827.8274**	**1.1953**	**0.0000**	**3,857.7089**

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					
2021	3.9532	40.5315	21.6391	0.0395	18.2141	2.0454	20.2595	9.9699	1.8818	11.8516	0.0000	3,827.8274	3,827.8274	1.1953	0.0000	3,857.7089
2022	28.5701	18.2769	18.2708	0.0387	0.6540	0.8172	1.4712	0.1773	0.7689	0.9462	0.0000	3,762.5852	3,762.5852	0.6529	0.0000	3,778.9064
Maximum	**28.5701**	**40.5315**	**21.6391**	**0.0395**	**18.2141**	**2.0454**	**20.2595**	**9.9699**	**1.8818**	**11.8516**	**0.0000**	**3,827.8274**	**3,827.8274**	**1.1953**	**0.0000**	**3,857.7089**

	ROG	NOx	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**

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	1.2893	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0355
Energy	0.0180	0.1634	0.1373	9.8000e-004		0.0124	0.0124		0.0124	0.0124		196.0999	196.0999	3.7600e-003	3.6000e-003	197.2652
Mobile	4.2100	21.0756	27.3532	0.1031	6.7376	0.0687	6.8064	1.8057	0.0642	1.8699		10,486.8656	10,486.8656	0.4496		10,498.1063
Total	**5.5173**	**21.2391**	**27.5060**	**0.1041**	**6.7376**	**0.0812**	**6.8188**	**1.8057**	**0.0767**	**1.8824**		**10,682.9988**	**10,682.9988**	**0.4535**	**3.6000e-003**	**10,695.4070**

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	1.2893	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0355
Energy	0.0180	0.1634	0.1373	9.8000e-004		0.0124	0.0124		0.0124	0.0124		196.0999	196.0999	3.7600e-003	3.6000e-003	197.2652
Mobile	4.2100	21.0756	27.3532	0.1031	6.7376	0.0687	6.8064	1.8057	0.0642	1.8699		10,486.8656	10,486.8656	0.4496		10,498.1063
Total	**5.5173**	**21.2391**	**27.5060**	**0.1041**	**6.7376**	**0.0812**	**6.8188**	**1.8057**	**0.0767**	**1.8824**		**10,682.9988**	**10,682.9988**	**0.4535**	**3.6000e-003**	**10,695.4070**

	ROG	NOx	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	5/20/2021	5/26/2021	5	5	
2	Grading	Grading	5/27/2021	6/7/2021	5	8	
3	Building Construction	Building Construction	6/8/2021	4/25/2022	5	230	
4	Paving	Paving	4/26/2022	5/19/2022	5	18	
5	Architectural Coating	Architectural Coating	5/20/2022	6/14/2022	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 2.3

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 78,000; Non-Residential Outdoor: 26,000; Striped Parking Area: 6,000 (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
Grading	Excavators	1	8.00	158	0.38
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	59.00	25.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0650	0.0344	0.4849	1.4300e-003	0.1479	9.1000e-004	0.1488	0.0392	8.4000e-004	0.0401		142.1705	142.1705	3.2400e-003		142.2516
Total	**0.0650**	**0.0344**	**0.4849**	**1.4300e-003**	**0.1479**	**9.1000e-004**	**0.1488**	**0.0392**	**8.4000e-004**	**0.0401**		**142.1705**	**142.1705**	**3.2400e-003**		**142.2516**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0650	0.0344	0.4849	1.4300e-003	0.1479	9.1000e-004	0.1488	0.0392	8.4000e-004	0.0401		142.1705	142.1705	3.2400e-003		142.2516
Total	**0.0650**	**0.0344**	**0.4849**	**1.4300e-003**	**0.1479**	**9.1000e-004**	**0.1488**	**0.0392**	**8.4000e-004**	**0.0401**		**142.1705**	**142.1705**	**3.2400e-003**		**142.2516**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671		2,871.9285	2,871.9285	0.9288		2,895.1495
Total	**2.2903**	**24.7367**	**15.8575**	**0.0296**	**6.5523**	**1.1599**	**7.7123**	**3.3675**	**1.0671**	**4.4346**		**2,871.9285**	**2,871.9285**	**0.9288**		**2,895.1495**

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0542	0.0287	0.4041	1.1900e-003	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		118.4754	118.4754	2.7000e-003		118.5430
Total	**0.0542**	**0.0287**	**0.4041**	**1.1900e-003**	**0.1232**	**7.6000e-004**	**0.1240**	**0.0327**	**7.0000e-004**	**0.0334**		**118.4754**	**118.4754**	**2.7000e-003**		**118.5430**

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					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495
Total	**2.2903**	**24.7367**	**15.8575**	**0.0296**	**6.5523**	**1.1599**	**7.7123**	**3.3675**	**1.0671**	**4.4346**	**0.0000**	**2,871.9285**	**2,871.9285**	**0.9288**		**2,895.1495**

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0542	0.0287	0.4041	1.1900e-003	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		118.4754	118.4754	2.7000e-003		118.5430
Total	**0.0542**	**0.0287**	**0.4041**	**1.1900e-003**	**0.1232**	**7.6000e-004**	**0.1240**	**0.0327**	**7.0000e-004**	**0.0334**		**118.4754**	**118.4754**	**2.7000e-003**		**118.5430**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
Vendor	0.0751	2.6949	0.4718	7.3100e-003	0.1693	6.1100e-003	0.1754	0.0488	5.8500e-003	0.0546		765.5288	765.5288	0.0332		766.3582
Worker	0.2131	0.1129	1.5893	4.6800e-003	0.4847	3.0000e-003	0.4877	0.1286	2.7600e-003	0.1313		466.0034	466.0034	0.0106		466.2691
Total	**0.2882**	**2.8078**	**2.0611**	**0.0120**	**0.6540**	**9.1100e-003**	**0.6631**	**0.1773**	**8.6100e-003**	**0.1859**		**1,231.5322**	**1,231.5322**	**0.0438**		**1,232.6272**

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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
Vendor	0.0751	2.6949	0.4718	7.3100e-003	0.1693	6.1100e-003	0.1754	0.0488	5.8500e-003	0.0546		765.5288	765.5288	0.0332		766.3582
Worker	0.2131	0.1129	1.5893	4.6800e-003	0.4847	3.0000e-003	0.4877	0.1286	2.7600e-003	0.1313		466.0034	466.0034	0.0106		466.2691
Total	**0.2882**	**2.8078**	**2.0611**	**0.0120**	**0.6540**	**9.1100e-003**	**0.6631**	**0.1773**	**8.6100e-003**	**0.1859**		**1,231.5322**	**1,231.5322**	**0.0438**		**1,232.6272**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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
Vendor	0.0699	2.5596	0.4382	7.2600e-003	0.1693	5.2200e-003	0.1745	0.0488	5.0000e-003	0.0537		759.3389	759.3389	0.0314		760.1226
Worker	0.1994	0.1016	1.4692	4.5000e-003	0.4847	2.9300e-003	0.4876	0.1286	2.7000e-003	0.1313		448.9127	448.9127	9.5600e-003		449.1516
Total	**0.2692**	**2.6612**	**1.9074**	**0.0118**	**0.6540**	**8.1500e-003**	**0.6621**	**0.1773**	**7.7000e-003**	**0.1850**		**1,208.2516**	**1,208.2516**	**0.0409**		**1,209.2742**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

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	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
Vendor	0.0699	2.5596	0.4382	7.2600e-003	0.1693	5.2200e-003	0.1745	0.0488	5.0000e-003	0.0537		759.3389	759.3389	0.0314		760.1226
Worker	0.1994	0.1016	1.4692	4.5000e-003	0.4847	2.9300e-003	0.4876	0.1286	2.7000e-003	0.1313		448.9127	448.9127	9.5600e-003		449.1516
Total	**0.2692**	**2.6612**	**1.9074**	**0.0118**	**0.6540**	**8.1500e-003**	**0.6621**	**0.1773**	**7.7000e-003**	**0.1850**		**1,208.2516**	**1,208.2516**	**0.0409**		**1,209.2742**

3.5 Paving - 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	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9765**	**9.5221**	**12.1940**	**0.0189**		**0.4877**	**0.4877**		**0.4504**	**0.4504**		**1,805.1297**	**1,805.1297**	**0.5672**		**1,819.3091**

3.5 Paving - 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	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
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
Worker	0.0676	0.0344	0.4980	1.5300e-003	0.1643	9.9000e-004	0.1653	0.0436	9.1000e-004	0.0445		152.1738	152.1738	3.2400e-003		152.2548
Total	**0.0676**	**0.0344**	**0.4980**	**1.5300e-003**	**0.1643**	**9.9000e-004**	**0.1653**	**0.0436**	**9.1000e-004**	**0.0445**		**152.1738**	**152.1738**	**3.2400e-003**		**152.2548**

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	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9765**	**9.5221**	**12.1940**	**0.0189**		**0.4877**	**0.4877**		**0.4504**	**0.4504**	**0.0000**	**1,805.1297**	**1,805.1297**	**0.5672**		**1,819.3091**

3.5 Paving - 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	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
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
Worker	0.0676	0.0344	0.4980	1.5300e-003	0.1643	9.9000e-004	0.1653	0.0436	9.1000e-004	0.0445		152.1738	152.1738	3.2400e-003		152.2548
Total	**0.0676**	**0.0344**	**0.4980**	**1.5300e-003**	**0.1643**	**9.9000e-004**	**0.1653**	**0.0436**	**9.1000e-004**	**0.0445**		**152.1738**	**152.1738**	**3.2400e-003**		**152.2548**

3.6 Architectural Coating - 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					
Archit. Coating	28.3250					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**28.5295**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.6 Architectural Coating - 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	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
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
Worker	0.0406	0.0207	0.2988	9.2000e-004	0.0986	6.0000e-004	0.0992	0.0262	5.5000e-004	0.0267		91.3043	91.3043	1.9400e-003		91.3529
Total	**0.0406**	**0.0207**	**0.2988**	**9.2000e-004**	**0.0986**	**6.0000e-004**	**0.0992**	**0.0262**	**5.5000e-004**	**0.0267**		**91.3043**	**91.3043**	**1.9400e-003**		**91.3529**

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	28.3250					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**28.5295**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.6 Architectural Coating - 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	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
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
Worker	0.0406	0.0207	0.2988	9.2000e-004	0.0986	6.0000e-004	0.0992	0.0262	5.5000e-004	0.0267		91.3043	91.3043	1.9400e-003		91.3529
Total	**0.0406**	**0.0207**	**0.2988**	**9.2000e-004**	**0.0986**	**6.0000e-004**	**0.0992**	**0.0262**	**5.5000e-004**	**0.0267**		**91.3043**	**91.3043**	**1.9400e-003**		**91.3529**

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	4.2100	21.0756	27.3532	0.1031	6.7376	0.0687	6.8064	1.8057	0.0642	1.8699		10,486.8656	10,486.8656	0.4496		10,498.1063
Unmitigated	4.2100	21.0756	27.3532	0.1031	6.7376	0.0687	6.8064	1.8057	0.0642	1.8699		10,486.8656	10,486.8656	0.4496		10,498.1063

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Home Improvement Superstore	1,598.48	2,949.44	2901.60	2,116,008	2,116,008
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	1,598.48	2,949.44	2,901.60	2,116,008	2,116,008

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
Home Improvement Superstore	9.50	7.30	7.30	23.40	57.60	19.00	32	20	48
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Home Improvement Superstore	0.504187	0.038691	0.220388	0.121642	0.020356	0.005773	0.031759	0.047089	0.001411	0.001172	0.005719	0.000756	0.001058
Other Non-Asphalt Surfaces	0.504187	0.038691	0.220388	0.121642	0.020356	0.005773	0.031759	0.047089	0.001411	0.001172	0.005719	0.000756	0.001058

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	0.0180	0.1634	0.1373	9.8000e-004		0.0124	0.0124		0.0124	0.0124		196.0999	196.0999	3.7600e-003	3.6000e-003	197.2652
NaturalGas Unmitigated	0.0180	0.1634	0.1373	9.8000e-004		0.0124	0.0124		0.0124	0.0124		196.0999	196.0999	3.7600e-003	3.6000e-003	197.2652

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					
Home Improvement Superstore	1666.85	0.0180	0.1634	0.1373	9.8000e-004		0.0124	0.0124		0.0124	0.0124		196.0999	196.0999	3.7600e-003	3.6000e-003	197.2652
Other Non-Asphalt Surfaces	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
Total		**0.0180**	**0.1634**	**0.1373**	**9.8000e-004**		**0.0124**	**0.0124**		**0.0124**	**0.0124**		**196.0999**	**196.0999**	**3.7600e-003**	**3.6000e-003**	**197.2652**

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					
Home Improvement Superstore	1.66685	0.0180	0.1634	0.1373	9.8000e-004		0.0124	0.0124		0.0124	0.0124		196.0999	196.0999	3.7600e-003	3.6000e-003	197.2652
Other Non-Asphalt Surfaces	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
Total		**0.0180**	**0.1634**	**0.1373**	**9.8000e-004**		**0.0124**	**0.0124**		**0.0124**	**0.0124**		**196.0999**	**196.0999**	**3.7600e-003**	**3.6000e-003**	**197.2652**

6.0 Area Detail

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	1.2893	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0355
Unmitigated	1.2893	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0355

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	0.1397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1482					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.4400e-003	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0355
Total	**1.2893**	**1.4000e-004**	**0.0155**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**		**0.0333**	**0.0333**	**9.0000e-005**		**0.0355**

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	0.1397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1482					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.4400e-003	1.4000e-004	0.0155	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0333	0.0333	9.0000e-005		0.0355
Total	**1.2893**	**1.4000e-004**	**0.0155**	**0.0000**		**6.0000e-005**	**6.0000e-005**		**6.0000e-005**	**6.0000e-005**		**0.0333**	**0.0333**	**9.0000e-005**		**0.0355**

7.0 Water Detail

7.1 Mitigation Measures Water

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

Attachment 2

HELIX Environmental Planning

Green Acres-Roseville

Biological Resources Assessment

May 2021 | 04960.00001.001

Prepared for:

Green Acres Nursery and Supply
604 Sutter Street, Suite 350
Folsom, CA 95630

Prepared by:

HELIX Environmental Planning, Inc.
1677 Eureka Road, Suite 100
Roseville, CA 95661

Attachment 2

Attachment 2

Green Acres-Roseville

Biological Resources Assessment

Prepared for:

Green Acres Nursery and Supply
604 Sutter Street, Suite 350
Folsom, CA 95630

Prepared by:

HELIX Environmental Planning, Inc.
1677 Eureka Road, Suite 100
Roseville, CA 95661

May 2021 | 04960.00001.001

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ACRONYMS AND ABBREVIATIONS

BRA	Biological Resources Assessment
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CSA	California Special Animals
CWA	Clean Water Act
DBH	diameter at breast height
EPA	U.S. Environmental Protection Agency
FESA	Federal Endangered Species Act
HELIX	HELIX Environmental Planning, Inc.
IPaC	Information for Planning and Consultation
MBTA	Migratory Bird Treaty Act
MSL	mean sea level
NCCP	Natural Community Conservation Plan
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resource Conservation Service
NWPR	Navigable Waters Protection Rule
OHWM	ordinary high water mark
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SSC	Species of Special Concern
SWRCB	State Water Resources Control Board
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WQC	Water Quality Certification

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EXECUTIVE SUMMARY

HELIX Environmental Planning, Inc. (HELIX) prepared a Biological Resources Assessment (BRA) for the Green Acres-Roseville Project (Study Area) located at 7300 Galilee Road, in the City of Roseville (City), Placer County, California. The site is situated in Section 21 of Township 11 North, Range 06 East, Mount Diablo Meridian, and is depicted on the U.S. Geological Survey (USGS) *Roseville*, CA 7.5-minute quadrangle. The approximate center of the Study Area is at latitude, 38.778163 and longitude -121.305996, NAD 83.

The purpose of this BRA is to assess the general biological resources present on the site, to assess the suitability of the site to support special-status species and sensitive vegetation communities or habitats, and to provide recommendations for any regulatory permitting or further analysis that may be required prior to development activities occurring on the site.

The 7.58-acre Study Area is located on undeveloped property and is comprised entirely of ruderal/disturbed habitat. Surrounding land uses include commercial development to the south and west including a DMV office, commercial development and a tilled field to the north, and residential development and a school to the east. The Study Area is located immediately to the southwest of the intersection of Galilee Road and Industrial Avenue.

Known or potential biological constraints in the Study Area include:

- Potential nesting and foraging habitat for special-status birds including grasshopper sparrow and northern harrier, as well as other nesting migratory birds and raptors.

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1.0 INTRODUCTION

This report summarizes the findings of a Biological Resources Assessment (BRA) completed by HELIX Environmental Planning, Inc. (HELIX) for the 7.58-acre Green Acres-Roseville Project (Project) located in the City of Roseville, Placer County, California (Appendix A, Figure 1). This document addresses the onsite physical features, plant communities present, and the common plant and wildlife species occurring or potentially occurring in the Study Area. In addition, the suitability of habitats to support special-status species and sensitive habitats are analyzed, and recommendations are provided for any regulatory permitting or further analysis that may be required prior to development activities occurring on the site.

2.0 DESCRIPTION OF THE PROPOSED PROJECT

2.1 PROJECT LOCATION

The approximately 7.58-acre Study Area is located in the City of Roseville, Placer County, California (Appendix A, Figure 1). Surrounding land uses include commercial development to the south and west, commercial development and a tilled field to the north, and residential development and a school to the east. The Study Area is located immediately southwest of the intersection of Galilee Road and Industrial Boulevard. The site is situated in Section 21 of Township 11 North, Range 06 East, Mount Diablo Meridian, and is depicted on the U.S. Geological Survey (USGS) *Roseville*, *CA* 7.5-minute USGS quadrangle (Appendix A, Figure 2). The approximate center of the Study Area is at latitude, 38.778163 and longitude -121.305996, NAD 83, and is located at an elevation between 135 to 150 feet above mean sea level (MSL).

2.2 EXISTING CONDITIONS

The Study Area is comprised of disturbed/ruderal habitat dominated by annual grasses and weedy non-native plant species. The Study Area appears to have been subject to periodic ground disturbance based on a review of Google Maps aerial photos. Figure 3 in Appendix A contains an aerial map of the Study Area.

2.3 PROJECT DESCRIPTION

The site is planned for development of a plant nursery. Development will include the construction of an indoor retail area, outside plant nursery displays, indoor and outdoor greenhouses, a parking lot, and associated landscaping and sidewalks.

3.0 REGULATORY FRAMEWORK

Federal, State, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. Applicable CEQA significance criteria are also addressed in this section.

3.1 FEDERAL REGULATIONS

3.1.1 Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) enforces the provisions stipulated within the Federal Endangered Species Act of 1973 (FESA; 16 USC 1531 et seq.). Species identified as federally threatened or endangered (50 CFR 17.11, and 17.12) are protected from take, defined as direct or indirect harm, unless a Section 10 permit is granted to an entity other than a federal agency or a Biological Opinion with incidental take provisions is rendered to a federal lead agency via a Section 7 consultation. Pursuant to the requirements of FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed species may be present in the study area and determine whether the proposed project will jeopardize the continued existence of or result in the destruction or adverse modification of critical habitat of such species (16 USC 1536 (a)[3], [4]). Other federal agencies designate species of concern (species that have the potential to become listed), which are evaluated during environmental review under the National Environmental Protection Act (NEPA) or CEQA although they are not otherwise protected under FESA.

3.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 established federal responsibilities for the protection of nearly all species of birds, their eggs, and nests. The Migratory Bird Treaty Reform Act of 2004 further defined species protected under the act and excluded all non-native species. Section 16 U.S.C. 703–712 of the Act states "unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird. A migratory bird is any species or family of birds that live, reproduce, or migrate within or across international borders at some point during their annual life cycle. Currently, there are 836 migratory birds protected nationwide by the Migratory Bird Treaty Act, of which 58 are legal to hunt. The U.S. Court of Appeals for the 9th Circuit (with jurisdiction over California) has ruled that the MBTA does not prohibit incidental take (952 F 2d 297 – Court of Appeals, 9th Circuit 1991).

3.2 STATE JURISDICTION

3.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Sections 2050 to 2097) is similar to the FESA. The California Fish and Wildlife Commission is responsible for maintaining lists of threatened and endangered species under CESA. CESA prohibits the take of listed and candidate (petitioned to be listed) species. "Take" under California law means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture, or kill (California Fish and Game Code, Section 86). The California Department of Fish and Wildlife (CDFW) can authorize take of a state-listed species under Section 2081 of the California Fish and Game Code if the take is incidental to an otherwise lawful activity, the impacts are minimized and fully mitigated, funding is ensured to implement and monitor mitigation measures, and CDFW determines that issuance would not jeopardize the continued existence of the species. A CESA permit must be obtained if a project will result in the "take" of listed species, either during construction or over the life of the project. For species listed under both FESA and CESA requiring a Biological Opinion under Section 7 of the FESA, CDFW may also authorize impacts to CESA species by issuing a Consistency Determination under Section 2080.1 of the Fish and Game Code.

3.2.2 California Code of Regulations Title 14 and California Fish and Game Code

The official listing of endangered and threatened animals and plants is contained in the California Code of Regulations Title 14 §670.5. A state candidate species is one that the California Fish and Game Code has formally noticed as being under review by CDFW to include in the state list pursuant to Sections 2074.2 and 2075.5 of the California Fish and Game Code.

Legal protection is also provided for wildlife species in California that are identified as "fully protected animals." These species are protected under Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species at any time. CDFW is unable to authorize incidental take of fully protected species unless any such take authorization is issued in conjunction with the approval of a Natural Community Conservation Plan that covers the fully protected species (California Fish and Game Code Section 2835).

3.2.3 California Environmental Quality Act

Under the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 et seq.), lead agencies analyze whether projects would have a substantial adverse effect on a candidate, sensitive, or special-status species (Public Resources Code Section 21001(c)). These "special-status" species generally include those listed under FESA and CESA, and species that are not currently protected by statute or regulation, but would be considered rare, threatened, or endangered under the criteria included CEQA Guidelines Section 15380. Therefore, species that are considered rare are addressed under CEQA regardless of whether they are afforded protection through any other statute or regulation. The California Native Plant Society (CNPS) inventories the native flora of California and ranks species according to rarity; plants ranked as 1A, 1B, 2A, 2B, and 3 are generally considered special-status species under CEQA.[1]

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare if it can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants and animals. Section 15380(d) allows a public agency to undertake a review to determine if a significant effect on species that have not yet been listed by either the USFWS or CDFW (i.e., candidate species) would occur.

3.2.4 Native Plant Protection Act

The California Native Plant Protection Act of 1977 (California Fish and Game Code Sections 1900-1913) empowers the Fish and Game Commission to list native plant species, subspecies, or varieties as endangered or rare following a public hearing. To the extent that the location of such plants is known, CDFW must notify property owners that a listed plant is known to occur on their property. Where a property owner has been so notified by CDFW, the owner must notify CDFW at least 10 days in advance of any change in land use (other than changing from one agricultural use to another), in order that

[1] The California Rare Plant Rank system can be found online at < http://www.cnps.org/cnps/rareplants/ranking.php>

CDFW may salvage listed plants that would otherwise be destroyed. Currently, 64 taxa of native plants have been listed as rare under the act.

3.2.5 Nesting Birds

California Fish and Game Code Subsections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Subsection 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

3.3 JURISDICTIONAL WATERS

3.3.1 Federal Jurisdiction

Any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403).

On April 21, 2020, the Environmental Protection Agency (EPA) and USACE published the Navigable Waters Protection Rule to define "Waters of the United States" in the Federal Register. On June 22, 2020, the Navigable Waters Protection Rule: Definition of "Waters of the United States" (NWPR) became effective in 49 states, including California, and in all US territories.

The NWPR regulates traditional navigable waters and perennial or intermittent tributary systems, and defines four categories of regulated waters including:

- The territorial seas and traditional navigable waters;
- Perennial and intermittent tributaries to those waters;
- Certain lakes, ponds, and impoundments; and
- Wetlands adjacent to jurisdictional waters.

The NWPR also defines 12 categories of exempted aquatic resources:

- Waters not listed as waters of the U.S.
- Groundwater
- Ephemeral features
- Diffuse stormwater run-off
- Ditches not identified as waters of the U.S.
- Prior converted cropland (PCC)
- Artificially irrigated areas
- Artificial lakes and ponds
- Water-filled depressions incidental to mining or construction activity

- Stormwater control features
- Groundwater recharge, water reuse, and wastewater recycling structures
- Waste treatment systems

With non-tidal waters, in the absence of adjacent wetlands, the extent of USACE jurisdiction extends to the ordinary high water mark (OHWM) – the line on the shore established by fluctuations of water and indicated by a clear, natural line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, or the presence of litter and debris. Wetlands are defined in 33 CFR Part 328 as:

> *"those areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."*

Federal and state regulations pertaining to waters of the U.S., including wetlands, are discussed below.

Clean Water Act (33 USC 1251-1376). The CWA provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. must obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there is no practicable alternative that would have less adverse impacts.

Regional Water Quality Control Board

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by Section 401 of the Federal CWA. Although the Clean Water Act is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring USACE's permits for fill and dredge discharges within Waters of the United States, and now also implements the State's wetland protection and hydromodification regulation program under the Porter Cologne Water Quality Control Act.

On April 2, 2019, the SWRCB adopted a State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures), for inclusion in the forthcoming Water

Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California. The Procedures consist of four major elements: 1) a wetland definition; 2) a framework for determining if a feature that meets the wetland definition is a water of the state; 3) wetland delineation procedures; and 4) procedures for the submittal, review, and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities. The Office of Administrative Law approved the Procedures on August 28, 2019, and the Procedures became effective May 28, 2020.

Under the Procedures and the State Water Code (Water Code §13050(e)), "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to Waters of the State, which includes Waters of the U.S. and non-federal Waters of the State, requires filing of an application under the Procedures.

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act, Water Code Section 13000 et seq.) is California's statutory authority for the protection of water quality in conjunction with the federal CWA. The Porter-Cologne Act requires the SWRCB and RWQCBs under the CWA to adopt and periodically update water quality control plans, or basin plans. Basin plans are plans in which beneficial uses, water quality objectives, and implementation programs are established for each of the nine regions in California. The Porter-Cologne Act also requires dischargers of pollutants or dredged or fill material to notify the RWQCBs of such activities by filing Reports of Waste Discharge and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements, National Pollution Discharge Elimination System (NPDES) permits, Section 401 water quality certifications, or other approvals.

3.3.2 California Department of Fish and Wildlife

The CDFW is a trustee agency that has jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of streambeds…except when the department has been notified pursuant to Section 1601." Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over four inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

3.4 CEQA SIGNIFICANCE

Section 15064.7 of the State CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study Checklist included in Appendix G of the State CEQA Guidelines. Appendix G provides

examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;

- 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;

- 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;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and

- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish or result in the loss of an important biological resource, or those that would obviously conflict with local, State, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

3.4.1 California Native Plant Society

The CNPS maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS Rare Plant Ranking System:

Rank 1A: Plants presumed Extinct in California and either rare or extinct elsewhere

Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere

Rank 2A: Plants presumed extirpated in California but common elsewhere

Rank 2B: Plants Rare, Threatened, or Endangered in California, but more common elsewhere

Rank 3: Plants about which we need more information – A Review List

Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under CEQA. Furthermore, the CNPS Rare Plant Rankings include levels of threat for each species. These threat ranks include the following:

0.1 - Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat);

0.2 - Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat); and

0.3 - Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known).

Threat ranks do not designate a change of environmental protections, so that each species (i.e., CRPR 1B.1, CRPR 1B.2, CRPR 1B.3, etc.) be fully considered during preparation of environmental documents under CEQA.

3.4.2 California Department of Fish and Wildlife Species of Concern

Additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or listed as fully protected. These species are included on the *Special Animals List*, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or habitat may be in decline. In addition to "Species of Special Concern" (SSC), the *Special Animals List* includes species that are tracked in the California Natural Diversity Database (CNDDB) but warrant no legal protection. These species are identified as "California Special Animals" (CSA).

3.5 LOCAL POLICIES AND REGULATIONS

3.5.1 City of Roseville General Plan

The *City of Roseville's General Plan, Open Space and Conservation Element* outlines specific goals, policies, and implementation measures pertaining to the protection of vegetation and wildlife (City of Roseville 2004). The three primary goals are:

Goal 1: Preserve, protect, and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas.

Goal 2: Maintain healthy and well-managed habitat areas in conjunction with one-another, maximizing the potential for compatible open space, recreation, and visual experiences.

Goal 3: Protect special-status species and other species that are sensitive to human activities.

3.5.2 City of Roseville Tree Ordinance

The City of Roseville regulates the removal of or impact to protected trees under Chapter 19.66 of the Roseville Municipal Code. Protected trees are defined as any native oak tree [valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*)], or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. No work that might impact the tree, including grading, trenching, or irrigation, is allowed within the protected zone of a protected tree, defined as the dripline radius plus one foot, without a Tree Permit. No permit is required for the removal of a protected tree under the following situations:

1. Trees damaged by thunderstorm, windstorm, flood, earthquake, fire, or other natural cause and determined by a peace officer, fire fighter, public utility official, civil defense official or city code enforcement officer, acting in his or her official capacity, to present a danger to persons or property. Upon discovery of a condition justifying removal, the officer or official making the determination shall immediately provide written notification of the condition and action taken to the Planning Director.

2. When removal is determined to be necessary by fire department personnel actively engaged in fighting a fire.

3. When compliance would interfere with activities of a public utility necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruptions of services provided by such a utility. Unless there is an imminent threat to the public health, safety or welfare, the Planning Director shall be notified prior to the removal by a public utility of a protected tree.

4. The Planning Director may allow removal of a protected tree which has been certified by an arborist to be a dead tree. An arborist-certified dead tree may be removed without any replacement or mitigation requirements.

5. A protected tree located on property developed with a single-family or two-family dwelling which has been granted occupancy.

6. When a protected living tree presents a hazard to health and safety or structures due to its structural condition and location, the tree may be removed without any replacement or mitigation requirements. The hazardous condition of the tree must be determined by an arborist. The Planning Director must review the arborist's determination and consider the location of the protected tree prior to approving removal.

4.0 METHODOLOGY

A biological evaluation of the Study Area was completed that consisted of a special-status species evaluation including a desktop review and database searches to identify known biological resources in the Study Area and vicinity as well as conducting a reconnaissance-level field inspection of the Study Area.

4.1 SPECIAL-STATUS SPECIES EVALUATION

For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- Listed as endangered or threatened under the FESA (including candidates and species proposed for listing);
- Listed as endangered or threatened under the CESA (including candidates and species proposed for listing);
- Designated as rare, protected, or fully protected pursuant to California Fish and Game Code;
- Designated an SSC by the CDFW;
- Considered by CDFW to be a Watch List species with potential to become an SSC;
- Defined as rare or endangered under Section 15380 of the CEQA; or
- Having a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, 2B, or 3.

In order to evaluate special-status species and/or their habitats with the potential to occur in the Study Area and/or be impacted by the proposed project, HELIX obtained lists of regionally occurring special-status species from the following information sources:

- California Department of Fish and Wildlife (CDFW). 2021. *California Natural Diversity Database* (CNDDB); For: *Roseville, Sheridan, Lincoln, Gold Hill, Rocklin, Pleasant Grove, Rio Linda, Citrus Heights,* and *Folsom* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [April 29, 2021];
- California Native Plant Society (CNPS). 2021. *Inventory of Rare and Endangered Plants* (online edition, v8-03 0.39) For: *Roseville, Sheridan, Lincoln, Gold Hill, Rocklin, Pleasant Grove, Rio Linda, Citrus Heights,* and *Folsom* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [April 29, 2021]; and,
- U.S. Fish and Wildlife Service (USFWS). 2021. *Information for Planning and Consultation* (IPaC) for *the Green Acres-Roseville Project.* Accessed [April 29, 2021].

Nine USGS 7.5-minute series quadrangles (*Roseville, Sheridan, Lincoln, Gold Hill, Rocklin, Pleasant Grove, Rio Linda, Citrus Heights,* and *Folsom*) were searched in the database query. Appendix B includes a list of plant and wildlife species obtained from that database query and Appendix C includes an evaluation of the potential for these species to occur in the Study Area based on habitats present and surrounding land uses.

HELIX also reviewed the following sources for published information on site conditions pertinent to biological resources:

- USGS. 2020. *Roseville, California*. 7.5-minute series topographic quadrangle. United States Department of Interior; and

- USDA, NRCS. 2021. *Web Soil Survey*. Available online at: http://websoilsurvey.sc.egov.usda.gov. Accessed [April 29, 2021].

4.2 BIOLOGICAL SURVEYS

Biological surveys at the site consisted of a biological reconnaissance survey conducted on April 30,2021.

4.2.1 Biological Reconnaissance Survey

The biological reconnaissance survey was conducted on April 30, 2021, by HELIX biologist David Bise. The weather during the field survey was clear with light winds and an average temperature of 65 degrees Fahrenheit. The Study Area was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the Study Area with the potential to support special-status species and sensitive habitats. Binoculars were used to further extend site coverage to adjacent parcels and identify species observed. All plant and animal species observed onsite during the site survey were recorded (Appendix D), and all biological communities occurring onsite were characterized. Following completion of the field survey, the potential for each species identified in the database query (Appendix B) to occur within the Study Area was determined based on the site survey findings, soils, habitats present within the Study Area, and species-specific information and habitat requirements as shown in Appendix C.

5.0 RESULTS

5.1 PHYSICAL FEATURES

5.1.1 Topography and Drainage

The topography of the Study Area is generally flat with an elevation range of approximately 135 to 150 feet above MSL. The Study Area is located within the Lower Sacramento watershed (USGS Hydrologic Unit Code (HUC 8) 18020109). The Study Area is currently disturbed and has undergone periodic disking and other ground disturbance as shown during a review of aerial photos available on Google Earth. The site supports a ruderal/disturbed vegetation community dominated by nonnative grasses and other nonnative herbaceous vegetation. No drainages or potential wetlands occurring in the Study Area. The Study Area appears to have previously had a ditch or canal constructed on the site in an upland area that has since been removed (see Section 5.3). The Study Area is comprised entirely of upland areas that are disturbed from past tilling and soil disturbance activities.

5.1.2 Soils

The Natural Resources Conservation Service (NRCS) has mapped one soil unit in the Study Area (Figure 4). The soil unit that occurs onsite includes **Cometa-Fiddyment Complex, 1 to 5 percent slopes**. General characteristics associated with this soil type are described below.

- **Cometa-Fiddyment Complex, 1 to 5 Percent Slopes**: This soil type occurs on low terraces between elevations of 75 and 200 feet above MSL. The main components of this complex consist of 35 percent Cometa and 35 percent Fiddyment soil. Cometa soil is a deep, well-drained claypan soil that formed in alluvium mainly from granitic sources. Permeability is very slow, and

available water capacity is very low. Fiddyment soil is a moderately deep, well-drained soil over a hardpan formed in old valley siltstone. Permeability is very slow, and the available water capacity is low. Inclusions within this soil unit consist of 10 percent San Joaquin sandy loam, 10 percent Kaseberg loam, 5 percent Ramona sandy loam on scattered narrow ridges, and 5 percent Alamo clay in some drainageways and basins. This soil unit is often used for winter grains and rice in level areas, and limited rangeland. Typically, vegetation on this soil unit consists mainly of non-native grasses and herbaceous plant species. The hydric soils list for Placer County identifies one hydric inclusion occurring within this soil type: Alamo, within depressions (NRCS 2015).

5.2 VEGETATION COMMUNITIES

Vegetation communities that occur within the Study Area are limited to ruderal/disturbed habitats throughout the Study Area (Appendix A, Figure 5). This habitat type is discussed below. All of the Study Area would be impacted by construction of the proposed project. A comprehensive list of all plant and wildlife species observed within the Study Area is provided in Appendix D. Representative site photographs are included in Appendix E.

5.2.1 Ruderal/Disturbed

Ruderal/disturbed habitat occurs in areas that are heavily disturbed by past or ongoing human activities but retain a soil substrate. Ruderal/disturbed areas may be sparsely to densely vegetated, but do not support a recognizable community or species assemblage. Vegetative cover is usually herbaceous and dominated by a wide variety of weedy non-native species or a few ruderal native species. A review of aerials photos over time show that the Study Area has been subject to periodic disturbance including mowing and ground disturbance.

Ruderal/disturbed habitat comprises the entire 7.58-acre Study Area (Appendix A, Figure 5). This habitat within the Study Area is heavily dominated by a dense cover of weedy, non-native annual grasses and forbs including wild oat (*Avena* sp.), ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), medusahead (*Taeniatherum caput-medusae*), vetch (*Vicia sativa),* fiddleneck (*Amsinckia* sp.), black mustard (Brassica nigra), yellow star-thistle (*Centaurea solstitialis*), Italian thistle (*Carduus pycnocephalus*), and filaree (*Erodium botrys*).

5.3 AQUATIC RESOURCES

There are no aquatic resources present within the Study Area. Based on aerial photo review of the site, a ditch or canal was excavated in upland areas within the Study Area sometime around 2005. Photos around that time showed that the ditch/canal did periodically convey water. However, the ditch/canal appears to have been removed sometime around 2011. The area associated with the previous ditch/canal currently still has a culvert present. However, the culvert is perched above the current grade and does not appear able to convey water. Vegetation communities and soil samples were examined in the vicinity of where the ditch/canal used to occur to determine if signatures of wetlands or other aquatic resources were present. The area of the former ditch/canal is dominated by upland plant species similar to the rest of the Study Area and there is no evidence of hydric soils in this area, therefore, this area is not an aquatic resource. The National Wetland Inventory map does not show any aquatic resources occurring within the Study Area.

5.4 SPECIAL-STATUS SPECIES

A total of ten regionally occurring special-status plant species and 40 regionally occurring special-status wildlife species were identified during the database queries and desktop review as known to occur in the region surrounding the Study Area. The potential for these species to occur within the Study Area are evaluated in Appendix C. Species determined to have no potential to occur in the Study Area or be impacted by the proposed project are not discussed further in this report.

5.4.1 Listed and Special-Status Plants

According to the database query, ten listed and/or special-status plants have the potential to occur in the project region. There are no reported occurrences of special-status plant species on or immediately adjacent to the Study Area and the Study Area lacks suitable habitat for any of the regionally occurring special-status plant species. The site is disturbed and surrounded by development and does not provide habitat for any special-status plant species. Therefore, no impacts to special-status plant species are anticipated as a result of implementation of proposed project. See Appendix C for a more detailed discussion of habitat requirements of regionally occurring special-status plant species.

5.4.2 Listed and Special-Status Wildlife

According to the database queries, 40 listed and/or special-status wildlife species have the potential to occur in the project region. Based on field observations, published information, and literature review, grasshopper sparrow and northern harrier have some limited potential to occur within the Study Area. These species are discussed in more detail below. In addition to these special-status wildlife species, other migratory birds and raptors protected under federal, State, and local laws/policies also have potential to occur within the Study Area. The remaining 38 special-status wildlife species were determined to have no potential to utilize the Study Area or would only be expected to utilize the Study Area for periodic foraging or transit across the Study Area to more suitable habitat areas. Species that were determined to have no potential to occur in the Study Area or be impacted by the proposed project (see Appendix C) are not discussed further in this document.

5.4.2.1 Grasshopper Sparrow

Grasshopper sparrow is a state SSC. It breeds in grassland areas especially areas with tall grass and weeds and scattered shrubs. It also nests in overgrown pastures and hayfields, and sometimes in fields of other crops (Kaufmann 1996). It eats primarily insects and seeds. This species will sometimes nest in small colonies (Kaufmann 1996). It nests on the ground at the base of a weed or clump of grass. This species was not observed within the Study Area during the site inspection. The Study Area provides potentially suitable nesting and foraging habitat for this species. However, given the relatively disturbed nature of the Study Area and the degree of surrounding development, this species has a reduced potential to occur within the Study Area.

5.4.2.2 Northern Harrier

The northern harrier is a state SSC. It is a large gray or brown raptor species. The female is typically larger than the male. It is typically found in marshes, oak savannahs, wetlands, or grasslands. Northern harriers are usually year-round residents in California. Some individuals from other areas will over-winter in California (Zeiner et al. 1990). Nests are typically built on the ground or in low shrubs (Ehrlich

et al. 1988). Northern harriers typically feed on small mammals, reptiles, and insects (Shuford and Gardali, editors 2008). This species was not observed on the site during the field assessment but the Study Area contains marginal nesting and foraging habitat for this species. However, given the relatively disturbed nature of the Study Area and the degree of surrounding development, this species has a reduced potential to occur within the Study Area.

Nesting Migratory Birds and Raptors

The Study Area and immediate vicinity provides nesting and foraging habitat for a variety of nesting migratory birds that are acclimated to a disturbance regime. Although the Study Area does not contain trees, a variety of birds have the potential to nest in and adjacent to the site, in shrubs and on the ground in vegetation over the course of the avian breeding season. Avian species could also nest in trees adjacent to the Study Area associated with existing commercial development.

Project activities such as clearing and grubbing during the avian breeding season (generally February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction during construction or indirectly through forced nest abandonment due to increased levels of noise and other human-caused disturbance. Needless destruction of nests, eggs, and chicks would be a violation of the Fish and Game Code and a potentially significant impact under the CEQA.

The recommended mitigation measures for nesting migratory birds and raptors in Section 6.1.1 would reduce potential impacts to nesting birds (including grasshopper sparrow and northern harrier) to less than significant.

5.5 SENSITIVE HABITATS

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code (i.e., riparian areas) and/or Sections 401 and 404 of the Clean Water Act, which include wetlands and other waters of the U.S. Additionally, sensitive habitats, including native trees and oak woodland habitat, are protected under the specific policies outlined in the City of Roseville Tree Ordinance. No sensitive habitats or protected trees are present within the Study Area.

5.5.1 Potential Waters of the U.S. and State

Aquatic resources that would qualify as potential waters of the U.S. and/or State are not present within the Study Area which consists entirely of a disturbed upland vegetation community.

No impacts to potential waters of the U.S. and/or State would occur as a result of the proposed project.

5.5.2 Wildlife Migration Corridors

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. This fragmentation of habitat can also occur when a portion of one or more habitats is converted into another habitat; for instance, when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or construction activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats thereby permitting depleted populations to be replenished and promoting

genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

There are no wildlife migration corridors within the Study Area. The Study Area is surrounded by developed areas and parcels subject to regular disturbance and human activity. Therefore, the project would not affect any wildlife migration corridors.

6.0 RECOMMENDED MITIGATION MEASURES

6.1 GENERAL MITIGATION MEASURES

6.1.1 Nesting Migratory Birds

If project activities such as vegetation removal, clearance, grubbing, or other ground disturbance were to commence during the avian breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction nesting bird survey no more than 14 days prior to initiation of project activities. The survey area should include suitable nesting habitat within the Study Area and within 500 feet of the project boundary (inaccessible areas outside of the Study Area can be surveyed from the site or from public roads using binoculars or spotting scopes). Pre-construction surveys are not required in areas where project activities have been continuous since prior to February 1, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. If no active nests are identified a summary report should be preparing documenting the results of the survey and no further mitigation is required. If active nests are identified, the following measure should be implemented:

- A suitable buffer should be established around any active nest as determined by a qualified biologist depending on species and surrounding land uses. No construction activities should occur within the buffer until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). Limited encroachment into the buffer may occur at the discretion of a qualified biologist depending on type of activity and potential level of disturbance and sensitivity of the avian species in question. Any encroachment into the buffer should be monitored by a qualified biologist to determine whether nesting birds are being impacted.

7.0 REFERENCES

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Attachment 2

Appendix A

Figures

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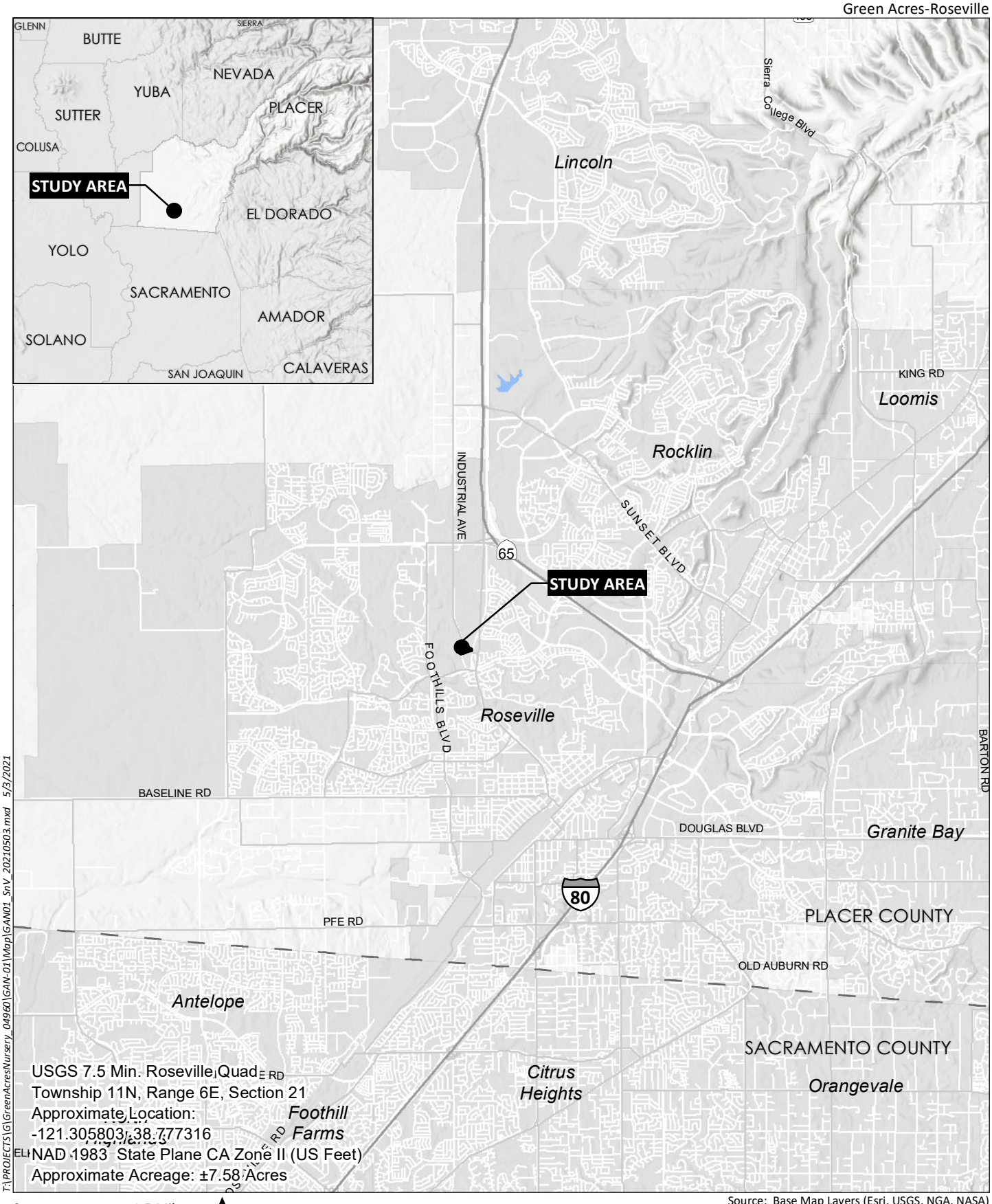
Attachment 2

Green Acres-Roseville



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Source: Base Map Layers (Esri, USGS, NGA, NASA)

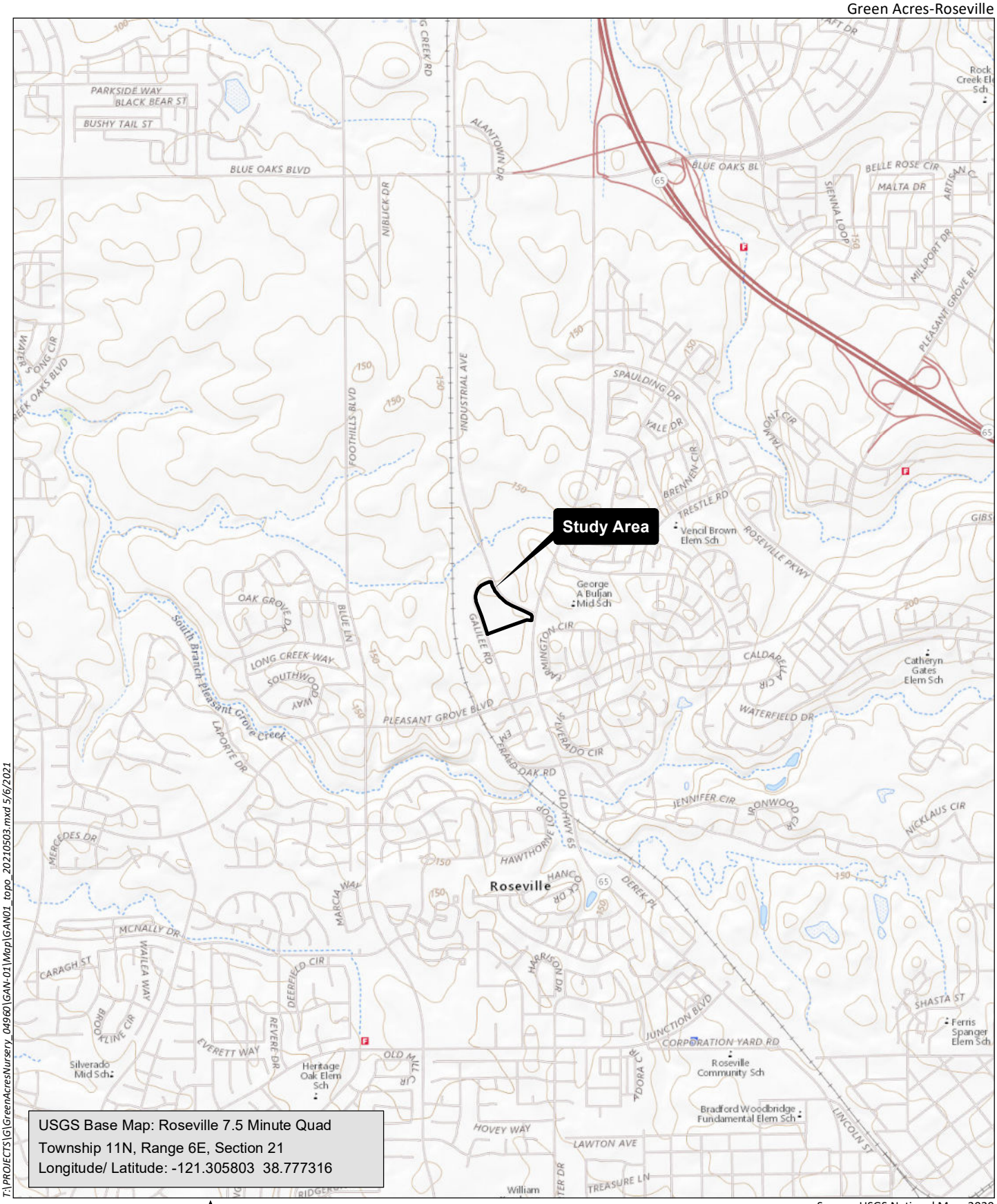
HELIX Environmental Planning

Vicinity Map

Figure 1

Attachment 2

Green Acres-Roseville



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HELIX Environmental Planning

Topographic Map

Figure 2

Attachment 2

Green Acres-Roseville

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0 125 Feet

Source: Aerial (GoogleEarth 10/22/2020)

HELIX Environmental Planning

Aerial Map

Figure 3

Attachment 2

Green Acres-Roseville

HELIX Environmental Planning

Soils Map

Figure 4

Green Acres-Roseville

Source: Aerial (GoogleEarth 10/22/2020)

HELIX Environmental Planning

Biological Communities Map

Figure 5

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Appendix B

Database Query Results

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CALIFORNIA DEPARTMENT OF FISH and WILDLIFE **RareFind**

Query Summary:
Quad IS (Roseville (3812173) OR Sheridan (3812184) OR Lincoln (3812183) OR Gold Hill (3812182) OR Rocklin (3812172) OR Pleasant Grove (3812174) OR Rio Linda (3812164) OR Citrus Heights (3812163) OR Folsom (3812162))

Print Close

CNDDB Element Query Results

Scientific Name	Common Name	Taxonomic Group	Element Code	Total Occs	Returned Occs	Federal Status	State Status	Global Rank	State Rank	CA Rare Plant Rank	Other Status	Habitats
Accipiter cooperii	Cooper's hawk	Birds	ABNKC12040	118	1	None	None	G5	S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Cismontane woodland, Riparian forest, Riparian woodland, Upper montane coniferous forest
Agelaius tricolor	tricolored blackbird	Birds	ABPBXB0020	955	26	None	Threatened	G1G2	S1S2	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_EN-Endangered, NABCI_RWL-Red Watch List, USFWS_BCC-Birds of Conservation Concern	Freshwater marsh, Marsh & swamp, Swamp, Wetland
Alkali Meadow	Alkali Meadow	Herbaceous	CTT45310CA	8	1	None	None	G3	S2.1	null	null	Meadow & seep, Wetland
Alkali Seep	Alkali Seep	Herbaceous	CTT45320CA	10	1	None	None	G3	S2.1	null	null	Meadow & seep, Wetland
Ammodramus savannarum	grasshopper sparrow	Birds	ABPBXA0020	27	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Valley & foothill grassland
Andrena subapasta	An andrenid bee	Insects	IIHYM35210	5	2	None	None	G1G2	S1S2	null	null	null
Antrozous pallidus	pallid bat	Mammals	AMACC10010	420	2	None	None	G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive, WBWG_H-High Priority	Chaparral, Coastal scrub, Desert wash, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Riparian woodland, Sonoran desert scrub, Upper montane coniferous forest, Valley & foothill grassland
Ardea alba	great egret	Birds	ABNGA04040	43	4	None	None	G5	S4	null	CDF_S-Sensitive, IUCN_LC-Least Concern	Brackish marsh, Estuary, Freshwater marsh, Marsh & swamp, Riparian forest, Wetland
Ardea herodias	great blue heron	Birds	ABNGA04010	156	9	None	None	G5	S4	null	CDF_S-Sensitive, IUCN_LC-Least Concern	Brackish marsh, Estuary, Freshwater marsh, Marsh & swamp, Riparian forest, Wetland
Athene cunicularia	burrowing owl	Birds	ABNSB10010	2011	13	None	None	G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC-Birds	Coastal prairie, Coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland

											of Conservation Concern	
Balsamorhiza macrolepis	big-scale balsamroot	Dicots	PDAST11061	51	2	None	None	G2	S2	1B.2	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral, Cismontane woodland, Ultramafic, Valley & foothill grassland
Branchinecta conservatio	Conservancy fairy shrimp	Crustaceans	ICBRA03010	47	1	Endangered	None	G2	S2	null	IUCN_EN-Endangered	Valley & foothill grassland, Vernal pool, Wetland
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	ICBRA03030	791	80	Threatened	None	G3	S3	null	IUCN_VU-Vulnerable	Valley & foothill grassland, Vernal pool, Wetland
Buteo swainsoni	Swainson's hawk	Birds	ABNKC19070	2535	28	None	Threatened	G5	S3	null	BLM_S-Sensitive, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern	Great Basin grassland, Riparian forest, Riparian woodland, Valley & foothill grassland
Chloropyron molle ssp. hispidum	hispid salty bird's-beak	Dicots	PDSCR0J0D1	35	1	None	None	G2T1	S1	1B.1	null	Alkali playa, Meadow & seep, Wetland
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Dicots	PDONA05053	89	3	None	None	G4G5T4	S4	4.2	SB_UCSC-UC Santa Cruz	Chaparral, Cismontane woodland, Lower montane coniferous forest
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	ABNRB02022	165	1	Threatened	Endangered	G5T2T3	S1	null	BLM_S-Sensitive, NABCI_RWL-Red Watch List, USFS_S-Sensitive, USFWS_BCC-Birds of Conservation Concern	Riparian forest
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	AMACC08010	635	1	None	None	G4	S2	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive, WBWG_H-High Priority	Broadleaved upland forest, Chaparral, Chenopod scrub, Great Basin grassland, Great Basin scrub, Joshua tree woodland, Lower montane coniferous forest, Meadow & seep, Mojavean desert scrub, Riparian forest, Riparian woodland, Sonoran desert scrub, Sonoran thorn woodland, Upper montane coniferous forest, Valley & foothill grassland
Desmocerus californicus dimorphus	valley elderberry longhorn beetle	Insects	IICOL48011	271	20	Threatened	None	G3T2	S3	null	null	Riparian scrub
Downingia pusilla	dwarf downingia	Dicots	PDCAM060C0	132	29	None	None	GU	S2	2B.2	null	Valley & foothill grassland, Vernal pool, Wetland
Elanus leucurus	white-tailed kite	Birds	ABNKC06010	180	16	None	None	G5	S3S4	null	BLM_S-Sensitive, CDFW_FP-Fully Protected, IUCN_LC-Least Concern	Cismontane woodland, Marsh & swamp, Riparian woodland, Valley & foothill grassland, Wetland
Emys marmorata	western pond turtle	Reptiles	ARAAD02030	1398	8	None	None	G3G4	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive	Aquatic, Artificial flowing waters, Klamath/North coast flowing waters, Klamath/North coast standing waters, Marsh & swamp, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland
Falco columbarius	merlin	Birds	ABNKD06030	37	1	None	None	G5	S3S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Estuary, Great Basin grassland, Valley & foothill grassland
Fritillaria agrestis	stinkbells	Monocots	PMLIL0V010	32	4	None	None	G3	S3	4.2	null	Chaparral, Cismontane woodland, Pinon & juniper woodlands, Ultramafic, Valley & foothill grassland
Gonidea angulata	western ridged	Mollusks	IMBIV19010	157	1	None	None	G3	S1S2	null	null	Aquatic

	mussel											
Gratiola heterosepala	Boggs Lake hedge-hyssop	Dicots	PDSCR0R060	99	5	None	Endangered	G2	S2	1B.2	BLM_S-Sensitive	Freshwater marsh, Marsh & swamp, Vernal pool, Wetland
Hydrochara ricksecker	Ricksecker's water scavenger beetle	Insects	IICOL5V010	13	1	None	None	G2?	S2?	null	null	Aquatic, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters
Juncus leiospermus var. ahartii	Ahart's dwarf rush	Monocots	PMJUN011L1	13	1	None	None	G2T1	S1	1B.2	null	Valley & foothill grassland
Juncus leiospermus var. leiospermus	Red Bluff dwarf rush	Monocots	PMJUN011L2	62	1	None	None	G2T2	S2	1B.1	BLM_S-Sensitive, USFS_S-Sensitive	Chaparral, Cismontane woodland, Meadow & seep, Valley & foothill grassland, Vernal pool, Wetland
Lasionycteris noctivagans	silver-haired bat	Mammals	AMACC02010	139	2	None	None	G3G4	S3S4	null	IUCN_LC-Least Concern, WBWG_M-Medium Priority	Lower montane coniferous forest, Oldgrowth, Riparian forest
Laterallus jamaicensis coturniculus	California black rail	Birds	ABNME03041	303	3	None	Threatened	G3G4T1	S1	null	BLM_S-Sensitive, CDFW_FP-Fully Protected, IUCN_NT-Near Threatened, NABCI_RWL-Red Watch List, USFWS_BCC-Birds of Conservation Concern	Brackish marsh, Freshwater marsh, Marsh & swamp, Salt marsh, Wetland
Legenere limosa	legenere	Dicots	PDCAM0C010	83	6	None	None	G2	S2	1B.1	BLM_S-Sensitive, SB_UCBG-UC Botanical Garden at Berkeley	Vernal pool, Wetland
Lepidurus packardi	vernal pool tadpole shrimp	Crustaceans	ICBRA10010	324	7	Endangered	None	G4	S3S4	null	IUCN_EN-Endangered	Valley & foothill grassland, Vernal pool, Wetland
Linderiella occidentalis	California linderiella	Crustaceans	ICBRA06010	508	59	None	None	G2G3	S2S3	null	IUCN_NT-Near Threatened	Vernal pool
Melospiza melodia	song sparrow ("Modesto" population)	Birds	ABPBXA3010	92	2	None	None	G5	S3?	null	CDFW_SSC-Species of Special Concern	null
Navarretia myersii ssp. myersii	pincushion navarretia	Dicots	PDPLM0C0X1	16	2	None	None	G2T2	S2	1B.1	null	Vernal pool, Wetland
Northern Claypan Vernal Pool	Northern Claypan Vernal Pool	Herbaceous	CTT44120CA	21	1	None	None	G1	S1.1	null	null	Vernal pool, Wetland
Northern Hardpan Vernal Pool	Northern Hardpan Vernal Pool	Herbaceous	CTT44110CA	126	9	None	None	G3	S3.1	null	null	Vernal pool, Wetland
Northern Volcanic Mud Flow Vernal Pool	Northern Volcanic Mud Flow Vernal Pool	Herbaceous	CTT44132CA	7	5	None	None	G1	S1.1	null	null	Vernal pool, Wetland
Oncorhynchus mykiss irideus pop. 11	steelhead - Central Valley DPS	Fish	AFCHA0209K	31	3	Threatened	None	G5T2Q	S2	null	AFS_TH-Threatened	Aquatic, Sacramento/San Joaquin flowing waters
Orcuttia viscida	Sacramento Orcutt grass	Monocots	PMPOA4G070	12	3	Endangered	Endangered	G1	S1	1B.1	SB_CalBG/RSABG-California/Rancho	Vernal pool, Wetland

											Santa Ana Botanic Garden	
Pandion haliaetus	osprey	Birds	ABNKC01010	504	1	None	None	G5	S4	null	CDF_S-Sensitive, CDFW_WL-Watch List, IUCN_LC-Least Concern	Riparian forest
Phalacrocorax auritus	double-crested cormorant	Birds	ABNFD01020	39	1	None	None	G5	S4	null	CDFW_WL-Watch List, IUCN_LC-Least Concern	Riparian forest, Riparian scrub, Riparian woodland
Progne subis	purple martin	Birds	ABPAU01010	71	2	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Broadleaved upland forest, Lower montane coniferous forest
Riparia riparia	bank swallow	Birds	ABPAU08010	298	2	None	Threatened	G5	S2	null	BLM_S-Sensitive, IUCN_LC-Least Concern	Riparian scrub, Riparian woodland
Sagittaria sanfordii	Sanford's arrowhead	Monocots	PMALI040Q0	126	5	None	None	G3	S3	1B.2	BLM_S-Sensitive	Marsh & swamp, Wetland
Spea hammondii	western spadefoot	Amphibians	AAABF02020	1409	13	None	None	G2G3	S3	null	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_NT-Near Threatened	Cismontane woodland, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland
Taxidea taxus	American badger	Mammals	AMAJF04010	594	1	None	None	G5	S3	null	CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Alkali marsh, Alkali playa, Alpine, Alpine dwarf scrub, Bog & fen, Brackish marsh, Broadleaved upland forest, Chaparral, Chenopod scrub, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub, Desert dunes, Desert wash, Freshwater marsh, Great Basin grassland, Great Basin scrub, Interior dunes, Ione formation, Joshua tree woodland, Limestone, Lower montane coniferous forest, Marsh & swamp, Meadow & seep, Mojavean desert scrub, Montane dwarf scrub, North coast coniferous forest, Oldgrowth, Pavement plain, Redwood, Riparian forest, Riparian scrub, Riparian woodland, Salt marsh, Sonoran desert scrub, Sonoran thorn woodland, Ultramafic, Upper montane coniferous forest, Upper Sonoran scrub, Valley & foothill grassland
Thamnophis gigas	giant gartersnake	Reptiles	ARADB36150	366	4	Threatened	Threatened	G2	S2	null	IUCN_VU-Vulnerable	Marsh & swamp, Riparian scrub, Wetland
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Herbaceous	CTT42110CA	45	1	None	None	G3	S3.1	null	null	Valley & foothill grassland

CNPS California Native Plant Society

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

14 matches found. *Click on scientific name for details*

Search Criteria

California Rare Plant Rank is one of [1B, 2A, 2B, 3, 4],
FESA is one of [Endangered, Threatened, Candidate, Not Listed],
CESA is one of [Endangered, Threatened, Rare, Not Listed], Found in Quads 3812184, 3812183, 3812182, 3812174, 3812173, 3812172, 3812164 3812163 and 3812162;

Modify Search Criteria | Export to Excel | Modify Columns | Modify Sort | Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
Brodiaea rosea ssp. vallicola	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr-May(Jun)	4.2	S3	G5T3
Chloropyron molle ssp. hispidum	hispid bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	1B.1	S1	G2T1
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	4.2	S4	G4G5T4
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	2B.2	S2	GU
Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	4.2	S3	G3
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	1B.2	S2	G2
Juncus leiospermus var. ahartii	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	1B.2	S1	G2T1
Juncus leiospermus var. leiospermus	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	1B.1	S2	G2T2
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	1B.1	S2	G2
Navarretia myersii ssp. myersii	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	1B.1	S2	G2T2
Navarretia nigelliformis ssp. nigelliformis	adobe navarretia	Polemoniaceae	annual herb	Apr-Jun	4.2	S3	G4T3
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	1B.1	S1	G1
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2	S3	G3

Attachment 2

Suggested Citation

California Native Plant Society, Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 29 April 2021].

Search the Inventory
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California Natural Diversity Database
The Jepson Flora Project
The Consortium of California Herbaria
CalPhotos

Questions and Comments
rareplants@cnps.org

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IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Placer County, California

NOT FOR CONSULTATION

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

NOT FOR CONSULTATION

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Giant Garter Snake Thamnophis gigas Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4482	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/321	Threatened

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Insects

NAME	STATUS
Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp Branchinecta conservatio Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8246	Endangered
Vernal Pool Fairy Shrimp Branchinecta lynchi Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp Lepidurus packardi Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/2246	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

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THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

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For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Burrowing Owl *Athene cunicularia* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9737	Breeds Mar 15 to Aug 31
California Thrasher *Toxostoma redivivum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Common Yellowthroat *Geothlypis trichas sinuosa* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31

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Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

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Spotted Towhee Pipilo maculatus clementae
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243
Breeds Apr 15 to Jul 20

Tricolored Blackbird Agelaius tricolor
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910
Breeds Mar 15 to Aug 10

Willet Tringa semipalmata
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
Breeds elsewhere

Yellow-billed Magpie Pica nuttalli
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726
Breeds Apr 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

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1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

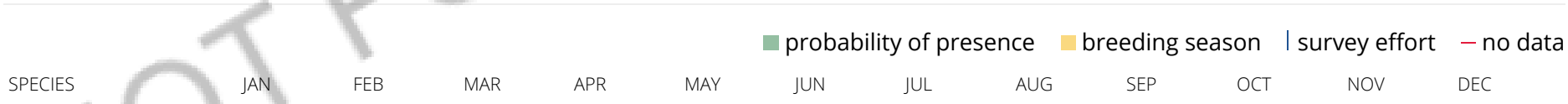
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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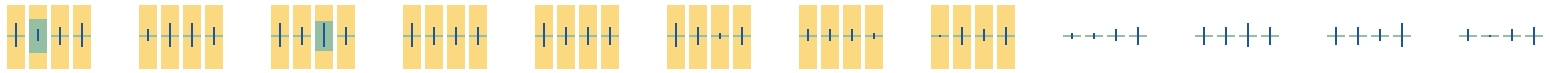
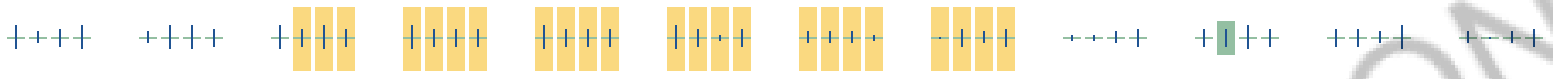
Attachment 2

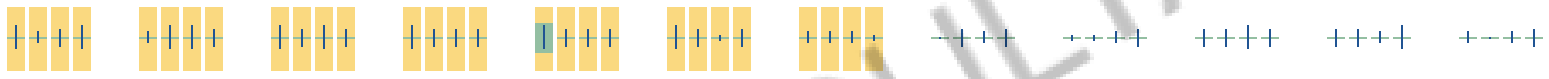
Bald Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



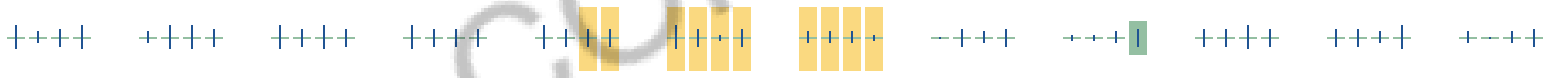
Burrowing Owl BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



California Thrasher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Common Yellowthroat BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



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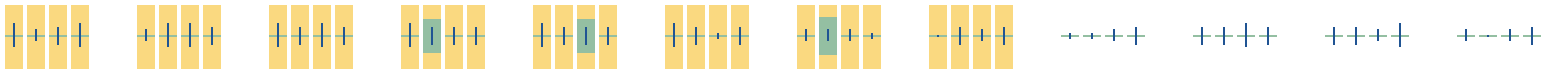
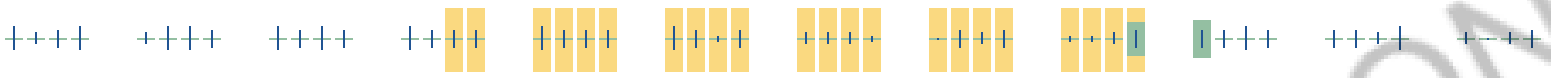
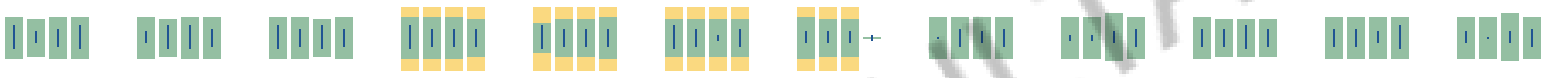
Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



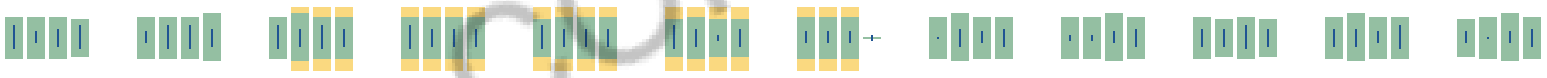
Lewis's Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Nuttall's Woodpecker BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Oak Titmouse BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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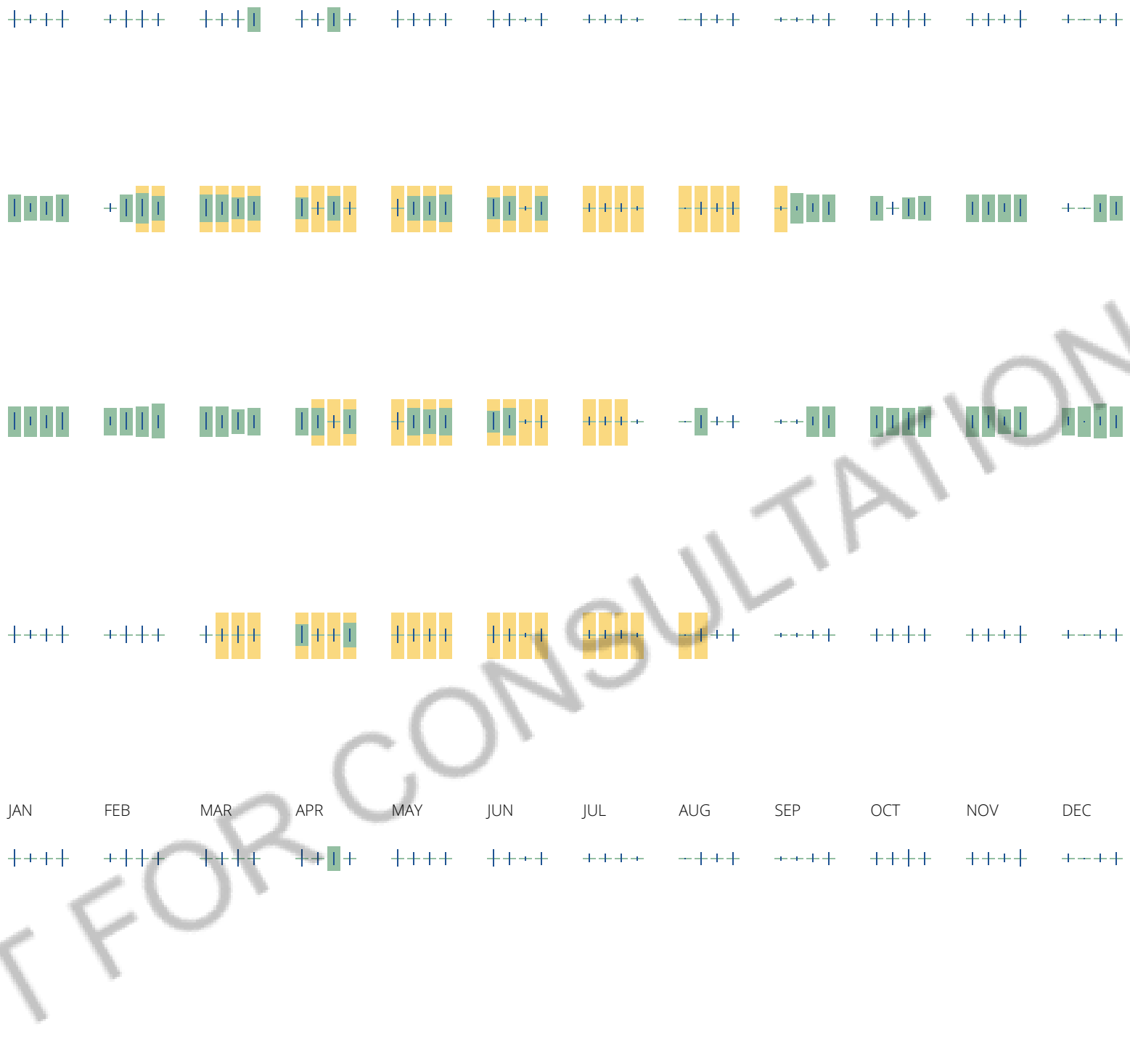
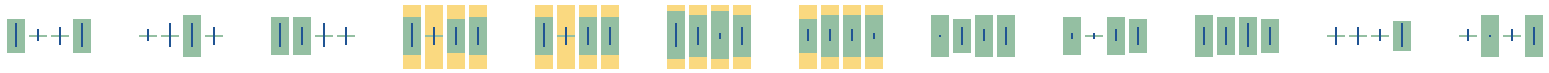


NOT FOR CONSULTATION

Yellow-billed Magpie BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

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How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

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Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

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Attachment 2

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Attachment 2

Appendix C

Special-Status Species With Potential to Occur in the Study Area

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Appendix C
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Plants			
Gratiola heterosepala Boggs Lake hedge-hyssop	SE; CRPR 1B	Annual herb found on clay soils in marshes, swamps (lake margins), and vernal pools from 10 to 2375 meters. Known from approximately 96 occurrences in Fresno, Lake, Lassen, Madera, Merced, Modoc, Placer, Sacramento, Shasta, Siskiyou, San Joaquin, Solano, Sonoma, and Tehama counties in California and in Oregon. Blooms from April-August.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Orcuttia viscida Sacramento Orcutt grass	FE; CE; CRPR 1B	Annual herb found in vernal pools from 30 to 100 meters. Known from 12 occurrences in Sacramento County. Blooms from April-July (September).	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Juncus leiospermus var. ahartii Ahart's dwarf rush	CRPR 1B	Annual herb found in mesic areas in valley and foothill grassland from 30 to 229 meters. Known from approximately 13 occurrences in Butte, Calaveras, Placer, Sacramento, Tehama, and Yuba counties. Blooms from March-May.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Balsamorhiza macrolepis Big scale balsamroot	CRPR 1B	Perennial herb found in chaparral, cismontane woodland, valley and foothill grassland, sometimes on serpentinite, from 45 to 1,555 meters. Known from approximately 50 occurrences in Alameda, Amador, Butte, Colusa, El Dorado, Lake, Mariposa, Napa, Placer, Santa Clara, Shasta, Solano, Sonoma, Tehama, and Tuolumne counties. Blooms from March-June.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Downingia pusilla Dwarf downingia	CRPR 2B	Found in mesic valley and foothill grassland and vernal pools, and roadside ditches from 1 to 445 meters. Known from approximately 126 occurrences in Amador, Fresno, Merced, Napa, Placer, Sacramento, San Joaquin, Solano, Sonoma, Stanislaus, Tehama, and Yuba counties. Blooms from March-May.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Chloropyron molle ssp. *hispidum* Hispid salty bird's-beak	CRPR 1B	Annual herb found on alkaline soil in meadows and seeps, playas, and valley and foothill grassland from 1 to 155 meters. Known from 35 occurrences in Alameda, Fresno, Kern, Merced, Placer, and Solano counties. Blooms from June-September.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Leg*enere limosa* Legenere	CRPR 1B	Annual herb found in vernal pools from 1 to 880 meters. Known from 78 occurrences in many counties. Blooms from April-June.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Navarretia myersii ssp. *myersii* Pincushion navarretia	CRPR 1B	Annual herb found in vernal pools from 20 to 330 meters. Known from 14 occurrences in Amador, Calavera, Merced, Placer, and Sacramento counties. Blooms from April-May.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Juncus leiospermus var. *leiospermus* Red Bluff dwarf rush	CRPR 1B	Annual herb found on vernally mesic sites in chaparral, cismontane woodland, meadows, seeps, vernal pools, and valley and foothill grassland from 35 to 1,250 meters. Known from approximately 62 occurrences in Butte, Placer, Shasta, and Tehama counties. Blooms from March-June.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.
Sagittaria sanfordii Sanford's arrowhead	CRPR 1B	Perennial rhizomatous emergent herb found in marshes and swamps and in assorted shallow freshwater areas (such as ditches and ponds) from 0 to 650 meters. Known from approximately 108 occurrences in many counties. Extirpated from Southern California, and mostly extirpated from the Central Valley. Blooms from May-October.	**Will Not Occur**. Study Area does not contain suitable habitat for this species.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Animals			
Invertebrates			
Branchinecta conservatio Conservancy fairy shrimp	FE	Freshwater fairy shrimp found in large, clay-bottomed vernal pool playas, usually with turbid water.	**Will Not Occur**. Study Area does not contain suitable vernal pool habitat for this species.
Desmocerus californicus dimorphus Valley elderberry longhorn beetle	FT	Found among elderberry shrubs within riparian habitats. Presence can be indicated by bore-holes in stems of elderberries.	**Will Not Occur**. Study Area does not contain elderberry shrubs required for this species to complete its lifecycle.
Branchinecta lynchi Vernal pool fairy shrimp	FT	Freshwater fairy shrimp found in vernal pools and other ephemeral wetlands.	**Will Not Occur**. Study Area does not contain suitable vernal pool habitat for this species.
Lepidurus packardi Vernal pool tadpole shrimp	FE	Freshwater fairy shrimp found in vernal pools and other ephemeral wetlands.	**Will Not Occur**. Study Area does not contain suitable vernal pool habitat for this species.
Andrena subapasta An andrenid bee	SSA	Ground-nesting solitary bee found in grasslands near vernal pools.	**Will Not Occur**. Study Area does not contain suitable vernal pool habitat for this species.
Andrena blennospermatis Blennosperma vernal pool andrenid bee	SSA	Ground-nesting solitary bee found in grasslands near vernal pools.	**Will Not Occur**. Study Area does not contain suitable vernal pool habitat for this species.
Linderiella occidentalis California linderiella	SSA	Freshwater fairy shrimp found in vernal pools and other ephemeral wetlands.	**Will Not Occur**. Study Area does not contain suitable vernal pool or other ephemeral wetland habitat for this species.
Hydrochara rickseckeri Ricksecker's water scavenger beetle	SSA	Aquatic beetle found in freshwater ponds and streams.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Fishes			
Oncorhynchus tshawytscha Chinook salmon - Central Valley spring-run ESU	FT; ST	Found at sea and in riverine pools and channels typically in streams with gravel bottoms suitable for spawning.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species.
Hypomes*us transpacificus* Delta smelt	FE; SE	Found in open waters of bays, tidal rivers, channels, and sloughs.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species.
Oncorhyn*chus mykiss irideus* Steelhead - Central Valley DPS	FT	Found in the ocean, rivers and creeks, and large inland lakes.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species.
Amphibians			
Rana draytonii California red-legged frog	FT; SSC	Found near quiet, permanent pools of streams, marshes, and ponds with extensive vegetation below 1200 meters, though individuals may disperse considerable distances between pools during rain events. Breeds in permanent pools from January through July.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species and this species is generally considered to be extirpated from the Central Valley.
Spea hammondii Western spadefoot	SSC	Found usually in grasslands, occasionally in valley-foothill woodlands, up to 1,350 meters, remaining in underground burrows for most of the year. Breeding occurs in shallow temporary pools formed by winter rains.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species and surrounding upland is generally disturbed and/or developed.
Reptiles			
Thamnophis gigas Giant garter snake	FT; ST	Found in slow-moving aquatic environments with emergent vegetation such as marshes, sloughs, creeks, and agricultural ditches.	**Will Not Occur**. Study Area does not contain suitable aquatic habitat for this species and surrounding upland is generally disturbed and/or developed.
Phrynosoma blainvillii Coast horned lizard	SSC	Found in open, sandy areas of valley-foothill woodland and grassland habitats up to 1800 meters. Feeds primarily on ants.	**Will Not Occur**. Study Area does not contain suitable habitats or sandy soils and area is generally developed or disturbed.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Emys marmorata Western pond turtle	SSC	Found usually in grasslands, occasionally in valley-foothill woodlands, up to 1350 meters, remaining in underground burrows for most of the year. Breeding occurs in shallow temporary pools formed by winter rains.	**Will Not Occur**. Study Area does not contain suitable aquatic habitats for this species and upland areas are generally developed or disturbed.
Birds			
Riparia riparia Bank swallow	ST (nesting colonies)	Found primarily over open riparian areas, but also over grassland, brushland, wetlands, and cropland. Nests near water in colonies of tunnels dug into sandy banks or cliffs.	**Will Not Occur**. Study Area does not contain suitable riparian or nesting habitats for this species and upland areas are generally developed or disturbed.
Laterallus jamaicensis coturniculus California black rail	ST	Found within upper zones of saline, brackish, and freshwater emergent wetlands. Nest in dense vegetation at or slightly above ground level.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Agelaius tricolor Tricolored blackbird	SE	Found near fresh water, usually in emergent wetland with tall, dense cattails or tule, but also in thickets of willow, blackberry, wild rose, and tall herbs. Nests in colonies in dense cattails, tule, or similar vegetation within a few feet of fresh water.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Buteo swainsonii Swainson's hawk	ST	Found in open desert, grassland, or cropland containing scattered, large trees or small groves. Nests in a tree, bush, or utility pole up to 100 feet above ground.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Coccyzus americanus occidentalis Western yellow-billed cuckoo	FT; SE	Found in extensive deciduous riparian thickets or forest along slow-moving watercourses dominated by willow. Nests in dense cover on horizontal limbs up to 25 feet above the ground.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Elanus leucurus White-tailed kite	SFP	Found in herbaceous lowlands with variable tree growth and a dense vole population. Nests near open areas near the top of dense tree stand from 20 to 100 feet above the ground.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Nycticorax nycticorax Black-crowned night heron	SSA (nesting colonies)	Found in fresh and saline emergent wetlands, feeding nocturnally. Nests in colonies in dense trees or shrubs near feeding areas.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Athene cunicularia Burrowing owl	SSC	Found in dry, open grassland and desert habitats, and in grass, forb, and open shrub stages of pinyon-juniper and ponderosa pine habitats up to 1600 meters. Nests in old burrows of ground squirrel or other small mammals.	**Not Expected.** Study Area does not contain suitable burrows or ground squirrel colonies to support nesting. Species could potentially forage within the Study Area occasionally.
Accipiter cooperii Cooper's hawk	SSA (nesting)	Found in stands of live oak, riparian deciduous, and other forest habitats, most frequently near water. Nests in trees up to 80 feet above the ground.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Phalacrocorax auratus Double-crested cormorant	SSA (nesting colonies)	Found on inland lakes and in fresh, salt, and estuarine waters. Nests on ledges and cliffs, rugged slopes, and live and dead trees at undisturbed sites near water.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Ammodramus savannarum Grasshopper sparrow	SSC (nesting)	Found in dense, dry, or well-drained grassland with scattered shrubs for perches. Nests in a slight depression in ground hidden at the base of an overhanging clump of vegetation.	**May Occur.** Study Area has marginal nesting habitat for this species, but level of ongoing disturbance and development within the Study Area and immediate vicinity lowers the potential for this species to utilize the Study Area.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Ardea herodias Great blue heron	SSA (nesting colonies)	Found in shallow estuaries and fresh and saline emergent wetlands, and less often in marine shores, croplands, pastures, and mountains above foothills. Nests in colonies in tops of secluded snags or live trees, and less often on the ground, rock ledges, sea cliffs, mats of tule, and shrubs.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Ardea alba Great egret	SSA (nesting colonies)	Found in fresh and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests in colonies in large tree, usually near water.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Asio otus Long-eared owl	SSC (nesting)	Found in dense riparian and live oak thickets near meadow edges and nearby woodland and forest habitats, and occasionally in dense conifer stands at higher elevations. Nests in old crow, magpie, hawk, heron, and squirrel nests in a variety of trees with dense canopy up to 50 feet above ground.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Falco columbarius Merlin	SSA (wintering)	Found in open habitats such as coastlines, lakeshores, and wetlands near water and tree stands below 1500 meters. Does not breed in California.	**Not Expected.** Species could potentially forage within the Study Area occasionally in winter months, but habitat is marginal for this species.
Circus cyaneus Northern harrier	SSC	Found in flat, open areas of tall, dense grasses, shrubs, and edges of denser vegetation as a high as 3,000 meters. Nests on ground in shrubby vegetation, usually at marsh edge.	**May Occur.** Study Area has marginal nesting habitat for this species, but level of ongoing disturbance and development within the Study Area and immediate vicinity lowers the potential for this species to utilize the Study Area.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Progne subis Purple martin	SSC (nesting)	Found in old-growth, multi-layered, open forest, woodland, and riparian areas. Nests in old woodpecker cavities in tall, old, isolated tree or snag.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Accipiter striatus Sharp-shinned hawk	SSA (nesting)	Found usually in riparian areas of a variety of wooded habitats including. Nests in dense stands of small-tree conifer within 90 meters of water.	**Not Expected.** Study Area does not contain suitable breeding habitat for this species. Species could potentially forage within the Study Area occasionally.
Melospiza melodia Song sparrow ("Modesto" population)	SSC	Found in dense riparian thickets, emergent wetland, and dense shrubland in other moist situations, possibly with a tree overstory. Nests on ground or in dense vegetation up to 4 feet above the ground.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Mammals			
Taxidea taxus American badger	SSC	Found in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Dens in dry, sandy soils, usually in areas with sparse overstory cover.	**Will Not Occur**. Study Area does not contain suitable habitat to support this species.
Antrozous pallidus Pallid bat	SSC	Found in grasslands, shrublands, woodlands, and forest from sea level up through mixed conifer forest. Roosts in colonies usually in rock crevices, as well as caves, mines, hollow trees, and buildings.	**Not Expected.** Study Area does not contain suitable roosting habitat for this species. Species could potentially forage within the Study Area occasionally.
Lasionycteris noctivagans Silver-haired bat	SSC	Found in coastal and montane coniferous forests, valley foothill woodlands, pinyon-juniper woodland, and valley foothill and montane riparian habitats below 2,750 meters. Roosts sometimes in colonies in hollow trees, snags, buildings, rock crevices, caves, and under bark.	**Not Expected.** Study Area does not contain suitable roosting habitat for this species. Species could potentially forage within the Study Area occasionally.

Appendix C (cont.)
Special-Status Species With Potential to Occur in the Study Area

Scientific Name/ Common Name[1]	Status[2]	Habit, Ecology and Life History	Potential to Occur[3]
Corynorhinus townsendii Townsend's big-eared bat	SSC	Found in a variety of habitats, usually mesic, featuring brush, trees, and habitat edges. Roosts in small colonies in caves, tunnels, mines, and buildings.	**Not Expected.** Study Area does not contain suitable roosting habitat for this species. Species could potentially forage within the Study Area occasionally.
Lasiurus blossevillii Western red bat	SSC	Found in grasslands, shrublands, open woodlands and forests, and croplands from sea level through mixed conifer forests. Roosts sometimes in colonies in trees and shrubs up to 40 feet above ground.	**Not Expected.** Study Area does not contain suitable roosting habitat for this species. Species could potentially forage within the Study Area occasionally.

[1] Sensitive species reported in CNDDB or CNPS on the "Roseville" USGS quad and 8 surrounding quads, or in USFWS lists for the study area.

[2] Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; FP=Fully Protected; SSC=Species of Special Concern; SA=Special Animal; WL=Watch List.

[3] Status in the Study Area is assessed as follows. **Will Not Occur**: Species is either sessile (i.e., plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur in the study area; **Not Expected**: Species moves freely and might disperse through or across the study area, but suitable habitat for residence or breeding does not occur in the study area, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty; **Presumed Absent:** Habitat suitable for residence and breeding occurs in the study area; however, focused surveys conducted for the current project were negative; **May Occur**: Species was not observed on the site and breeding habitat is not present but the species has the potential to utilize the site for dispersal, **High**: Habitat suitable for residence and breeding occurs on the study area and the species has been recorded recently in or near the study area, but was not observed during surveys for the current project; **Present**: The species was observed during biological surveys for the current project and is assumed to occupy the study area or utilize the study area during some portion of its life cycle.

CRPR = California Rare Plant Rank: 1B – rare, threatened, or endangered in California and elsewhere; 2B – rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 – seriously endangered; .2 – moderately endangered.

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Appendix D

Plant and Wildlife Species Observed in the Study Area

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Appendix D
Plant Species Observed in the Study Area

Family	Scientific Name	Common Name
Native		
Asparagaceae	*Brodiaea elegans*	Harvest brodiaea
Asteraceae	*Baccharis pilularis*	Coyote brush
	Deinandra fasciculata	Slender tarweed
Boraginaceae	*Amsinckia sp.*	Fiddleneck
Fabaceae	*Lupinus* sp.	Lupine
Papaveraceae	*Eschscholzia californica*	California poppy
Non-native		
Amaranthaceae	*Salsola tragus*	Russian thistle
Apiaceae	*Daucus carota*	Wild carrot
Asteraceae	*Carduus pycnocephalus*	Italian thistle
	Centaurea solstitialis	Yellow star-thistle
	Cirsium vulgaris	Bull thistle
	Leontodon saxatilis	Hawkbit
Brassicaceae	*Brassica nigra*	Black mustard
	Raphanus sativus	Wild radish
Convolvulaceae	*Convolvulus arvensis*	Field bindweed
Fabaceae	*Vicia sativa*	Common vetch
Geraniaceae	*Erodium botrys*	Storksbill
Poaceae	*Avena* sp.	Wild oat
	Bromus diandrus	Ripgut brome
	Bromus hordeaceous	Soft brome
	Elymus caput-medusae	Medusahead
	Festuca perennis	Italian ryegrass
	Hordeum murinum	Barley
Polygonaceae	*Rumex crispus*	Dock

Appendix D (cont.)
Wildlife Species Observed in the Study Area

Family	Scientific Name	Common Name
Reptiles		
Colubridae	*Thamnophis elegans*	Western terrestrial garter snake
Phrynosomatidae	*Sceloporus occidentalis*	Western fence lizard
Birds		
Charadriidae	*Charadrius vociferus*	Killdeer
Columbidae	*Zenaida macroura*	Mourning dove
Icteridae	*Agelaius phoeniceus*	Red-winged blackbird

Attachment 2

Appendix E

Representative Site Photos

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Photo 1: View of disturbed/ruderal habitat looking southwest.

Photo 2: Looking northeast at offsite tilled field. Disturbed ruderal habitat in foreground.

Photo 3: Looking south along western fence line toward adjacent DMV office to south.

Photo 4: View of previous alignment of ditch/canal that was previously excavated in uplands and then filled in. Storm drain in foreground.

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Memorandum

To: Jack Varozza, P.E., QSD
Senior Engineer, City of Roseville

From: Stephen M. Dillon, EIT
Matt Weir, P.E., T.E., PTOE, RSP_1

Re: *Green Acres Nursery & Supply*
Traffic Evaluation
Roseville, California

Date: April 26, 2021

Per your request and authorization, we have prepared this traffic evaluation for the above referenced project.

Project Understanding

Kimley-Horn understands that a Green Acres Nursery & Supply is proposed to be constructed on a vacant site along Galilee Road near Industrial Avenue adjacent to the California Department of Motor Vehicles (see **Exhibit 1**). The proposed project consists of a 31,787-square foot (sf) indoor retail building, approximately 47,000-sf of supplemental greenhouse/lath space, and 251 onsite parking stalls (see **Exhibit 2**). Access to the proposed project will be from two, full-access driveways along Galilee Road. An additional service/delivery access-only driveway is also proposed along Galilee Road.

The purpose of this analysis was to evaluate the proposed project's localized traffic operations and access points, including throat depths and driveway treatments, to efficient traffic operations. This analysis was conducted using standard Institute of Transportation Engineers' (ITE) trip generation methods.

Study Facilities and Evaluation Parameters

The following six intersections were included in this access evaluation. **Exhibit 3** details the study intersections' geometries while **Exhibit 4** details the weekday AM and PM peak-hour volumes with the addition of the Proposed Project. Traffic counts are provided in **Attachment A**. For each location, traffic/access control and the primary evaluation parameter(s) are also specified.

1. Galilee Road @ Northern Site Access Driveway
    - Full access, side-street stop control (SSSC)
    - Primary considerations are the interaction between this and adjacent (existing) driveways, on- and off-site vehicle queuing and access, general driveway operations, and the minimum required throat depth (MRTD)
2. Galilee Road @ Southern Site Access Driveway
    - Full access, SSSC
    - Primary considerations are the interaction between this and adjacent (existing) driveways, on- and off-site vehicle queuing and access, general driveway operations, and the minimum required throat depth (MRTD)
3. Industrial Avenue @ Galilee Road
    - Existing SSSC
    - Primary consideration is anticipated mix of volumes with project volumes, with a focus on the left-turn movements and overall intersection operations associated with the project site

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4. Washington Boulevard @ Industrial Avenue
    - Existing SSSC
    - Primary consideration is anticipated mix of volumes with project volumes, with a focus on the left-turn movements and overall intersection operations associated with the project site.
5. Pleasant Grove Boulevard @ Galilee Road
    - Existing SSSC, right-in/right-out
    - Primary consideration is anticipated mix of volumes with project volumes, with a focus on overall intersection operations.
6. Pleasant Grove Boulevard @ Washington Boulevard
    - Existing traffic signal
    - Primary consideration is anticipated mix of volumes with project volumes, with a focus on the left-turn movements associated with the project site.

The access evaluation was conducted for the weekday AM and PM peak-hours for the following conditions:

A. Existing (2020 pre-COVID) Conditions plus Proposed Project

Methods defined in the *Highway Capacity Manual (HCM),* using appropriate traffic analysis software, were applied.

Assessment of Proposed Project

Trip Generation

The number of trips anticipated to be generated by the proposed project were approximated using data contained in the *Trip Generation Manual, 10th Edition,* published by the Institute of Transportation Engineers (ITE). Land Use 817 (Nursery (Garden Center)) was selected based on the project description and prior Traffic Analysis Zone (TAZ) analysis completed and provided by the City. Using square footages (gross floor area) provided in the site plan and City TAZ, and consistent with ITE's land use description, trips were estimated using a nursery size of 31,787-sf. The data associated with this evaluation is presented in Table 1.

Table 1 – Trip Generation Data

Land Use (ITE Code)	Size (KSF)	Daily Trips	AM Peak-Hour					PM Peak-Hour				
			Total Trips	In		Out		Total Trips	In		Out	
				%	Trips	%	Trips		%	Trips	%	Trips
Nursery (Garden Center) (817)	31.787	2,180	77	50%	39	50%	38	221	50%	111	50%	110
Net New Project Trips		**2,180**	**77**		**39**		**38**	**221**		**111**		**110**
Source: Trip Generation Manual, 10th Edition, ITE												

The data contained in Table 1 indicate that proposed project is anticipated to generate 77 AM and 221 PM trips during the weekday AM and PM peak-hours of adjacent street traffic, respectively.

Trip Distribution

The distribution of project traffic was based on existing project area roadway volumes, general knowledge of project area traffic patterns, and engineering judgement. Project trips were assigned to the study intersections and the surrounding roadway network according to this distribution. Weekday AM and PM peak-hour volumes for Existing (2020) plus Proposed Project Conditions are reflected in Exhibit 4.

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Traffic Assessment

As previously discussed, the purpose of this analysis was to evaluate the proposed project's access points, proximate streets, and surrounding intersections to assess the amount of storage and/or treatments necessary to ensure efficient operations on and around the site. This traffic evaluation included consideration of vehicle queuing entering the site and the associated Minimum Required Throat Depth (MRTD) at both proposed site driveways. For this evaluation, the City's guidelines[1] were referenced to determine the driveways' MRTD for egressing vehicles. Additionally, Synchro was used to evaluate the anticipated operations at the surrounding intersections.

Standards of Significance

Project impacts were determined by comparing existing conditions including the proposed project to existing conditions without the project. Impacts for intersections are created when traffic from the proposed project forces the LOS to fall below a specific threshold. The City's *General Plan*[2] specifies the following:

> *"Level of Service (LOS) expresses the City's targeted level of mobility during the life of the General Plan. Its policies and implementation measures reflect the City's desire to maintain uncongested traffic operations (LOS "C" or better at 70% of the signalized intersections during the a.m. and p.m. peak periods) on its roadway system for all hours of the day. The level of service implementation measures provide criteria to be evaluated where the City may consider a modification to the level of service "C" policy."*

Based on this guidance provided by the City and in a manner consistent with other traffic studies completed in the City, the project would have a significant impact if it would:

1. Cause a signalized intersection to be degraded as follows under Existing conditions during the weekday AM or PM peak-hours:
    - For intersections currently operating at LOS C or better: worsen operations to LOS D or worse.
    - For intersections currently operating at LOS D, E, or F: cause operations to further worsen by one or more service levels.
2. Cause the overall percentage of signalized intersections operating at LOS C or better during the AM and PM peak hours to fall below 70 percent.

Minimum Required Throat Depth (MRTD)

The MRTD was calculated for both proposed site driveways on Galilee Road (Intersections #1 and #2). Table 2 summarizes the findings of the MRTD evaluation based on the City's guidelines[1].

Table 2 – MRTD for Site Access Driveways

Intersection		Peak-Hour	TS	Approach Volume	ConflVol (Left)	ConflVol (Right)	LT Out	RT Out	RT%	Minimum Required Throat Depth (MRTD)	Available Storage
1	Galilee Rd @ Northern Site Access Driveway	AM	1	23	524	340	4	19	83%	25	50
		PM	1	63	817	410	10	53	84%	25	
2	Galilee Rd @ Southern Site Access Driveway	AM	1	17	519	346	9	8	47%	25	50
		PM	1	48	802	425	26	22	46%	25	

Note: All volumes from Existing + Proposed Project Scenario

[1] *Section 4 Traffic Impact Studies, City of Roseville Design Standards*, January 2016.
[2] *Roseville General Plan 2035, Circulation Element*, City of Roseville, August 17, 2016.

The proposed available throat depth for Intersections #1 and #2 is observed to be approximately 50-feet. As shown in Table 2, the MRTD is 50-feet in the AM and PM peak-hours for both intersections. Thus, Intersection #1 and #2 satisfy the MRTD during the weekday AM and PM peak-hours.

Sight Distance

The proposed driveway locations (Intersections #1, #2, and service access) were assessed to determine the adequacy of sight distance allowing drivers to identify potential conflicts. On-street parking is currently allowed on both sides of Galilee Road for the entire length of the proposed project frontage. Posted signage along the east side of Galilee Road indicates on-street parking should be restricted to vehicles less than 6-feet in height. The posted speed on Galilee Road is 35 MPH. The required stopping sight distance (SSD) for a 35 MPH design speed is 250-feet[3].

A City of Roseville Speed Zone Survey from September 2020 identified an 85th percentile prevailing speed along Galilee Road of 39.5 MPH and ultimately concluded that the existing 35 MPH posted speed limit was appropriate. The number of existing business driveways and existing California Department of Motor Vehicles (DMV) location south of the site likely contributed to the City's conclusion of 35 MPH as the posted speed limit.

A site visit was completed on March 17, 2021, during which vehicles in excess of 6-feet high were observed to be parking along the project frontage. Additional examples of this behavior are available on Google Street View (imagery dated December 2020). Exhibit 5 depicts sight triangles for the two proposed full-access driveways to allow for the identification of potential traffic conflicts.

In light of existing parking behaviors and increased traffic anticipated to be generated by the project, it is recommended that the City prohibit on-street parking along the entire project frontage. Removing parking along the Galilee Road frontage will provide vehicles turning left from Intersection #1 (exiting the project site) with an unobstructed view of traffic, particularly coming from Industrial Avenue (Intersection #3). These actions should serve to ensure efficient conditions for vehicles accessing either the project site or existing businesses along Galilee Road.

Signalized Intersection Queuing and Operations

In an effort to assess on-site operations and the project's effect on proximate intersections, Synchro was used to determine the anticipated delay, Level of Service (LOS), and 95th percentile vehicle queues under Existing (2020) and Existing (2020) plus Project Conditions. Table 3 summarizes the delay and LOS at the intersections while Table 4 summarizes the queuing for select movements for both Existing (2020) and Existing (2020) plus Project scenarios. Analysis worksheets are provided in Attachment B.

Table 3 indicates Washington Boulevard at Pleasant Grove Boulevard (Intersection #6) does not satisfy the City's operational guidelines for signalized intersection (shown to operate worse than LOS C). This condition is shown to exist under the "no-project" conditions, to which the addition of the project results in a maximum of 1.9-seconds of additional delay. As Intersection #6 operates at LOS D in the Existing (2020) condition and does not worsen by one or more service level with the addition of the project, the project impact is not deemed significant as defined by the City.

Also as shown in Table 3, Intersections #3 – #5 operate poorly under "no-project" conditions. These unsignalized intersections (all controlled with side-street stop control) are not bound by the same LOS guidelines as noted above for signalized intersections. At these locations, each of the side streets (which are stop-controlled) experience delay as they wait to enter/cross the respective main street through movements.

[3] Table 9-7, *AASHTO Green Book, 7th Edition,* 2018.

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Table 3 – Intersection Levels of Service

ID	Intersection	Control	Peak Hour	Existing (2020)		Existing (2020) plus Proposed Project	
				Delay	LOS	Delay	LOS
3	Galilee Rd @ Industrial Ave	SSSC*	AM	8.9 (23.2 EB)	C	10.3 (25.9 EB)	D
			PM	13.7 (48.4 EB)	E	33.2 (105.9 EB)	F
4	Industrial Ave @ Washington Blvd	SSSC*	AM	3.7 (60.8 EB)	F	4.3 (70.3 EB)	F
			PM	11.1 (173.5 EB)	F	19.1 (300.1 EB)	F
5	Galilee Rd @ Pleasant Grove Blvd	SSSC*	AM	2.1 (20.9 NB)	B	2.3 (20.9 NB)	B
			PM	46.9 (367.4 SB)	F	62.3 (435.4 SB)	F
6	Washington Blvd @ Pleasant Grove Blvd	Signal	AM	40.8	D	40.9	D
			PM	44.0	D	45.9	D

*Side Street Stop Controlled (SSSC) intersections are reported as the intersection delay followed by the worst approach's delay. The reported LOS corresponds to the worst minor street movement. The City's LOS threshold (LOS C) does not apply to these unsignalized intersections.

-Orange shading indicates LOS performance below City of Roseville standard (LOS C) for signalized intersections.

Table 4 – Intersection Queuing

Intersection / Analysis Scenario	Movement	Available Storage (ft)	95th % Queue (ft)	
			AM Peak-Hour	PM Peak-Hour
#3, Galilee Rd @ Industrial Ave	EBL			
Existing (2020)		130	125	225
Existing (2020) plus Proposed Project		130	125	400
Existing (2020) plus Proposed Project (Mitigated)		125	125	200
	NBL			
Existing (2020)		200	25	25
Existing (2020) plus Proposed Project		200	25	25
#4, Industrial Ave @ Washington	EBL			
Existing (2020)		245	50	125
Existing (2020) plus Proposed Project		245	75	200
	NBL			
Existing (2020)		200	25	50
Existing (2020) plus Proposed Project		200	25	50
#5, Galilee Rd @ Pleasant Grove Blvd	SBR			
Existing (2020)		180	50	700
Existing (2020) plus Proposed Project		180	50	825
Existing (2020) plus Proposed Project (SimTraffic)		180	-	89
	EBL			
Existing (2020)		250	75	325
Existing (2020) plus Proposed Project		250	75	400
Existing (2020) plus Proposed Project (SimTraffic)		250	-	205
#6, Washington Blvd @ Pleasant Grove Blvd	SBL			
Existing (2020)		250	65	87
Existing (2020) plus Proposed Project		250	71	101
	NBL			
Existing (2020)		250	81	123
Existing (2020) plus Proposed Project		250	84	131

-Delay calculations/directions taken from Synchro reports

-Orange cells indicate approaches where queue condition exceeds available storage

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Table 4 indicates that, despite sub-standard LOS operations, peak-hour queuing does not exceed existing storage capacity at Washington Boulevard at Pleasant Grove Boulevard (Intersection #6). While the delays and queue lengths shown at Intersections #3-#5 appear drastic, there is reason to believe that such queuing events are unlikely based on field observations and underlying traffic data used reflecting already high pre-COVID volumes that did not result in such queuing events. Through other efforts, we understand this area to be a focus for the City. Industrial Avenue and Washington Boulevard (Intersection #4) is scheduled for future signalization[4], and Galilee Road and Pleasant Grove Boulevard (Intersection #5) is included as a focus area in the City's Local Road Safety Plan[5].

The modeled queuing at Intersection #5 was assessed further as spillback from the eastbound left-turn pocket into the eastbound Pleasant Grove Boulevard through lanes constitutes a safety concern. Streetlight count data used for Intersection #5 was proofed against Intersection #6 signal approach data provided by the City from October 2019 and no significant differences were found. SimTraffic was subsequently used for the critical scenario (Existing plus Project, PM Peak Hour) in an attempt to more accurately model traffic operations between Intersections #5 and #6 on a more focused level. The 10 simulations run show the average PM peak hour eastbound left-turn queue length on Pleasant Grove Boulevard for the conservative scenario to be 205-feet, which is accommodated within the existing left-turn lane (250-foot storage). This is a finding that is supported by field observations and a condition that is known to persist. The SimTraffic report summary is provided in Attachment B. For Intersections #4 and #5 there are no reasonable or apparent modifications recommended to improve the calculated queues.

From this information it is reasonable to conclude that the proposed project is not the primary contributor toward the traffic conditions near the site. To improve performance, the City should consider restriping the Galilee Road approach to Industrial Avenue (Intersection #3) to provide left and right-turn lanes. This modification is consistent with the aforementioned removal of on-street parking along the entire Galilee Road project frontage and is shown to reduce the anticipated queuing (see Table 4). This condition is reflected in Exhibit 5 and is included in analysis worksheets in Attachment B.

Emergency Vehicle and Refuse Service Access

The site plan in Exhibit 2 was qualitatively reviewed for emergency vehicle and refuse service access. The project site appears to include adequate access around the building to accommodate emergency vehicles. Adequate access and circulation are provided for refuse services to access the onsite refuse locations depicted in Exhibit 2.

Conclusions

The following are the primary conclusions based on the analyses discussed herein:

- *City of Roseville MRTD standards are achieved at site access driveways along Galilee Road (Intersections #1 and #2)* – notwithstanding data pertaining to traffic volumes associated with the existing driveways opposite the proposed site access points.
- *On-street parking along the entire Galilee Road frontage should be eliminated* – based on the sight distance requirements for a 35 MPH posted speed limit and in the interested of creating an efficient operating environment, on-street parking along the east side of Galilee Road should be prohibited for the entire project frontage.
- *The eastbound Galilee Road approach to Industrial Avenue (Intersection #3) should be restriped to reduce queuing* – by providing left and right-turn lanes, and in conjunction with the removal of all on-street parking along the project frontage, vehicle queuing is shown to be reduced at this intersection.

[4] Figure 5, *ITS Master Plan, City of Roseville,* 2020
[5] *Local Road Safety Plan, City of Roseville,* 2021

- *Study intersection delays are not due to proposed project* – while some unsignalized intersections exhibit significant delays, additional traffic associated with the proposed Project is not the cause of these conditions. While the Project is noted to result in additional delay at the signalized Washington Boulevard and Pleasant Grove intersection (Intersection #6), it does not further degrade the existing LOS D.
- *Adequate emergency vehicle and refuse service access is provided.*

Attachments:

Exhibit 1 – Project Vicinity Map
Exhibit 2 – Preliminary Site Plan
Exhibit 3 – Study Intersections, Traffic Control, and Lane Geometries
Exhibit 4 – Existing (2020) plus Proposed Project Peak-Hour Volumes
Exhibit 5 – Driveway Sight Triangles

Attachment A – Traffic Count Data Sheets
Attachment B – Analysis Worksheets

Attachment 3

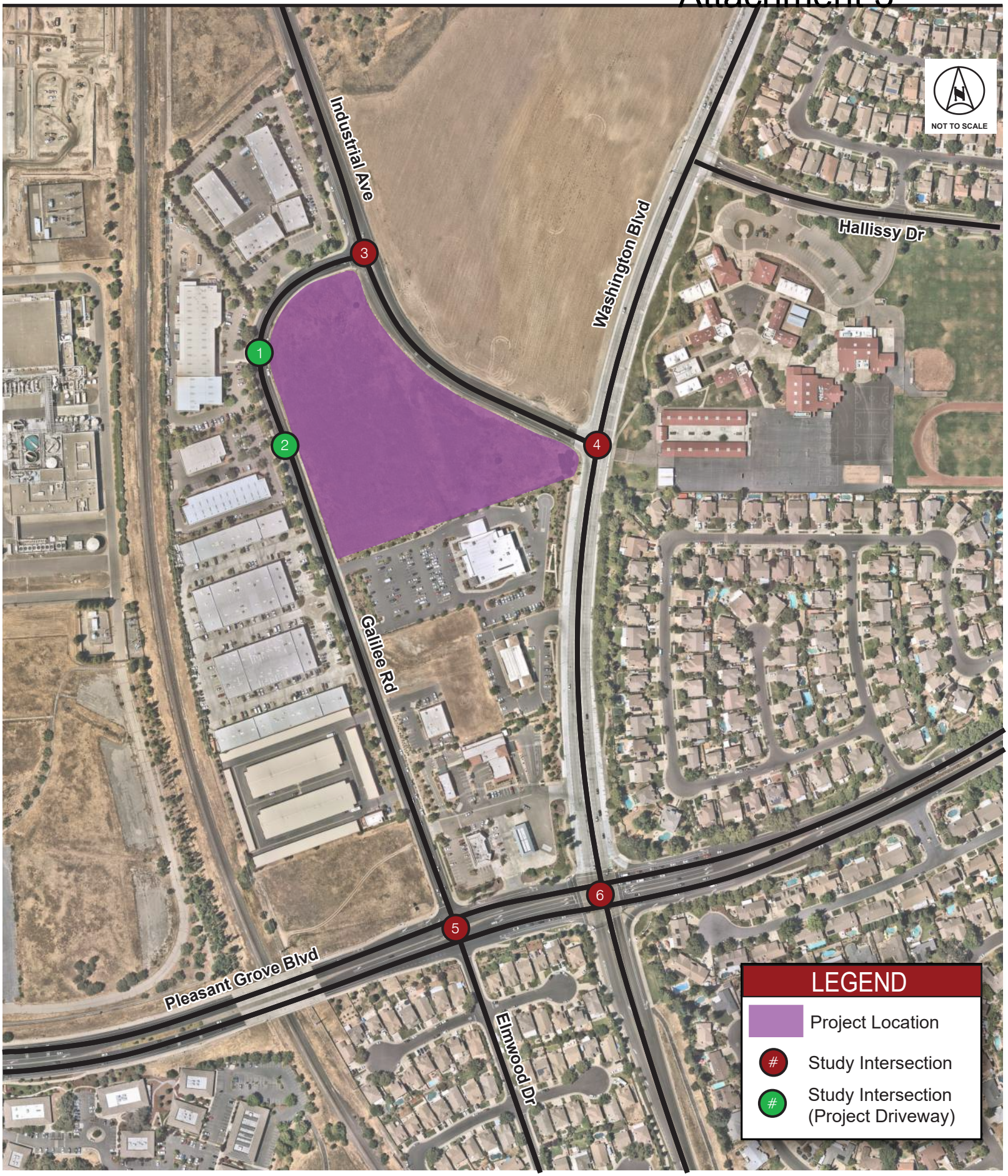

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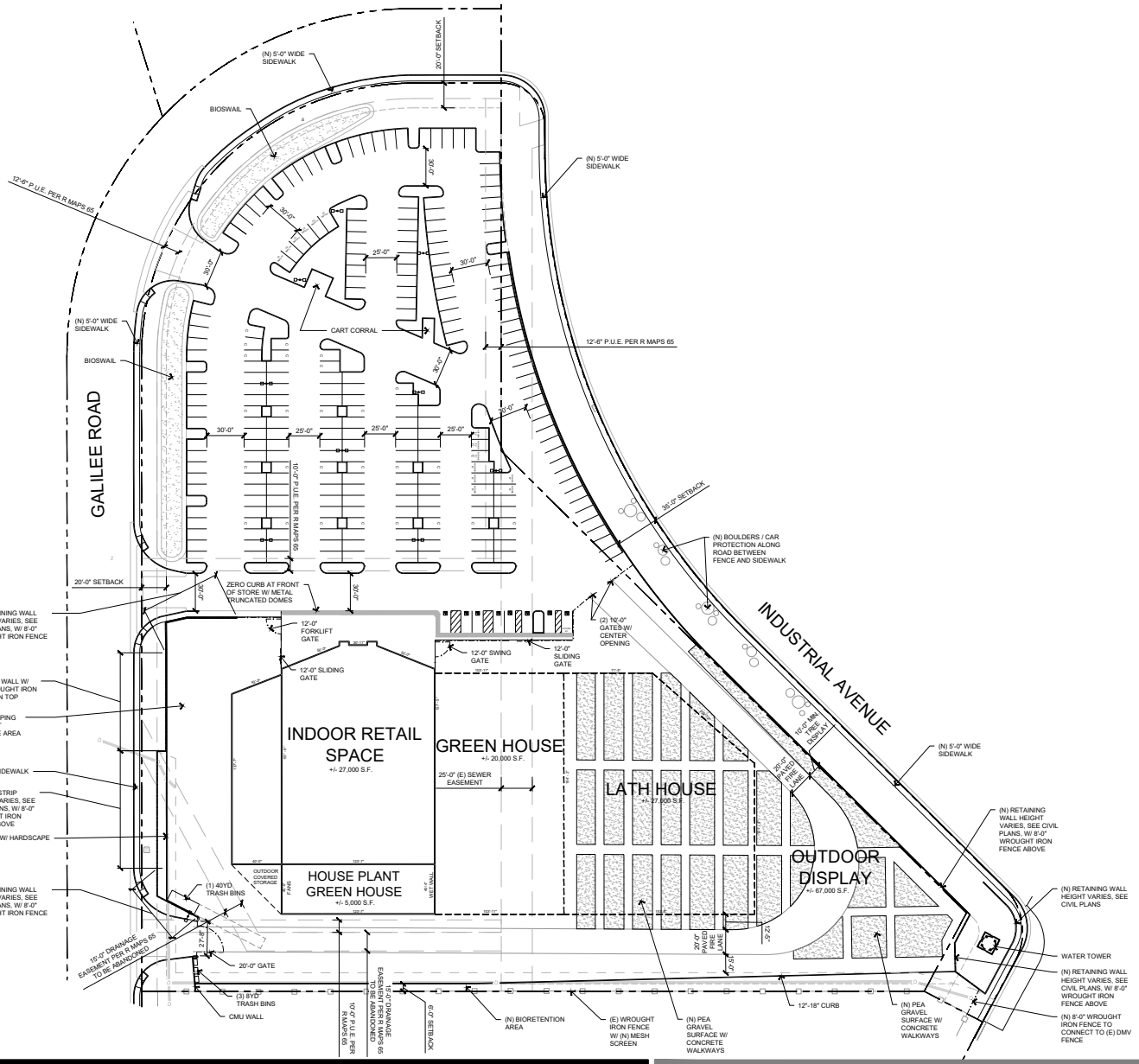
Exhibit 1
Project Vicinity Map



VICINITY MAP

DRAWING INDEX

ARCHITECTURAL
SA-1.0 SITE PLAN
SA-2.0 EXTERIOR ELEVATIONS
E-1 SITE PHOTOMETRICS

CIVIL
UT1 PRELIMINARY UTILITY PLAN
GR1 PRELIMINARY GRADING PLAN

LANDSCAPE
PL1 PRELIMINARY LANDSCAPE PLAN
PL2 PRELIMINARY LANDSCAPE DETAILS

PROJECT DATA

ASSESSOR'S PARCEL #:	017-410-070-000 017-410-020-000 017-410-019-000 017-410-068-000
PRIMARY PLANNING AREA:	NORTH IDUSTRIAL PLAN AREA
PRIMARY PARCEL NUMBER:	29
PRIMARY ZONING:	GC - GENERAL COMMERCIAL
RRIMARY LANDUSE:	CC - COMMUNITY COMMERCIAL
OVERALL PARCEL AREA:	+/- 6.89 AC (+/- 300,000 SF)

AREA SUMMARY:

INDOOR RETAIL (1-STORY):	26,795 SQ.FT.
HOUSE PLANT GREEN HOUSE (1-STORY):	4,992 SQ.FT.
GREEN HOUSE:	20,191 SQ.FT.
LATH HOUSE:	26,835 SQ.FT.
OUTDOOR DISPLAY AREA:	75,463 SQ.FT.
TOTAL:	154,276 SQ.FT.

PARKING CALCULATION

INDOOR RETAIL:	26,795 SQ.FT.	/ 300	= 90 STALLS REQ'D
HOUSE PLANT GREEN HOUSE:	4,992 SQ.FT.	/ 300	= 17 STALLS REQ'D
GREEN HOUSE:	20,191 SQ.FT.	/ 1000	= 21 STALLS REQ'D
LATH HOUSE:	26,835 SQ.FT.	/ 1000	= 27 STALLS REQ'D
OUTDOOR DISPLAY AREA:	75,463 SQ.FT.	/ 1000	= 76 STALLS REQ'D
TOTAL PARKING REQUIRED:			231 TOTAL STALLS REQ'D

TOTAL PARKING PROVIDED: 200 STANDARD STALLS
29 COMPACT STALLS
7 ACC. STALLS
15 EV STALLS
251 TOTAL STALLS PROVIDED

GREEN ACRES NURSERY & SUPPLY

SITE PLAN

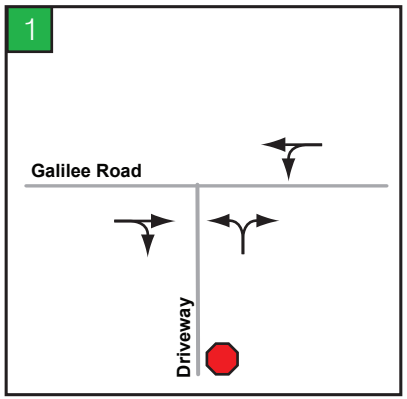
SA-1.0

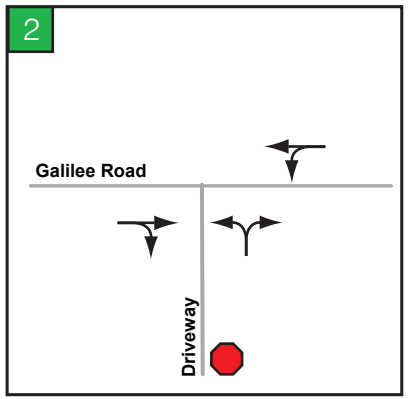
GALILEE ROAD, ROSEVILLE, CALIFORNIA 21001-02 02-19-2021

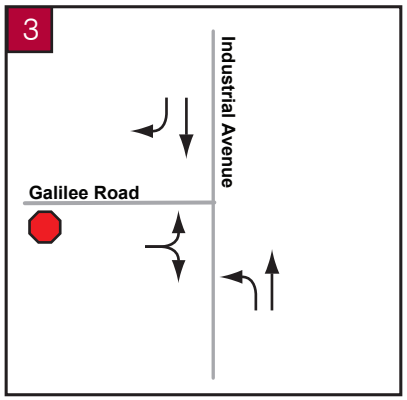
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

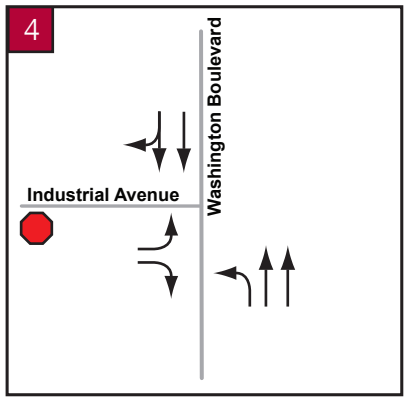
Borges ARCHITECTURAL GROUP

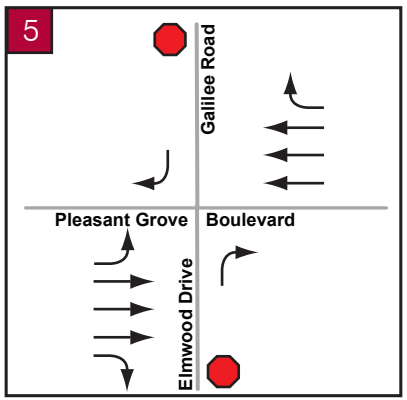
Attachment 3

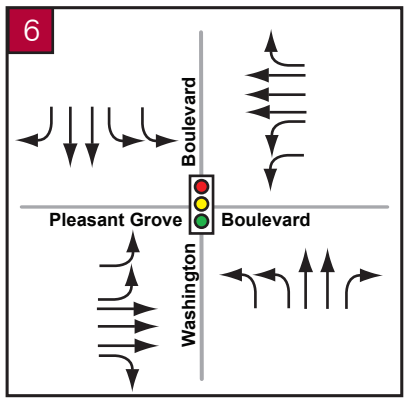












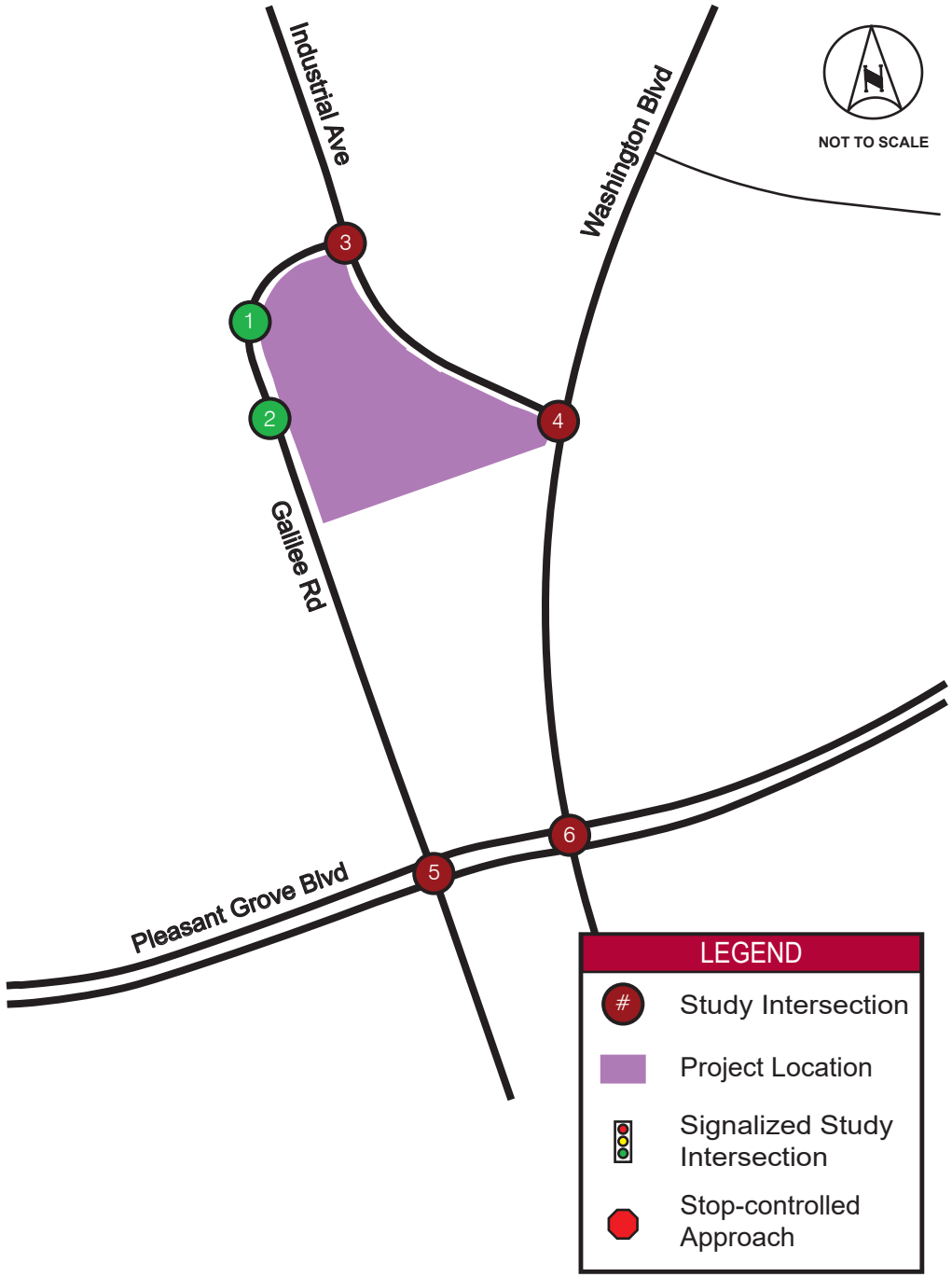


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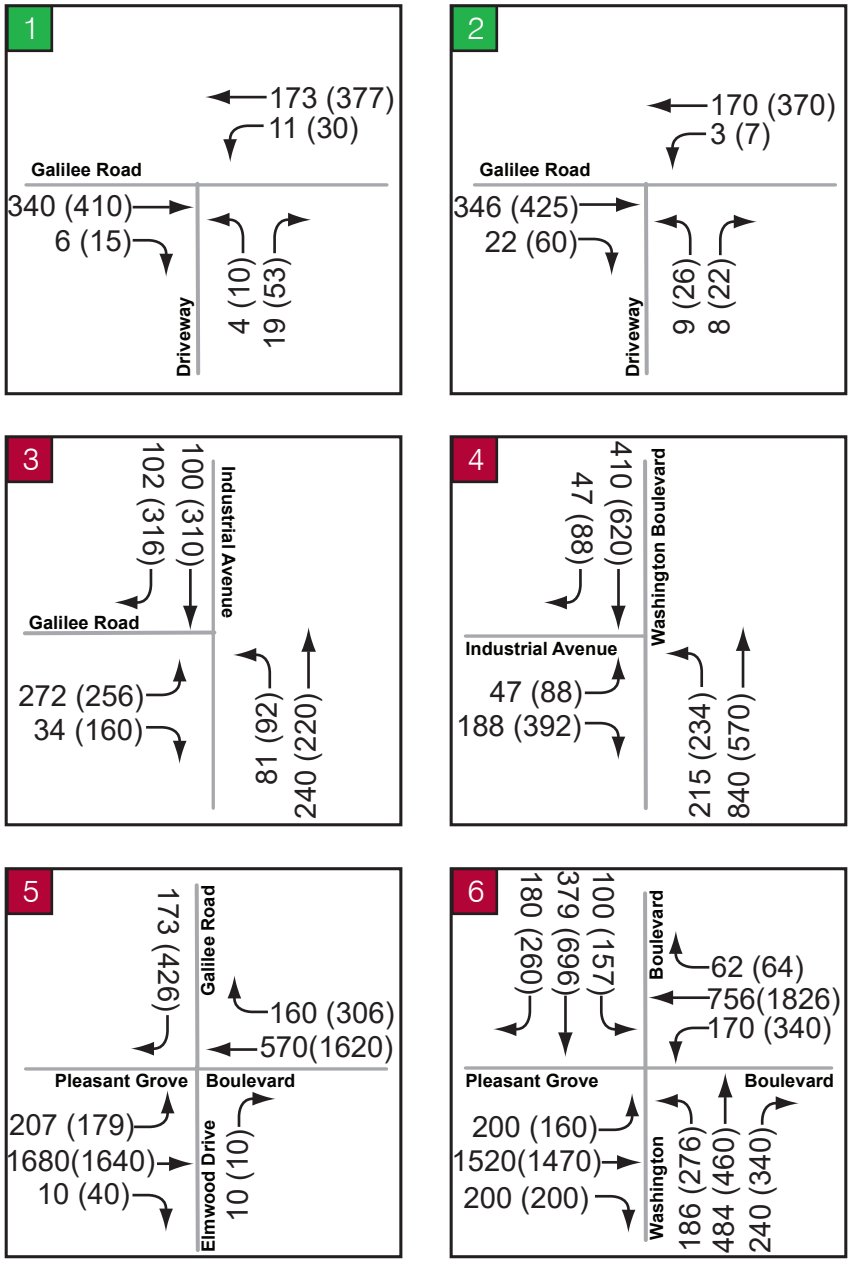
Exhibit 3

Study Intersections, Traffic Control, and Lane Geometries

Attachment 3

Existing (2020) plus Proposed Project



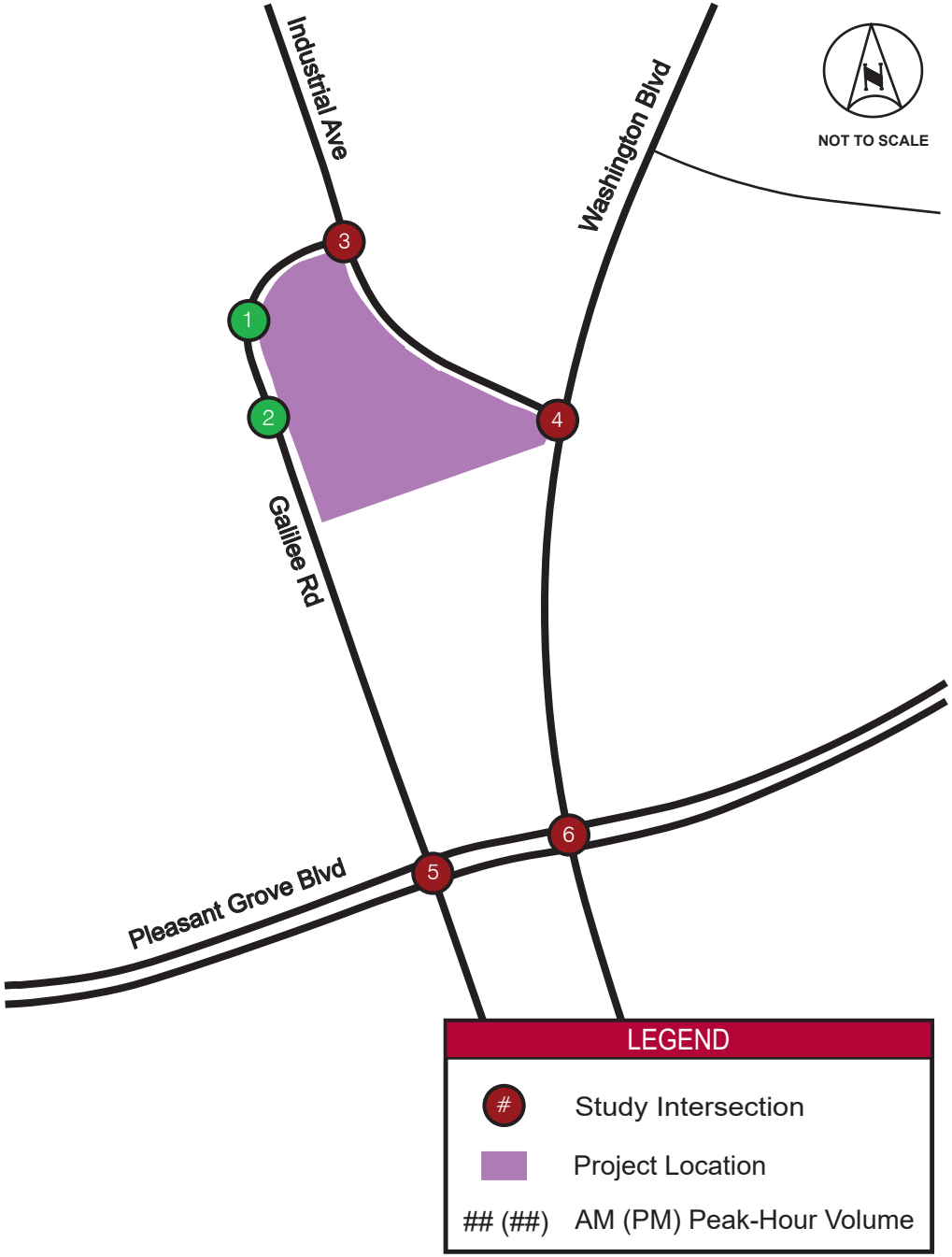


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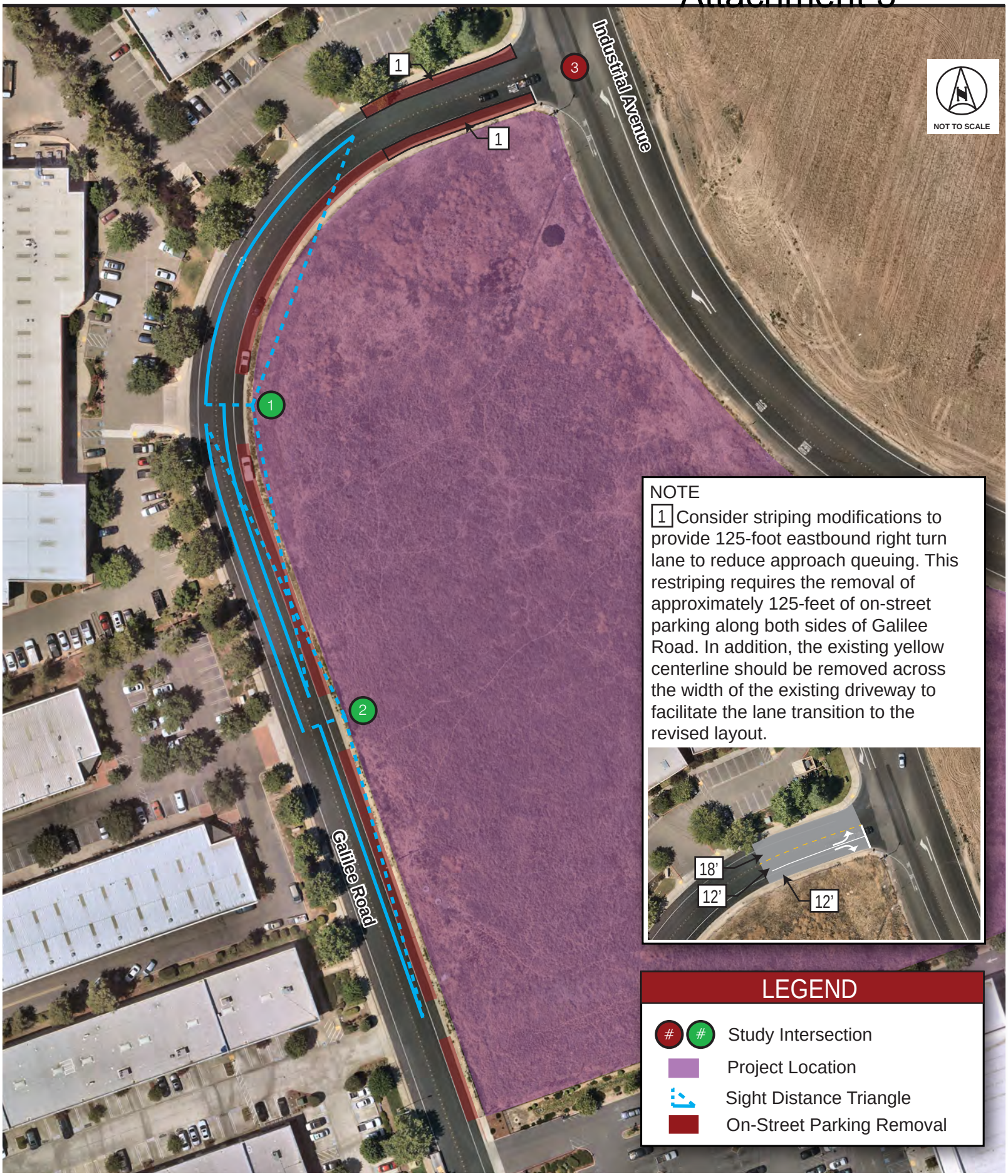
Exhibit 4

Existing (2020) plus Proposed Project Peak-Hour Volumes

Attachment 3



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Attachment A

Traffic Count Data Sheets

Attachment 3

Day Type

1: Tue-Thur (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	Green Acres_INT 3_West_A			Green Acres_INT 3_East_A			Green Acres_INT 3_South_A						Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
0: All Day (12am-12am)	-	2,169	2,639	603	2,362	-	2,272	-	780	-	-	-	10,825
1: 6am-7am (6am-7am)	-	27	45	30	80	-	98	-	-	-	-	-	280
2: 7am-8am (7am-8am)	-	98	92	65	235	-	263	-	7	-	-	-	760
3: 8am-9am (8am-9am)	-	167	116	33	198	-	117	-	56	-	-	-	687
4: 4pm-5pm (4pm-5pm)	-	270	279	47	194	-	160	-	94	-	-	-	1,044
5: 5pm-6pm (5pm-6pm)	-	310	304	53	216	-	245	-	85	-	-	-	1,213
6: 6pm-7pm (6pm-7pm)	-	130	224	52	315	-	269	-	56	-	-	-	1,046
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TURNING MOVEMENT PERCENTAGE

Day Part	Green Acres_INT 3_West_A			Green Acres_INT 3_East_A			Green Acres_INT 3_South_A					
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
0: All Day (12am-12am)	0%	45%	55%	20%	80%	0%	74%	0%	26%	-	-	-
1: 6am-7am (6am-7am)	0%	38%	63%	27%	73%	0%	100%	0%	0%	-	-	-
2: 7am-8am (7am-8am)	0%	52%	48%	22%	78%	0%	97%	0%	3%	-	-	-
3: 8am-9am (8am-9am)	0%	59%	41%	14%	86%	0%	68%	0%	32%	-	-	-
4: 4pm-5pm (4pm-5pm)	0%	49%	51%	20%	80%	0%	63%	0%	37%	-	-	-
5: 5pm-6pm (5pm-6pm)	0%	50%	50%	20%	80%	0%	74%	0%	26%	-	-	-
6: 6pm-7pm (6pm-7pm)	0%	37%	63%	14%	86%	0%	83%	0%	17%	-	-	-
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StreetLight Data

Attachment 3

Day Type

1: Tue-Thur (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	Green Acres_INT 4_West_A						Green Acres_INT 4_South_A			Green Acres_INT 4_North_A			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
0: All Day (12am-12am)	533	-	2,534	-	-	-	2,441	5,784	-	-	6,198	603	18,093
1: 6am-7am (6am-7am)	-	-	26	-	-	-	94	89	-	-	179	19	407
2: 7am-8am (7am-8am)	12	-	100	-	-	-	260	434	-	-	599	54	1,459
3: 8am-9am (8am-9am)	34	-	169	-	-	-	202	834	-	-	414	35	1,688
4: 4pm-5pm (4pm-5pm)	58	-	309	-	-	-	190	471	-	-	656	64	1,748
5: 5pm-6pm (5pm-6pm)	61	-	336	-	-	-	218	564	-	-	614	62	1,855
6: 6pm-7pm (6pm-7pm)	31	-	160	-	-	-	304	442	-	-	455	74	1,466
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TURNING MOVEMENT PERCENTAGE

Day Part	Green Acres_INT 4_West_A						Green Acres_INT 4_South_A			Green Acres_INT 4_North_A		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
0: All Day (12am-12am)	17%	0%	83%	-	-	-	30%	70%	0%	0%	91%	9%
1: 6am-7am (6am-7am)	0%	0%	100%	-	-	-	51%	49%	0%	0%	90%	10%
2: 7am-8am (7am-8am)	11%	0%	89%	-	-	-	37%	63%	0%	0%	92%	8%
3: 8am-9am (8am-9am)	17%	0%	83%	-	-	-	19%	81%	0%	0%	92%	8%
4: 4pm-5pm (4pm-5pm)	16%	0%	84%	-	-	-	29%	71%	0%	0%	91%	9%
5: 5pm-6pm (5pm-6pm)	15%	0%	85%	-	-	-	28%	72%	0%	0%	91%	9%
6: 6pm-7pm (6pm-7pm)	16%	0%	84%	-	-	-	41%	59%	0%	0%	86%	14%
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StreetLight Data

Attachment 3

Day Type

1: Tue-Thur (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	Green Acres_INT 5_West_A			Green Acres_INT 5_East_A			Green Acres_INT 5_South_A			Green Acres_INT 5_North_A			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
0: All Day (12am-12am)	2,256	20,421	184	41	18,779	2,314	8	-	337	363	13	3,143	47,859
1: 6am-7am (6am-7am)	97	802	4	-	348	58	-	-	-	-	-	57	1,366
2: 7am-8am (7am-8am)	301	2,355	17	-	785	138	-	-	49	5	-	86	3,736
3: 8am-9am (8am-9am)	193	1,674	3	-	569	139	-	-	7	15	-	136	2,736
4: 4pm-5pm (4pm-5pm)	151	1,633	31	-	1,614	250	-	-	7	40	-	348	4,074
5: 5pm-6pm (5pm-6pm)	200	1,727	-	-	1,955	214	-	-	21	37	-	364	4,518
6: 6pm-7pm (6pm-7pm)	217	1,601	4	13	1,754	152	-	-	20	37	-	221	4,019
	-	-	-	-	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-

TURNING MOVEMENT PERCENTAGE

Day Part	Green Acres_INT 5_West_A			Green Acres_INT 5_East_A			Green Acres_INT 5_South_A			Green Acres_INT 5_North_A		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
0: All Day (12am-12am)	10%	89%	1%	0%	89%	11%	2%	0%	98%	10%	0%	89%
1: 6am-7am (6am-7am)	11%	89%	0%	0%	86%	14%	-	-	-	0%	0%	100%
2: 7am-8am (7am-8am)	11%	88%	1%	0%	85%	15%	0%	0%	100%	5%	0%	95%
3: 8am-9am (8am-9am)	10%	90%	0%	0%	80%	20%	0%	0%	100%	10%	0%	90%
4: 4pm-5pm (4pm-5pm)	8%	90%	2%	0%	87%	13%	0%	0%	100%	10%	0%	90%
5: 5pm-6pm (5pm-6pm)	10%	90%	0%	0%	90%	10%	0%	0%	100%	9%	0%	91%
6: 6pm-7pm (6pm-7pm)	12%	88%	0%	1%	91%	8%	0%	0%	100%	14%	0%	86%
	-	-	-	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-

Attachment 3

Turning Movement Volume Report

Report Date: 3/9/2021 9:00:28 AM

From 2/18/2020 to 2/18/2020

Pleasant Grove & Washington

Intersection: 82

	N				S				E				W				
Time	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Int Total
18/02/20 00:00-01:00	5	8	17	30	8	24	10	42	9	35	2	46	25	97	2	124	242
18/02/20 01:00-02:00	4	7	4	15	8	15	7	30	1	24	3	28	7	41	4	52	125
18/02/20 02:00-03:00	1	6	5	12	3	17	3	23	3	20	2	25	3	38	0	41	101
18/02/20 03:00-04:00	3	9	8	20	0	7	4	11	4	44	3	51	4	18	2	24	106
18/02/20 04:00-05:00	6	29	17	52	6	15	4	25	16	83	9	108	5	38	5	48	233
18/02/20 05:00-06:00	21	78	41	140	10	47	27	84	50	227	12	289	13	83	7	103	616
18/02/20 06:00-07:00	50	178	68	296	23	161	67	251	98	567	65	730	68	297	19	384	1661
18/02/20 07:00-08:00	122	291	190	603	38	369	121	528	118	1275	304	1697	124	694	27	845	3673
18/02/20 08:00-09:00	157	426	239	822	90	341	154	585	206	1500	166	1872	168	744	81	993	4272
18/02/20 09:00-10:00	164	283	191	638	82	326	141	549	118	1389	144	1651	142	744	57	943	3781
18/02/20 10:00-11:00	132	194	216	542	102	229	109	440	103	1274	122	1499	168	859	59	1086	3567
18/02/20 11:00-12:00	162	203	242	607	144	241	130	515	75	1319	138	1532	195	1143	44	1382	4036
18/02/20 12:00-13:00	193	277	261	731	151	285	143	579	139	1288	145	1572	235	1308	74	1617	4499
18/02/20 13:00-14:00	194	235	207	636	116	306	167	589	105	1269	143	1517	239	1354	51	1644	4386
18/02/20 14:00-15:00	261	323	252	836	135	373	212	720	159	1207	157	1523	245	1322	51	1618	4697
18/02/20 15:00-16:00	234	386	283	903	128	535	257	920	159	1368	175	1702	305	1423	65	1793	5318
18/02/20 16:00-	246	379	284	909	152	566	218	936	151	1459	172	1782	298	1625	41	1964	5591

Attachment 3

Turning Movement Volume Report

Report Date: 3/9/2021 9:00:28 AM

From 2/18/2020 to 2/18/2020

Pleasant Grove & Washington

Intersection: 82

	N				S				E				W				
Time	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Int Total
17:00																	
18/02/20 17:00-18:00	281	422	324	1027	135	572	244	951	129	1426	203	1758	353	1713	44	2110	5846
18/02/20 18:00-19:00	207	335	278	820	94	363	142	599	107	1221	139	1467	264	1540	77	1881	4767
18/02/20 19:00-20:00	134	175	173	482	76	201	89	366	78	804	70	952	196	1171	27	1394	3194
18/02/20 20:00-21:00	78	131	117	326	50	158	64	272	70	465	32	567	165	919	20	1104	2269
18/02/20 21:00-22:00	70	103	72	245	41	119	59	219	41	308	26	375	122	648	5	775	1614
18/02/20 22:00-23:00	28	52	47	127	18	57	39	114	25	212	12	249	75	342	2	419	909
18/02/20 23:00-00:00	17	30	17	64	10	58	26	94	11	99	7	117	42	209	9	260	535
Summary	2770	4560	3553	10883	1620	5385	2437	9442	1975	18883	2251	23109	3461	18370	773	22604	66038

Attachment 3

Turning Movement Volume Report

Report Date: 3/9/2021 9:01:01 AM

From 2/19/2020 to 2/19/2020

Pleasant Grove & Washington

Intersection: 82

	N				S				E				W				
Time	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Int Total
19/02/20 00:00-01:00	4	11	13	28	6	31	13	50	9	39	4	52	17	86	2	105	235
19/02/20 01:00-02:00	6	11	11	28	3	24	8	35	3	28	1	32	10	45	1	56	151
19/02/20 02:00-03:00	1	7	6	14	3	9	4	16	3	25	2	30	5	41	1	47	107
19/02/20 03:00-04:00	7	6	7	20	1	5	4	10	8	47	2	57	7	23	2	32	119
19/02/20 04:00-05:00	9	28	15	52	2	16	9	27	20	90	1	111	10	26	2	38	228
19/02/20 05:00-06:00	20	70	41	131	7	57	22	86	56	245	8	309	14	91	7	112	638
19/02/20 06:00-07:00	50	164	79	293	24	144	59	227	69	593	57	719	63	289	22	374	1613
19/02/20 07:00-08:00	123	324	163	610	41	364	145	550	122	1270	320	1712	133	713	27	873	3745
19/02/20 08:00-09:00	166	468	230	864	90	340	148	578	226	1496	193	1915	175	746	83	1004	4361
19/02/20 09:00-10:00	153	288	208	649	110	313	126	549	115	1387	152	1654	149	751	68	968	3820
19/02/20 10:00-11:00	135	200	206	541	109	229	96	434	86	1292	131	1509	175	927	46	1148	3632
19/02/20 11:00-12:00	159	232	250	641	145	289	121	555	76	1329	160	1565	187	1133	55	1375	4136
19/02/20 12:00-13:00	182	219	252	653	141	302	130	573	114	1401	151	1666	208	1241	60	1509	4401
19/02/20 13:00-14:00	182	251	263	696	105	284	166	555	115	1192	127	1434	233	1371	57	1661	4346
19/02/20 14:00-15:00	192	278	260	730	118	386	187	691	152	1189	149	1490	277	1418	50	1745	4656
19/02/20 15:00-16:00	233	467	294	994	175	579	261	1015	165	1409	191	1765	308	1439	65	1812	5586
19/02/20 16:00-	248	422	308	978	145	561	257	963	143	1365	160	1668	283	1638	47	1968	5577

Attachment 3

Turning Movement Volume Report

Report Date: 3/9/2021 9:01:01 AM

From 2/19/2020 to 2/19/2020

Pleasant Grove &
Washington

Intersection: 82

	N				S				E				W				
Time	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Int Total
17:00																	
19/02/20 17:00-18:00	260	442	336	1038	130	665	254	1049	159	1469	200	1828	334	1774	52	2160	6075
19/02/20 18:00-19:00	224	338	281	843	112	417	157	686	131	1280	156	1567	306	1583	52	1941	5037
19/02/20 19:00-20:00	133	214	166	513	70	193	89	352	77	856	74	1007	206	1213	33	1452	3324
19/02/20 20:00-21:00	122	162	114	398	57	150	64	271	48	576	51	675	145	931	22	1098	2442
19/02/20 21:00-22:00	61	120	81	262	72	128	54	254	32	305	28	365	127	796	24	947	1828
19/02/20 22:00-23:00	31	63	48	142	24	76	34	134	31	196	12	239	58	353	3	414	929
19/02/20 23:00-00:00	18	20	20	58	15	47	31	93	19	96	12	127	42	209	7	258	536
Summary	2719	4805	3652	11176	1705	5609	2439	9753	1979	19175	2342	23496	3472	18837	788	23097	67522

Attachment 3

Turning Movement Volume Report

Report Date: 3/9/2021 9:01:17 AM

From 2/20/2020 to 2/20/2020

Pleasant Grove &
Washington

Intersection: 82

	N				S				E				W				
Time	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Int Total
20/02/20 00:00-01:00	3	20	15	38	7	33	11	51	8	44	7	59	19	110	2	131	279
20/02/20 01:00-02:00	6	10	6	22	7	20	7	34	3	32	3	38	15	53	3	71	165
20/02/20 02:00-03:00	2	14	11	27	8	10	5	23	2	18	4	24	4	37	0	41	115
20/02/20 03:00-04:00	4	8	12	24	6	9	3	18	4	44	1	49	6	29	6	41	132
20/02/20 04:00-05:00	7	30	17	54	4	10	6	20	21	88	4	113	4	33	1	38	225
20/02/20 05:00-06:00	18	74	32	124	13	47	20	80	60	216	11	287	15	93	8	116	607
20/02/20 06:00-07:00	50	161	81	292	14	153	57	224	87	584	65	736	57	308	19	384	1636
20/02/20 07:00-08:00	125	305	166	596	39	344	124	507	108	1241	328	1677	138	659	36	833	3613
20/02/20 08:00-09:00	172	478	239	889	85	369	172	626	197	1517	194	1908	166	737	58	961	4384
20/02/20 09:00-10:00	137	269	196	602	101	314	134	549	147	1378	152	1677	150	723	62	935	3763
20/02/20 10:00-11:00	138	203	235	576	124	236	86	446	98	1276	125	1499	160	873	53	1086	3607
20/02/20 11:00-12:00	174	251	271	696	135	268	113	516	84	1424	143	1651	223	1148	51	1422	4285
20/02/20 12:00-13:00	193	238	279	710	136	278	143	557	111	1332	161	1604	252	1315	77	1644	4515
20/02/20 13:00-14:00	205	255	240	700	135	294	157	586	121	1311	169	1601	262	1350	65	1677	4564
20/02/20 14:00-15:00	198	300	247	745	122	437	186	745	122	1219	164	1505	298	1460	54	1812	4807
20/02/20 15:00-16:00	259	432	337	1028	148	538	245	931	148	1359	178	1685	291	1538	71	1900	5544
20/02/20 16:00-	253	367	315	935	168	547	247	962	133	1444	192	1769	320	1672	57	2049	5715

Attachment 3

Turning Movement Volume Report

Report Date: 3/9/2021 9:01:17 AM

From 2/20/2020 to 2/20/2020

Pleasant Grove &
Washington

Intersection: 82

	N				S				E				W				
Time	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Int Total
17:00																	
20/02/20 17:00-18:00	268	416	307	991	132	678	220	1030	140	1533	185	1858	331	1715	42	2088	5967
20/02/20 18:00-19:00	224	351	296	871	90	370	156	616	142	1310	133	1585	295	1593	49	1937	5009
20/02/20 19:00-20:00	145	198	186	529	62	196	73	331	77	864	89	1030	230	1217	28	1475	3365
20/02/20 20:00-21:00	103	134	114	351	54	148	71	273	58	563	40	661	152	964	13	1129	2414
20/02/20 21:00-22:00	77	113	87	277	48	138	51	237	46	340	35	421	124	739	10	873	1808
20/02/20 22:00-23:00	29	46	36	111	20	86	37	143	42	252	19	313	93	419	5	517	1084
20/02/20 23:00-00:00	13	29	26	68	11	60	30	101	12	101	16	129	35	235	2	272	570
Summary	2803	4702	3751	11256	1669	5583	2354	9606	1971	19490	2418	23879	3640	19020	772	23432	68173

Kimley»Horn

Attachment B
Analysis Worksheets

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	340	0	0	170
Future Vol, veh/h	0	0	340	0	0	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	370	0	0	185

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	555	370	0	0	370	0
Stage 1	370	-	-	-	-	-
Stage 2	185	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	493	676	-	-	1189	-
Stage 1	699	-	-	-	-	-
Stage 2	847	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	493	676	-	-	1189	-
Mov Cap-2 Maneuver	493	-	-	-	-	-
Stage 1	699	-	-	-	-	-
Stage 2	847	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1189	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	340	0	0	170
Future Vol, veh/h	0	0	340	0	0	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	370	0	0	185

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	555	370	0	0	370	0
Stage 1	370	-	-	-	-	-
Stage 2	185	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	493	676	-	-	1189	-
Stage 1	699	-	-	-	-	-
Stage 2	847	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	493	676	-	-	1189	-
Mov Cap-2 Maneuver	493	-	-	-	-	-
Stage 1	699	-	-	-	-	-
Stage 2	847	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1189	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	8.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	270	10	70	240	100	100
Future Vol, veh/h	270	10	70	240	100	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	220
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	293	11	76	261	109	109

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	522	109	218	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	413	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	515	945	1352	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	668	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	486	945	1352	-	-	-
Mov Cap-2 Maneuver	486	-	-	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	668	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.2	1.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1352	-	495	-	-
HCM Lane V/C Ratio	0.056	-	0.615	-	-
HCM Control Delay (s)	7.8	-	23.2	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.2	-	4.1	-	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	40	170	210	840	410	40
Future Vol, veh/h	40	170	210	840	410	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	245	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	185	228	913	446	43

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1381	245	489	0	-	0
Stage 1	468	-	-	-	-	-
Stage 2	913	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	135	755	1070	-	-	-
Stage 1	597	-	-	-	-	-
Stage 2	352	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	106	755	1070	-	-	-
Mov Cap-2 Maneuver	106	-	-	-	-	-
Stage 1	470	-	-	-	-	-
Stage 2	352	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.7	1.9	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1070	-	106	755	-	-
HCM Lane V/C Ratio	0.213	-	0.41	0.245	-	-
HCM Control Delay (s)	9.3	-	60.8	11.3	-	-
HCM Lane LOS	A	-	F	B	-	-
HCM 95th %tile Q(veh)	0.8	-	1.7	1	-	-

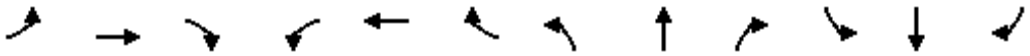
Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	200	1680	10	0	570	140	0	0	10	0	0	160
Future Vol, veh/h	200	1680	10	0	570	140	0	0	10	0	0	160
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	50	-	-	200	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	217	1826	11	0	620	152	0	0	11	0	0	174

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	772	0	0	-	-	0	-	-	913	-	-	310
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	504	-	-	0	-	-	0	0	237	0	0	585
Stage 1	-	-	-	0	-	-	0	0	-	0	0	-
Stage 2	-	-	-	0	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	504	-	-	-	-	-	-	-	237	-	-	585
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.8	0	20.9	13.7
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	237	504	-	-	-	-	585
HCM Lane V/C Ratio	0.046	0.431	-	-	-	-	0.297
HCM Control Delay (s)	20.9	17.5	-	-	-	-	13.7
HCM Lane LOS	C	C	-	-	-	-	B
HCM 95th %tile Q(veh)	0.1	2.1	-	-	-	-	1.2



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	217	1652	217	185	804	65	196	522	261	98	402	196
v/c Ratio	0.64	0.82	0.29	0.31	0.33	0.04	0.56	0.64	0.16	0.45	0.59	0.42
Control Delay	60.7	37.3	7.2	44.8	21.4	0.1	45.7	34.9	0.1	60.0	47.7	8.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.7	37.3	7.2	44.8	21.4	0.1	45.7	34.9	0.1	60.0	47.7	8.5
Queue Length 50th (ft)	85	418	17	64	141	0	70	155	0	38	147	0
Queue Length 95th (ft)	122	#546	74	100	197	0	m81	m186	m0	65	200	62
Internal Link Dist (ft)		314			367			1030			326	
Turn Bay Length (ft)	225			275		275	250		250	250		250
Base Capacity (vph)	457	2019	738	600	2407	1583	457	833	1583	457	737	484
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.82	0.29	0.31	0.33	0.04	0.43	0.63	0.16	0.21	0.55	0.40

Intersection Summary

Description: Pleasant Grove & Washington

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Roseville Green Acres TIS
6: Washington & Pleasant Grove

Existing
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	200	1520	200	170	740	60	180	480	240	90	370	180
Future Volume (veh/h)	200	1520	200	170	740	60	180	480	240	90	370	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	217	1652	217	185	804	0	196	522	0	98	402	196
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	278	1787	555	883	2681		257	772		151	592	264
Arrive On Green	0.08	0.35	0.35	0.26	0.53	0.00	0.07	0.22	0.00	0.04	0.17	0.17
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	217	1652	217	185	804	0	196	522	0	98	402	196
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	7.4	37.3	12.4	5.1	10.6	0.0	6.7	16.2	0.0	3.3	12.8	10.9
Cycle Q Clear(g_c), s	7.4	37.3	12.4	5.1	10.6	0.0	6.7	16.2	0.0	3.3	12.8	10.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	278	1787	555	883	2681		257	772		151	592	264
V/C Ratio(X)	0.78	0.92	0.39	0.21	0.30		0.76	0.68		0.65	0.68	0.74
Avail Cap(c_a), veh/h	461	1787	555	883	2681		461	772		461	740	330
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	0.51	0.51	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.1	37.5	29.4	35.1	16.1	0.0	54.5	43.1	0.0	56.5	47.0	28.6
Incr Delay (d2), s/veh	1.8	9.6	2.1	0.0	0.3	0.0	0.9	1.4	0.0	1.7	2.5	8.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	16.2	4.8	2.1	3.9	0.0	2.9	7.0	0.0	1.4	5.6	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.9	47.1	31.4	35.2	16.3	0.0	55.4	44.5	0.0	58.2	49.5	37.1
LnGrp LOS	E	D	C	D	B		E	D		E	D	D
Approach Vol, veh/h		2086			989	A		718	A		696	
Approach Delay, s/veh		46.4			19.9			47.5			47.2	
Approach LOS		D			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.3	30.1	34.7	46.0	15.3	24.0	13.7	67.0
Change Period (Y+Rc), s	4.0	6.4	6.0	6.0	6.4	* 6.4	4.0	6.0
Max Green Setting (Gmax), s	16.0	22.6	19.0	40.0	16.0	* 23	16.0	45.0
Max Q Clear Time (g_c+I1), s	5.3	18.2	7.1	39.3	8.7	14.8	9.4	12.6
Green Ext Time (p_c), s	0.1	2.6	0.3	0.7	0.3	2.8	0.3	16.8

Intersection Summary	
HCM 6th Ctrl Delay	40.8
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	410	0	0	370
Future Vol, veh/h	0	0	410	0	0	370
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	446	0	0	402

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	848	446	0	0	446	0
Stage 1	446	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	332	612	-	-	1114	-
Stage 1	645	-	-	-	-	-
Stage 2	676	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	332	612	-	-	1114	-
Mov Cap-2 Maneuver	332	-	-	-	-	-
Stage 1	645	-	-	-	-	-
Stage 2	676	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1114	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	410	0	0	370
Future Vol, veh/h	0	0	410	0	0	370
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	446	0	0	402

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	848	446	0	0	446	0
Stage 1	446	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	332	612	-	-	1114	-
Stage 1	645	-	-	-	-	-
Stage 2	676	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	332	612	-	-	1114	-
Mov Cap-2 Maneuver	332	-	-	-	-	-
Stage 1	645	-	-	-	-	-
Stage 2	676	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1114	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Intersection	
Int Delay, s/veh	13.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	250	90	60	220	310	310
Future Vol, veh/h	250	90	60	220	310	310
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	220
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	272	98	65	239	337	337

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	706	337	674	0	-	0
Stage 1	337	-	-	-	-	-
Stage 2	369	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	402	705	917	-	-	-
Stage 1	723	-	-	-	-	-
Stage 2	699	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	373	705	917	-	-	-
Mov Cap-2 Maneuver	373	-	-	-	-	-
Stage 1	672	-	-	-	-	-
Stage 2	699	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	48.4	2	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	917	-	426	-	-
HCM Lane V/C Ratio	0.071	-	0.868	-	-
HCM Control Delay (s)	9.2	-	48.4	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q(veh)	0.2	-	8.8	-	-

Intersection	
Int Delay, s/veh	11.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	70	340	220	570	620	70
Future Vol, veh/h	70	340	220	570	620	70
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	245	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	76	370	239	620	674	76

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1500	375	750	0	-	0
Stage 1	712	-	-	-	-	-
Stage 2	788	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	113	623	855	-	-	-
Stage 1	447	-	-	-	-	-
Stage 2	409	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	81	623	855	-	-	-
Mov Cap-2 Maneuver	81	-	-	-	-	-
Stage 1	322	-	-	-	-	-
Stage 2	409	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	45.2	3	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	855	-	81	623	-	-
HCM Lane V/C Ratio	0.28	-	0.939	0.593	-	-
HCM Control Delay (s)	10.8	-	173.5	18.8	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	1.1	-	5	3.9	-	-

Intersection	
Int Delay, s/veh	46.9

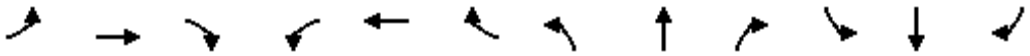
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	160	1640	40	0	1620	250	0	0	10	0	0	390
Future Vol, veh/h	160	1640	40	0	1620	250	0	0	10	0	0	390
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	50	-	-	200	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	174	1783	43	0	1761	272	0	0	11	0	0	424

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	2033	0	0	-	-	0	-	-	892	-	-	881
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	~ 120	-	-	0	-	-	0	0	245	0	0	~ 249
Stage 1	-	-	-	0	-	-	0	0	-	0	0	-
Stage 2	-	-	-	0	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	~ 120	-	-	-	-	-	-	-	245	-	-	~ 249
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.8	0	20.4	$ 367.4
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	245	~ 120	-	-	-	-	249
HCM Lane V/C Ratio	0.044	1.449	-	-	-	-	1.702
HCM Control Delay (s)	20.4	$ 308.7	-	-	-	-	$ 367.4
HCM Lane LOS	C	F	-	-	-	-	F
HCM 95th %tile Q(veh)	0.1	12.1	-	-	-	-	27.6

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	174	1598	217	370	1935	65	283	489	370	141	728	283
v/c Ratio	0.59	0.85	0.31	0.62	0.83	0.04	0.72	0.56	0.23	0.54	0.99	0.52
Control Delay	60.6	40.6	6.9	50.8	33.2	0.1	48.8	32.4	0.2	60.6	77.9	9.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.6	40.6	6.9	50.8	33.2	0.1	48.8	32.4	0.2	60.6	77.9	9.7
Queue Length 50th (ft)	68	416	14	138	473	0	103	141	0	55	298	9
Queue Length 95th (ft)	102	494	70	189	#589	0	m123	m181	m0	87	#428	87
Internal Link Dist (ft)		314			367			1030			326	
Turn Bay Length (ft)	225			275		275	250		250	250		250
Base Capacity (vph)	457	1876	702	600	2327	1583	457	870	1583	457	737	541
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.85	0.31	0.62	0.83	0.04	0.62	0.56	0.23	0.31	0.99	0.52

Intersection Summary

Description: Pleasant Grove & Washington

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Roseville Green Acres TIS
6: Washington & Pleasant Grove

Existing
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	1470	200	340	1780	60	260	450	340	130	670	260
Future Volume (veh/h)	160	1470	200	340	1780	60	260	450	340	130	670	260
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	174	1598	217	370	1935	0	283	489	0	141	728	283
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	234	1787	555	653	2405		344	960		200	740	330
Arrive On Green	0.07	0.35	0.35	0.19	0.47	0.00	0.10	0.27	0.00	0.06	0.21	0.21
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	174	1598	217	370	1935	0	283	489	0	141	728	283
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.9	35.5	12.4	11.7	38.7	0.0	9.6	14.0	0.0	4.8	24.5	16.1
Cycle Q Clear(g_c), s	5.9	35.5	12.4	11.7	38.7	0.0	9.6	14.0	0.0	4.8	24.5	16.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	234	1787	555	653	2405		344	960		200	740	330
V/C Ratio(X)	0.74	0.89	0.39	0.57	0.80		0.82	0.51		0.71	0.98	0.86
Avail Cap(c_a), veh/h	461	1787	555	653	2405		461	960		461	740	330
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	0.51	0.51	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.9	36.9	29.4	44.2	27.0	0.0	53.0	37.1	0.0	55.5	47.3	27.8
Incr Delay (d2), s/veh	1.7	7.4	2.1	0.7	3.0	0.0	3.5	0.4	0.0	1.7	28.9	20.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	15.2	4.8	4.9	15.1	0.0	4.2	5.9	0.0	2.1	13.2	7.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	56.6	44.3	31.4	44.9	30.0	0.0	56.5	37.4	0.0	57.3	76.2	48.0
LnGrp LOS	E	D	C	D	C		E	D		E	E	D
Approach Vol, veh/h		1989			2305	A		772	A		1152	
Approach Delay, s/veh		44.0			32.4			44.4			67.0	
Approach LOS		D			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	36.4	26.7	46.0	18.3	29.0	12.1	60.5
Change Period (Y+Rc), s	4.0	6.4	6.0	6.0	6.4	* 6.4	4.0	6.0
Max Green Setting (Gmax), s	16.0	22.6	19.0	40.0	16.0	* 23	16.0	45.0
Max Q Clear Time (g_c+I1), s	6.8	16.0	13.7	37.5	11.6	26.5	7.9	40.7
Green Ext Time (p_c), s	0.2	3.5	0.5	2.4	0.3	0.0	0.2	4.2

Intersection Summary	
HCM 6th Ctrl Delay	44.0
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	19	340	6	11	173
Future Vol, veh/h	4	19	340	6	11	173
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	21	370	7	12	188

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	586	374	0	0	377	0
Stage 1	374	-	-	-	-	-
Stage 2	212	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	473	672	-	-	1181	-
Stage 1	696	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	468	672	-	-	1181	-
Mov Cap-2 Maneuver	468	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	625	1181	-
HCM Lane V/C Ratio	-	-	0.04	0.01	-
HCM Control Delay (s)	-	-	11	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	8	346	22	3	170
Future Vol, veh/h	9	8	346	22	3	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	9	376	24	3	185

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	579	388	0	0	400	0
Stage 1	388	-	-	-	-	-
Stage 2	191	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	477	660	-	-	1159	-
Stage 1	686	-	-	-	-	-
Stage 2	841	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	476	660	-	-	1159	-
Mov Cap-2 Maneuver	476	-	-	-	-	-
Stage 1	686	-	-	-	-	-
Stage 2	838	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.8	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	548	1159	-
HCM Lane V/C Ratio	-	-	0.034	0.003	-
HCM Control Delay (s)	-	-	11.8	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	10.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	272	34	81	240	100	102
Future Vol, veh/h	272	34	81	240	100	102
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	220
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	37	88	261	109	111

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	546	109	220	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	437	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	499	945	1349	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	651	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	467	945	1349	-	-	-
Mov Cap-2 Maneuver	467	-	-	-	-	-
Stage 1	856	-	-	-	-	-
Stage 2	651	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	25.9	2	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1349	-	495	-	-
HCM Lane V/C Ratio	0.065	-	0.672	-	-
HCM Control Delay (s)	7.9	-	25.9	-	-
HCM Lane LOS	A	-	D	-	-
HCM 95th %tile Q(veh)	0.2	-	4.9	-	-

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	47	188	215	840	410	47
Future Vol, veh/h	47	188	215	840	410	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	245	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	204	234	913	446	51

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1397	249	497	0	-	0
Stage 1	472	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	132	751	1063	-	-	-
Stage 1	594	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	103	751	1063	-	-	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	463	-	-	-	-	-
Stage 2	347	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.3	1.9	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1063	-	103	751	-	-
HCM Lane V/C Ratio	0.22	-	0.496	0.272	-	-
HCM Control Delay (s)	9.3	-	70.3	11.6	-	-
HCM Lane LOS	A	-	F	B	-	-
HCM 95th %tile Q(veh)	0.8	-	2.2	1.1	-	-

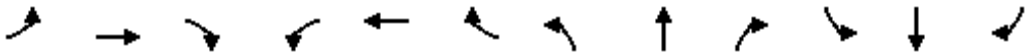
Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	207	1680	10	0	570	160	0	0	10	0	0	173
Future Vol, veh/h	207	1680	10	0	570	160	0	0	10	0	0	173
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	50	-	-	200	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	225	1826	11	0	620	174	0	0	11	0	0	188

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	794	0	0	-	-	0	-	-	913	-	-	310
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	492	-	-	0	-	-	0	0	237	0	0	585
Stage 1	-	-	-	0	-	-	0	0	-	0	0	-
Stage 2	-	-	-	0	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	492	-	-	-	-	-	-	-	237	-	-	585
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2	0	20.9	14
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	237	492	-	-	-	-	585
HCM Lane V/C Ratio	0.046	0.457	-	-	-	-	0.321
HCM Control Delay (s)	20.9	18.3	-	-	-	-	14
HCM Lane LOS	C	C	-	-	-	-	B
HCM 95th %tile Q(veh)	0.1	2.4	-	-	-	-	1.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	217	1652	217	185	822	67	202	526	261	109	412	196
v/c Ratio	0.64	0.83	0.30	0.31	0.34	0.04	0.57	0.64	0.16	0.47	0.60	0.42
Control Delay	60.7	38.0	7.2	44.8	21.8	0.0	45.5	34.7	0.1	60.2	47.7	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.7	38.0	7.2	44.8	21.8	0.0	45.5	34.7	0.1	60.2	47.7	8.4
Queue Length 50th (ft)	85	421	17	64	146	0	72	157	0	42	151	0
Queue Length 95th (ft)	122	#546	74	100	203	0	m84	m192	m0	71	205	62
Internal Link Dist (ft)		314			367			1030			326	
Turn Bay Length (ft)	225			275		275	250		250	250		250
Base Capacity (vph)	457	1998	732	600	2386	1583	457	836	1583	457	737	484
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.83	0.30	0.31	0.34	0.04	0.44	0.63	0.16	0.24	0.56	0.40

Intersection Summary

Description: Pleasant Grove & Washington

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Roseville Green Acres TIS
6: Washington & Pleasant Grove

Existing + Proposed
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	200	1520	200	170	756	62	186	484	240	100	379	180
Future Volume (veh/h)	200	1520	200	170	756	62	186	484	240	100	379	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	217	1652	217	185	822	0	202	526	0	109	412	196
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	278	1787	555	868	2659		263	774		164	601	268
Arrive On Green	0.08	0.35	0.35	0.25	0.52	0.00	0.08	0.22	0.00	0.05	0.17	0.17
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	217	1652	217	185	822	0	202	526	0	109	412	196
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	7.4	37.3	12.4	5.1	11.0	0.0	6.9	16.3	0.0	3.7	13.1	10.9
Cycle Q Clear(g_c), s	7.4	37.3	12.4	5.1	11.0	0.0	6.9	16.3	0.0	3.7	13.1	10.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	278	1787	555	868	2659		263	774		164	601	268
V/C Ratio(X)	0.78	0.92	0.39	0.21	0.31		0.77	0.68		0.66	0.69	0.73
Avail Cap(c_a), veh/h	461	1787	555	868	2659		461	774		461	740	330
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	0.51	0.51	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.1	37.5	29.4	35.5	16.4	0.0	54.4	43.1	0.0	56.2	46.8	28.4
Incr Delay (d2), s/veh	1.8	9.6	2.1	0.0	0.3	0.0	0.9	1.4	0.0	1.7	2.7	8.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	16.2	4.8	2.1	4.1	0.0	3.0	7.1	0.0	1.6	5.7	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.9	47.1	31.4	35.6	16.7	0.0	55.3	44.5	0.0	57.9	49.5	36.3
LnGrp LOS	E	D	C	D	B		E	D		E	D	D
Approach Vol, veh/h		2086			1007	A		728	A		717	
Approach Delay, s/veh		46.4			20.2			47.5			47.2	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	30.1	34.2	46.0	15.5	24.3	13.7	66.5
Change Period (Y+Rc), s	4.0	6.4	6.0	6.0	6.4	* 6.4	4.0	6.0
Max Green Setting (Gmax), s	16.0	22.6	19.0	40.0	16.0	* 23	16.0	45.0
Max Q Clear Time (g_c+I1), s	5.7	18.3	7.1	39.3	8.9	15.1	9.4	13.0
Green Ext Time (p_c), s	0.1	2.6	0.3	0.7	0.3	2.8	0.3	17.1

Intersection Summary	
HCM 6th Ctrl Delay	40.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	53	410	15	30	377
Future Vol, veh/h	10	53	410	15	30	377
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	58	446	16	33	410

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	930	454	0	0	462	0
Stage 1	454	-	-	-	-	-
Stage 2	476	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	297	606	-	-	1099	-
Stage 1	640	-	-	-	-	-
Stage 2	625	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	285	606	-	-	1099	-
Mov Cap-2 Maneuver	285	-	-	-	-	-
Stage 1	640	-	-	-	-	-
Stage 2	601	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	514	1099	-
HCM Lane V/C Ratio	-	-	0.133	0.03	-
HCM Control Delay (s)	-	-	13.1	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	22	425	60	7	370
Future Vol, veh/h	26	22	425	60	7	370
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	24	462	65	8	402

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	913	495	0	0	527	0
Stage 1	495	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	304	575	-	-	1040	-
Stage 1	613	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	301	575	-	-	1040	-
Mov Cap-2 Maneuver	301	-	-	-	-	-
Stage 1	613	-	-	-	-	-
Stage 2	657	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.8	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	385	1040	-
HCM Lane V/C Ratio	-	-	0.136	0.007	-
HCM Control Delay (s)	-	-	15.8	8.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0	-

Intersection	
Int Delay, s/veh	33.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	256	160	92	220	310	316
Future Vol, veh/h	256	160	92	220	310	316
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	220
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	278	174	100	239	337	343

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	776	337	680	0	-	0
Stage 1	337	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	366	705	912	-	-	-
Stage 1	723	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	326	705	912	-	-	-
Mov Cap-2 Maneuver	326	-	-	-	-	-
Stage 1	643	-	-	-	-	-
Stage 2	650	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	105.9	2.8	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	912	-	411	-	-
HCM Lane V/C Ratio	0.11	-	1.1	-	-
HCM Control Delay (s)	9.4	-	105.9	-	-
HCM Lane LOS	A	-	F	-	-
HCM 95th %tile Q(veh)	0.4	-	15.8	-	-

Intersection	
Int Delay, s/veh	19.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	88	392	234	570	620	88
Future Vol, veh/h	88	392	234	570	620	88
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	245	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	96	426	254	620	674	96

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1540	385	770	0	-	0
Stage 1	722	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	106	613	840	-	-	-
Stage 1	442	-	-	-	-	-
Stage 2	394	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 74	613	840	-	-	-
Mov Cap-2 Maneuver	~ 74	-	-	-	-	-
Stage 1	309	-	-	-	-	-
Stage 2	394	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	74	3.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	840	-	74	613	-	-
HCM Lane V/C Ratio	0.303	-	1.293	0.695	-	-
HCM Control Delay (s)	11.1	-	$ 300.1	23.2	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	1.3	-	7.5	5.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	62.3

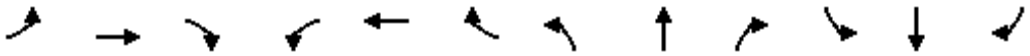
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	179	1640	40	0	1620	306	0	0	10	0	0	426
Future Vol, veh/h	179	1640	40	0	1620	306	0	0	10	0	0	426
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	50	-	-	200	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	195	1783	43	0	1761	333	0	0	11	0	0	463

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	2094	0	0	-	-	0	-	-	892	-	-	881
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	~ 112	-	-	0	-	-	0	0	245	0	0	~ 249
Stage 1	-	-	-	0	-	-	0	0	-	0	0	-
Stage 2	-	-	-	0	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	~ 112	-	-	-	-	-	-	-	245	-	-	~ 249
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	41.6	0	20.4	$ 435.4
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	245	~ 112	-	-	-	-	249
HCM Lane V/C Ratio	0.044	1.737	-	-	-	-	1.86
HCM Control Delay (s)	20.4	$ 432.4	-	-	-	-	$ 435.4
HCM Lane LOS	C	F	-	-	-	-	F
HCM 95th %tile Q(veh)	0.1	15.1	-	-	-	-	32.2

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	174	1598	217	370	1985	70	300	500	370	171	757	283
v/c Ratio	0.59	0.86	0.31	0.62	0.86	0.04	0.74	0.59	0.23	0.58	1.03	0.53
Control Delay	60.6	41.3	7.0	50.8	34.8	0.0	49.3	33.4	0.2	60.6	87.0	10.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.6	41.3	7.0	50.8	34.8	0.0	49.3	33.4	0.2	60.6	87.0	10.0
Queue Length 50th (ft)	68	419	15	138	498	0	110	148	0	67	~329	11
Queue Length 95th (ft)	102	494	70	189	#649	0	m131	m193	m0	101	#455	90
Internal Link Dist (ft)		314			367			1030			326	
Turn Bay Length (ft)	225			275		275	250		250	250		250
Base Capacity (vph)	457	1860	698	600	2311	1583	457	850	1583	457	737	539
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.86	0.31	0.62	0.86	0.04	0.66	0.59	0.23	0.37	1.03	0.53

Intersection Summary

Description: Pleasant Grove & Washington

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	1470	200	340	1826	64	276	460	340	157	696	260
Future Volume (veh/h)	160	1470	200	340	1826	64	276	460	340	157	696	260
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	174	1598	217	370	1985	0	300	500	0	171	757	283
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	234	1787	555	636	2381		360	944		231	740	330
Arrive On Green	0.07	0.35	0.35	0.18	0.47	0.00	0.10	0.27	0.00	0.07	0.21	0.21
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	174	1598	217	370	1985	0	300	500	0	171	757	283
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.9	35.5	12.4	11.7	40.7	0.0	10.2	14.4	0.0	5.8	25.0	16.1
Cycle Q Clear(g_c), s	5.9	35.5	12.4	11.7	40.7	0.0	10.2	14.4	0.0	5.8	25.0	16.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	234	1787	555	636	2381		360	944		231	740	330
V/C Ratio(X)	0.74	0.89	0.39	0.58	0.83		0.83	0.53		0.74	1.02	0.86
Avail Cap(c_a), veh/h	461	1787	555	636	2381		461	944		461	740	330
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	0.51	0.51	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.9	36.9	29.4	44.7	28.0	0.0	52.7	37.6	0.0	55.0	47.5	27.8
Incr Delay (d2), s/veh	1.7	7.4	2.1	0.9	3.6	0.0	4.3	0.4	0.0	1.8	38.9	20.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	15.2	4.8	4.9	16.0	0.0	4.5	6.1	0.0	2.5	14.5	7.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	56.6	44.3	31.4	45.6	31.6	0.0	57.0	38.1	0.0	56.7	86.4	48.0
LnGrp LOS	E	D	C	D	C		E	D		E	F	D
Approach Vol, veh/h		1989			2355	A		800	A		1211	
Approach Delay, s/veh		44.0			33.8			45.2			73.2	
Approach LOS		D			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	35.9	26.1	46.0	18.9	29.0	12.1	60.0
Change Period (Y+Rc), s	4.0	6.4	6.0	6.0	6.4	* 6.4	4.0	6.0
Max Green Setting (Gmax), s	16.0	22.6	19.0	40.0	16.0	* 23	16.0	45.0
Max Q Clear Time (g_c+I1), s	7.8	16.4	13.7	37.5	12.2	27.0	7.9	42.7
Green Ext Time (p_c), s	0.2	3.4	0.5	2.4	0.3	0.0	0.2	2.2

Intersection Summary	
HCM 6th Ctrl Delay	45.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	19	340	6	11	173
Future Vol, veh/h	4	19	340	6	11	173
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	21	370	7	12	188

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	586	374	0	0	377	0
Stage 1	374	-	-	-	-	-
Stage 2	212	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	473	672	-	-	1181	-
Stage 1	696	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	468	672	-	-	1181	-
Mov Cap-2 Maneuver	468	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	625	1181	-
HCM Lane V/C Ratio	-	-	0.04	0.01	-
HCM Control Delay (s)	-	-	11	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	8	346	22	3	170
Future Vol, veh/h	9	8	346	22	3	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	9	376	24	3	185

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	579	388	0	0	400	0
Stage 1	388	-	-	-	-	-
Stage 2	191	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	477	660	-	-	1159	-
Stage 1	686	-	-	-	-	-
Stage 2	841	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	476	660	-	-	1159	-
Mov Cap-2 Maneuver	476	-	-	-	-	-
Stage 1	686	-	-	-	-	-
Stage 2	838	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.8	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	548	1159	-
HCM Lane V/C Ratio	-	-	0.034	0.003	-
HCM Control Delay (s)	-	-	11.8	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	9.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	272	34	81	240	100	102
Future Vol, veh/h	272	34	81	240	100	102
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	100	200	-	-	220
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	37	88	261	109	111

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	546	109	220	0	-	0
Stage 1	109	-	-	-	-	-
Stage 2	437	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	499	945	1349	-	-	-
Stage 1	916	-	-	-	-	-
Stage 2	651	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	467	945	1349	-	-	-
Mov Cap-2 Maneuver	467	-	-	-	-	-
Stage 1	856	-	-	-	-	-
Stage 2	651	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.3	2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1349	-	467	945	-	-
HCM Lane V/C Ratio	0.065	-	0.633	0.039	-	-
HCM Control Delay (s)	7.9	-	25.1	9	-	-
HCM Lane LOS	A	-	D	A	-	-
HCM 95th %tile Q(veh)	0.2	-	4.3	0.1	-	-

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	47	188	215	840	410	47
Future Vol, veh/h	47	188	215	840	410	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	245	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	204	234	913	446	51

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1397	249	497	0	-	0
Stage 1	472	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	132	751	1063	-	-	-
Stage 1	594	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	103	751	1063	-	-	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	463	-	-	-	-	-
Stage 2	347	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.3	1.9	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1063	-	103	751	-	-
HCM Lane V/C Ratio	0.22	-	0.496	0.272	-	-
HCM Control Delay (s)	9.3	-	70.3	11.6	-	-
HCM Lane LOS	A	-	F	B	-	-
HCM 95th %tile Q(veh)	0.8	-	2.2	1.1	-	-

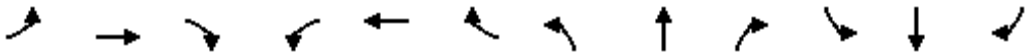
Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	207	1680	10	0	570	160	0	0	10	0	0	173
Future Vol, veh/h	207	1680	10	0	570	160	0	0	10	0	0	173
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	50	-	-	200	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	225	1826	11	0	620	174	0	0	11	0	0	188

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	794	0	0	-	-	0	-	-	913	-	-	310
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	492	-	-	0	-	-	0	0	237	0	0	585
Stage 1	-	-	-	0	-	-	0	0	-	0	0	-
Stage 2	-	-	-	0	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	492	-	-	-	-	-	-	-	237	-	-	585
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2	0	20.9	14
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	237	492	-	-	-	-	585
HCM Lane V/C Ratio	0.046	0.457	-	-	-	-	0.321
HCM Control Delay (s)	20.9	18.3	-	-	-	-	14
HCM Lane LOS	C	C	-	-	-	-	B
HCM 95th %tile Q(veh)	0.1	2.4	-	-	-	-	1.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	217	1652	217	185	822	67	202	526	261	109	412	196
v/c Ratio	0.64	0.83	0.30	0.31	0.34	0.04	0.57	0.64	0.16	0.47	0.60	0.42
Control Delay	60.7	38.0	7.2	44.8	21.8	0.0	45.5	34.7	0.1	60.2	47.7	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.7	38.0	7.2	44.8	21.8	0.0	45.5	34.7	0.1	60.2	47.7	8.4
Queue Length 50th (ft)	85	421	17	64	146	0	72	157	0	42	151	0
Queue Length 95th (ft)	122	#546	74	100	203	0	m84	m192	m0	71	205	62
Internal Link Dist (ft)		314			367			1030			326	
Turn Bay Length (ft)	225			275		275	250		250	250		250
Base Capacity (vph)	457	1998	732	600	2386	1583	457	836	1583	457	737	484
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.47	0.83	0.30	0.31	0.34	0.04	0.44	0.63	0.16	0.24	0.56	0.40

Intersection Summary

Description: Pleasant Grove & Washington

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	200	1520	200	170	756	62	186	484	240	100	379	180
Future Volume (veh/h)	200	1520	200	170	756	62	186	484	240	100	379	180
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	217	1652	217	185	822	0	202	526	0	109	412	196
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	278	1787	555	868	2659		263	774		164	601	268
Arrive On Green	0.08	0.35	0.35	0.25	0.52	0.00	0.08	0.22	0.00	0.05	0.17	0.17
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	217	1652	217	185	822	0	202	526	0	109	412	196
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	7.4	37.3	12.4	5.1	11.0	0.0	6.9	16.3	0.0	3.7	13.1	10.9
Cycle Q Clear(g_c), s	7.4	37.3	12.4	5.1	11.0	0.0	6.9	16.3	0.0	3.7	13.1	10.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	278	1787	555	868	2659		263	774		164	601	268
V/C Ratio(X)	0.78	0.92	0.39	0.21	0.31		0.77	0.68		0.66	0.69	0.73
Avail Cap(c_a), veh/h	461	1787	555	868	2659		461	774		461	740	330
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	0.51	0.51	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.1	37.5	29.4	35.5	16.4	0.0	54.4	43.1	0.0	56.2	46.8	28.4
Incr Delay (d2), s/veh	1.8	9.6	2.1	0.0	0.3	0.0	0.9	1.4	0.0	1.7	2.7	8.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	16.2	4.8	2.1	4.1	0.0	3.0	7.1	0.0	1.6	5.7	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.9	47.1	31.4	35.6	16.7	0.0	55.3	44.5	0.0	57.9	49.5	36.3
LnGrp LOS	E	D	C	D	B		E	D		E	D	D
Approach Vol, veh/h		2086			1007	A		728	A		717	
Approach Delay, s/veh		46.4			20.2			47.5			47.2	
Approach LOS		D			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	30.1	34.2	46.0	15.5	24.3	13.7	66.5
Change Period (Y+Rc), s	4.0	6.4	6.0	6.0	6.4	* 6.4	4.0	6.0
Max Green Setting (Gmax), s	16.0	22.6	19.0	40.0	16.0	* 23	16.0	45.0
Max Q Clear Time (g_c+I1), s	5.7	18.3	7.1	39.3	8.9	15.1	9.4	13.0
Green Ext Time (p_c), s	0.1	2.6	0.3	0.7	0.3	2.8	0.3	17.1

Intersection Summary	
HCM 6th Ctrl Delay	40.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	53	410	15	30	377
Future Vol, veh/h	10	53	410	15	30	377
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	58	446	16	33	410

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	930	454	0	0	462	0
Stage 1	454	-	-	-	-	-
Stage 2	476	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	297	606	-	-	1099	-
Stage 1	640	-	-	-	-	-
Stage 2	625	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	285	606	-	-	1099	-
Mov Cap-2 Maneuver	285	-	-	-	-	-
Stage 1	640	-	-	-	-	-
Stage 2	601	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	514	1099	-
HCM Lane V/C Ratio	-	-	0.133	0.03	-
HCM Control Delay (s)	-	-	13.1	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	22	425	60	7	370
Future Vol, veh/h	26	22	425	60	7	370
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	24	462	65	8	402

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	913	495	0	0	527	0
Stage 1	495	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	304	575	-	-	1040	-
Stage 1	613	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	301	575	-	-	1040	-
Mov Cap-2 Maneuver	301	-	-	-	-	-
Stage 1	613	-	-	-	-	-
Stage 2	657	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.8	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	385	1040	-
HCM Lane V/C Ratio	-	-	0.136	0.007	-
HCM Control Delay (s)	-	-	15.8	8.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0	-

Intersection	
Int Delay, s/veh	12.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	256	160	92	220	310	316
Future Vol, veh/h	256	160	92	220	310	316
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	125	200	-	-	220
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	278	174	100	239	337	343

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	776	337	680	0	-	0
Stage 1	337	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	366	705	912	-	-	-
Stage 1	723	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	326	705	912	-	-	-
Mov Cap-2 Maneuver	326	-	-	-	-	-
Stage 1	643	-	-	-	-	-
Stage 2	650	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	39.1	2.8	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	912	-	326	705	-	-
HCM Lane V/C Ratio	0.11	-	0.854	0.247	-	-
HCM Control Delay (s)	9.4	-	56.1	11.8	-	-
HCM Lane LOS	A	-	F	B	-	-
HCM 95th %tile Q(veh)	0.4	-	7.7	1	-	-

Intersection	
Int Delay, s/veh	19.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	88	392	234	570	620	88
Future Vol, veh/h	88	392	234	570	620	88
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	245	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	96	426	254	620	674	96

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1540	385	770	0	-	0
Stage 1	722	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	106	613	840	-	-	-
Stage 1	442	-	-	-	-	-
Stage 2	394	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 74	613	840	-	-	-
Mov Cap-2 Maneuver	~ 74	-	-	-	-	-
Stage 1	309	-	-	-	-	-
Stage 2	394	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	74	3.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	840	-	74	613	-	-
HCM Lane V/C Ratio	0.303	-	1.293	0.695	-	-
HCM Control Delay (s)	11.1	-	$ 300.1	23.2	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	1.3	-	7.5	5.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	62.3

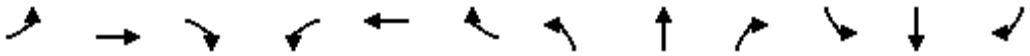
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	179	1640	40	0	1620	306	0	0	10	0	0	426
Future Vol, veh/h	179	1640	40	0	1620	306	0	0	10	0	0	426
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	50	-	-	200	-	-	0	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	195	1783	43	0	1761	333	0	0	11	0	0	463

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	2094	0	0	-	-	0	-	-	892	-	-	881
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	5.34	-	-	-	-	-	-	-	7.14	-	-	7.14
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.12	-	-	-	-	-	-	-	3.92	-	-	3.92
Pot Cap-1 Maneuver	~ 112	-	-	0	-	-	0	0	245	0	0	~ 249
Stage 1	-	-	-	0	-	-	0	0	-	0	0	-
Stage 2	-	-	-	0	-	-	0	0	-	0	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	~ 112	-	-	-	-	-	-	-	245	-	-	~ 249
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	41.6	0	20.4	$ 435.4
HCM LOS			C	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBT	WBR	SBLn1
Capacity (veh/h)	245	~ 112	-	-	-	-	249
HCM Lane V/C Ratio	0.044	1.737	-	-	-	-	1.86
HCM Control Delay (s)	20.4	$ 432.4	-	-	-	-	$ 435.4
HCM Lane LOS	C	F	-	-	-	-	F
HCM 95th %tile Q(veh)	0.1	15.1	-	-	-	-	32.2

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	174	1598	217	370	1985	70	300	500	370	171	757	283
v/c Ratio	0.59	0.86	0.31	0.62	0.86	0.04	0.74	0.59	0.23	0.58	1.03	0.53
Control Delay	60.6	41.3	7.0	50.8	34.8	0.0	49.3	33.4	0.2	60.6	87.0	10.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	60.6	41.3	7.0	50.8	34.8	0.0	49.3	33.4	0.2	60.6	87.0	10.0
Queue Length 50th (ft)	68	419	15	138	498	0	110	148	0	67	~329	11
Queue Length 95th (ft)	102	494	70	189	#649	0	m131	m193	m0	101	#455	90
Internal Link Dist (ft)		314			367			1030			326	
Turn Bay Length (ft)	225			275		275	250		250	250		250
Base Capacity (vph)	457	1860	698	600	2311	1583	457	850	1583	457	737	539
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.86	0.31	0.62	0.86	0.04	0.66	0.59	0.23	0.37	1.03	0.53

Intersection Summary

Description: Pleasant Grove & Washington

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	1470	200	340	1826	64	276	460	340	157	696	260
Future Volume (veh/h)	160	1470	200	340	1826	64	276	460	340	157	696	260
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	174	1598	217	370	1985	0	300	500	0	171	757	283
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	234	1787	555	636	2381		360	944		231	740	330
Arrive On Green	0.07	0.35	0.35	0.18	0.47	0.00	0.10	0.27	0.00	0.07	0.21	0.21
Sat Flow, veh/h	3456	5106	1585	3456	5106	1585	3456	3554	1585	3456	3554	1585
Grp Volume(v), veh/h	174	1598	217	370	1985	0	300	500	0	171	757	283
Grp Sat Flow(s),veh/h/ln	1728	1702	1585	1728	1702	1585	1728	1777	1585	1728	1777	1585
Q Serve(g_s), s	5.9	35.5	12.4	11.7	40.7	0.0	10.2	14.4	0.0	5.8	25.0	16.1
Cycle Q Clear(g_c), s	5.9	35.5	12.4	11.7	40.7	0.0	10.2	14.4	0.0	5.8	25.0	16.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	234	1787	555	636	2381		360	944		231	740	330
V/C Ratio(X)	0.74	0.89	0.39	0.58	0.83		0.83	0.53		0.74	1.02	0.86
Avail Cap(c_a), veh/h	461	1787	555	636	2381		461	944		461	740	330
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	0.51	0.51	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.9	36.9	29.4	44.7	28.0	0.0	52.7	37.6	0.0	55.0	47.5	27.8
Incr Delay (d2), s/veh	1.7	7.4	2.1	0.9	3.6	0.0	4.3	0.4	0.0	1.8	38.9	20.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	15.2	4.8	4.9	16.0	0.0	4.5	6.1	0.0	2.5	14.5	7.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	56.6	44.3	31.4	45.6	31.6	0.0	57.0	38.1	0.0	56.7	86.4	48.0
LnGrp LOS	E	D	C	D	C		E	D		E	F	D
Approach Vol, veh/h		1989			2355	A		800	A		1211	
Approach Delay, s/veh		44.0			33.8			45.2			73.2	
Approach LOS		D			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	35.9	26.1	46.0	18.9	29.0	12.1	60.0
Change Period (Y+Rc), s	4.0	6.4	6.0	6.0	6.4	* 6.4	4.0	6.0
Max Green Setting (Gmax), s	16.0	22.6	19.0	40.0	16.0	* 23	16.0	45.0
Max Q Clear Time (g_c+I1), s	7.8	16.4	13.7	37.5	12.2	27.0	7.9	42.7
Green Ext Time (p_c), s	0.2	3.4	0.5	2.4	0.3	0.0	0.2	2.2

Intersection Summary	
HCM 6th Ctrl Delay	45.9
HCM 6th LOS	D

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Summary of All Intervals

Run Number	1	10	2	3	4	5	6
Start Time	3:50	3:50	3:50	3:50	3:50	3:50	3:50
End Time	5:00	5:00	5:00	5:00	5:00	5:00	5:00
Total Time (min)	70	70	70	70	70	70	70
Time Recorded (min)	60	60	60	60	60	60	60
# of Intervals	5	5	5	5	5	5	5
# of Recorded Intervals	4	4	4	4	4	4	4
Vehs Entered	7312	7269	7394	7472	7314	7432	7365
Vehs Exited	7236	7236	7401	7313	7236	7363	7288
Starting Vehs	276	254	261	226	267	279	276
Ending Vehs	352	287	254	385	345	348	353
Travel Distance (mi)	6010	6030	6121	6111	6046	6116	6052
Travel Time (hr)	298.2	282.6	279.7	311.0	315.6	300.9	308.1
Total Delay (hr)	153.3	137.2	132.1	163.9	170.0	153.3	161.9
Total Stops	8641	8441	8299	8778	8995	8781	8955
Fuel Used (gal)	243.9	240.7	244.1	249.5	248.4	248.9	247.9

Summary of All Intervals

Run Number	7	8	9	Avg
Start Time	3:50	3:50	3:50	3:50
End Time	5:00	5:00	5:00	5:00
Total Time (min)	70	70	70	70
Time Recorded (min)	60	60	60	60
# of Intervals	5	5	5	5
# of Recorded Intervals	4	4	4	4
Vehs Entered	7347	7261	7325	7348
Vehs Exited	7260	7314	7283	7294
Starting Vehs	283	354	246	268
Ending Vehs	370	301	288	327
Travel Distance (mi)	6042	6021	6028	6058
Travel Time (hr)	323.8	282.8	289.6	299.2
Total Delay (hr)	178.0	137.4	144.2	153.1
Total Stops	9161	8538	8612	8717
Fuel Used (gal)	249.9	242.1	244.4	246.0

Interval #0 Information Seeding

Start Time	3:50
End Time	4:00
Total Time (min)	10

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information

Start Time	4:00
End Time	4:15
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	1	10	2	3	4	5	6
Vehs Entered	1866	1797	1926	1909	1846	1817	1888
Vehs Exited	1845	1766	1901	1844	1801	1838	1887
Starting Vehs	276	254	261	226	267	279	276
Ending Vehs	297	285	286	291	312	258	277
Travel Distance (mi)	1543	1486	1567	1560	1506	1485	1572
Travel Time (hr)	68.6	70.1	69.1	67.0	71.9	64.4	72.8
Total Delay (hr)	31.3	34.2	31.4	29.3	35.7	28.6	34.7
Total Stops	2062	2093	2049	1985	2199	1929	2210
Fuel Used (gal)	60.8	59.3	61.7	61.3	60.5	58.9	62.8

Interval #1 Information

Start Time	4:00
End Time	4:15
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	7	8	9	Avg
Vehs Entered	1770	1774	1818	1841
Vehs Exited	1792	1896	1776	1836
Starting Vehs	283	354	246	268
Ending Vehs	261	232	288	274
Travel Distance (mi)	1467	1520	1484	1519
Travel Time (hr)	66.6	68.2	65.3	68.4
Total Delay (hr)	31.2	31.4	29.4	31.7
Total Stops	2016	2037	1948	2053
Fuel Used (gal)	58.4	61.1	58.7	60.4

Interval #2 Information

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	1	10	2	3	4	5	6
Vehs Entered	1791	1805	1814	1831	1779	1869	1859
Vehs Exited	1798	1780	1821	1808	1771	1850	1821
Starting Vehs	297	285	286	291	312	258	277
Ending Vehs	290	310	279	314	320	277	315
Travel Distance (mi)	1489	1488	1513	1500	1473	1549	1529
Travel Time (hr)	71.0	70.8	70.8	69.3	74.6	75.6	73.7
Total Delay (hr)	35.0	34.9	34.3	33.0	39.1	38.2	36.8
Total Stops	2087	2102	2097	2067	2087	2185	2232
Fuel Used (gal)	60.3	59.4	61.0	60.3	60.4	63.1	61.9

Interval #2 Information

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	7	8	9	Avg
Vehs Entered	1913	1835	1807	1829
Vehs Exited	1804	1753	1809	1801
Starting Vehs	261	232	288	274
Ending Vehs	370	314	286	304
Travel Distance (mi)	1538	1486	1496	1506
Travel Time (hr)	84.5	66.8	73.9	73.1
Total Delay (hr)	47.2	31.0	37.9	36.7
Total Stops	2495	2028	2166	2154
Fuel Used (gal)	64.2	58.6	61.2	61.0

Interval #3 Information

Start Time	4:30
End Time	4:45
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	1	10	2	3	4	5	6
Vehs Entered	1886	1825	1825	1891	1826	1868	1819
Vehs Exited	1865	1854	1810	1873	1854	1849	1815
Starting Vehs	290	310	279	314	320	277	315
Ending Vehs	311	281	294	332	292	296	319
Travel Distance (mi)	1529	1532	1494	1547	1526	1534	1473
Travel Time (hr)	79.2	71.2	68.7	85.6	79.8	74.9	74.8
Total Delay (hr)	42.4	34.5	32.8	48.5	42.9	37.9	39.3
Total Stops	2353	2124	2056	2384	2270	2232	2176
Fuel Used (gal)	62.6	61.0	59.3	64.4	62.6	62.1	60.5

Interval #3 Information

Start Time	4:30
End Time	4:45
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	7	8	9	Avg
Vehs Entered	1809	1855	1856	1846
Vehs Exited	1878	1914	1846	1857
Starting Vehs	370	314	286	304
Ending Vehs	301	255	296	295
Travel Distance (mi)	1533	1556	1520	1524
Travel Time (hr)	86.2	76.5	71.2	76.8
Total Delay (hr)	49.3	38.8	34.7	40.1
Total Stops	2342	2302	2134	2239
Fuel Used (gal)	63.8	63.4	61.0	62.1

Interval #4 Information Recording

Start Time	4:45
End Time	5:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	1	10	2	3	4	5	6
Vehs Entered	1769	1842	1829	1841	1863	1878	1799
Vehs Exited	1728	1836	1869	1788	1810	1826	1765
Starting Vehs	311	281	294	332	292	296	319
Ending Vehs	352	287	254	385	345	348	353
Travel Distance (mi)	1448	1524	1547	1504	1541	1548	1478
Travel Time (hr)	79.4	70.5	71.0	89.1	89.4	85.9	86.8
Total Delay (hr)	44.6	33.7	33.6	53.2	52.3	48.6	51.1
Total Stops	2139	2122	2097	2342	2439	2435	2337
Fuel Used (gal)	60.2	60.9	62.0	63.5	64.9	64.9	62.7

Interval #4 Information Recording

Start Time	4:45
End Time	5:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

Run Number	7	8	9	Avg
Vehs Entered	1855	1797	1844	1831
Vehs Exited	1786	1751	1852	1803
Starting Vehs	301	255	296	295
Ending Vehs	370	301	288	327
Travel Distance (mi)	1504	1460	1528	1508
Travel Time (hr)	86.6	71.3	79.1	80.9
Total Delay (hr)	50.3	36.2	42.3	44.6
Total Stops	2308	2171	2364	2276
Fuel Used (gal)	63.5	59.0	63.5	62.5

5: Pleasant Grove & Galilee Performance by movement

Movement	EBL	EBT	EBR	WBT	WBR	NBR	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
Total Delay (hr)	2.3	2.0	0.0	2.8	0.5	0.1	0.7	8.3
Total Del/Veh (s)	45.7	3.9	1.1	5.1	4.4	41.6	5.6	6.2
Stop Delay (hr)	2.1	0.3	0.0	0.1	0.0	0.1	0.4	3.0
Stop Del/Veh (s)	42.4	0.5	0.2	0.1	0.1	41.5	3.0	2.2

6: Washington & Pleasant Grove Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	2.8	0.9
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.9	15.2	12.5
Total Delay (hr)	2.7	16.8	0.7	4.9	18.7	0.1	3.7	4.5	0.6	4.2	23.0	3.5
Total Del/Veh (s)	61.7	41.0	12.2	49.5	36.7	5.8	47.6	34.6	6.4	96.7	119.8	50.1
Stop Delay (hr)	2.5	13.0	0.6	4.3	13.4	0.0	3.2	3.4	0.0	3.9	20.7	3.2
Stop Del/Veh (s)	56.8	31.7	11.8	43.7	26.3	1.4	40.8	25.8	0.1	90.3	108.1	45.8

6: Washington & Pleasant Grove Performance by movement

Movement	All
Denied Delay (hr)	4.2
Denied Del/Veh (s)	2.4
Total Delay (hr)	83.4
Total Del/Veh (s)	47.8
Stop Delay (hr)	68.3
Stop Del/Veh (s)	39.1

Total Zone Performance

Denied Delay (hr)	4.2
Denied Del/Veh (s)	105.5
Total Delay (hr)	91.8
Total Del/Veh (s)	2730.6
Stop Delay (hr)	71.3
Stop Del/Veh (s)	2119.9

Intersection: 5: Pleasant Grove & Galilee

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	SB
Directions Served	L	T	T	T	R	T	T	T	R	R	R
Maximum Queue (ft)	236	197	175	151	60	18	20	27	32	41	106
Average Queue (ft)	114	21	22	22	2	1	1	1	4	11	60
95th Queue (ft)	205	99	99	97	22	10	11	13	19	36	89
Link Distance (ft)		434	434	434		301	301	301		142	1290
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	250				50				200		
Storage Blk Time (%)	1	0		3	0						
Queuing Penalty (veh)	4	0		1	0						

Intersection: 6: Washington & Pleasant Grove

Movement	EB	EB	EB	EB	EB	EB	WB	WB	WB	WB	WB	WB
Directions Served	L	L	T	T	T	R	L	L	T	T	T	R
Maximum Queue (ft)	121	250	323	329	327	138	205	299	420	423	443	300
Average Queue (ft)	61	119	257	267	269	54	110	181	294	304	325	53
95th Queue (ft)	107	261	335	336	337	106	180	330	413	418	443	242
Link Distance (ft)			301	301	301	301			362	362	362	
Upstream Blk Time (%)			3	4	5				3	4	6	
Queuing Penalty (veh)			16	19	22				0	0	0	
Storage Bay Dist (ft)	225	225					275	275				275
Storage Blk Time (%)		0	14					0	9		17	0
Queuing Penalty (veh)		0	22					0	30		11	0

Intersection: 6: Washington & Pleasant Grove

Movement	B75	B75	B75	NB	NB	NB	NB	SB	SB	SB	SB	SB
Directions Served	T	T	T	L	L	T	T	L	L	T	T	R
Maximum Queue (ft)	44	42	92	177	186	206	181	127	275	404	409	275
Average Queue (ft)	4	4	8	76	106	114	101	62	210	363	365	250
95th Queue (ft)	38	35	51	138	163	178	162	110	367	449	454	346
Link Distance (ft)	2188	2188	2188			998	998			313	313	
Upstream Blk Time (%)										53	54	
Queuing Penalty (veh)										270	271	
Storage Bay Dist (ft)				250	250			250	250			250
Storage Blk Time (%)				0	0	0			0	61	60	1
Queuing Penalty (veh)				0	0	0			0	96	156	4

Intersection: 6: Washington & Pleasant Grove

Movement	B74	B74	B12	B12
Directions Served	T	T	T	T
Maximum Queue (ft)	296	294	336	349
Average Queue (ft)	163	166	110	112
95th Queue (ft)	362	364	398	403
Link Distance (ft)	212	212	503	503
Upstream Blk Time (%)	29	30	1	1
Queuing Penalty (veh)	146	150	5	7
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Zone Summary

Zone wide Queuing Penalty: 1232

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NIPA PCL 29 – Green Acres/PL21-0067
Project Location:	7300 Galilee, Roseville CA
Project Description:	Request for a Design Review Permit for a new retail store including indoor retail space (31,787 Sq. Ft.), an open sided green house (20,191 Sq. Ft.), lath house (26,835 Sq. Ft.), and outdoor retail area (75,463 Sq. Ft.) for Green Acres, a minor grading plan for the overall property, and a merger of 3 lots into a single lot, and associated easement abandonments. The grading will include export.
Environmental Document	Initial Study/Mitigated Negative Declaration
Project Applicant:	Karenda MacDonald, Borges Architectural Group, Inc.
Property Owner:	TAM Roseville, LLC
Lead Agency Contact Person:	Charity Gold, Associate Planner, (916) 774-5247

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure BIO-1: If project activities such as vegetation removal, clearance, grubbing, or other ground disturbance were to commence during the avian breeding season (February 1 through August 31), a qualified biologist should conduct a pre-construction nesting bird survey no more than 14 days prior to initiation of project activities. The survey area should include suitable nesting habitat on the project site and within 500 feet of the project boundary (inaccessible areas offsite can be surveyed from the site or from public roads using binoculars or spotting scopes). Pre-construction surveys are not required in areas where project activities have been continuous since prior to February 1, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. If no active nests are identified a summary report should be preparing documenting the results of the survey and no further mitigation is required. If active nests are identified, the following measure should be implemented: • A suitable buffer should be established around any active nest as determined by a qualified biologist depending on species and surrounding land uses. No construction activities should occur within the buffer until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). Limited encroachment into the buffer may occur at the discretion of a qualified biologist depending on type of activity and potential level of disturbance and sensitivity of the avian species in question. Any encroachment into the buffer should be monitored by a qualified biologist to determine whether nesting birds are being impacted.	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.	*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.	Planning and Engineering	Nesting bird surveys	
Mitigation Measure CUL-1 Inadvertent Discoveries: If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.	The applicant shall notify the Planning Division of the pre-construction meeting is date.	Add as note on Improvement Plans	Planning		

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City. Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the tribe and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public					

Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					

Attachment 4

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	NIPA PCL 29 – Green Acres/PL21-0067
Project Address	7300 Galilee, Roseville CA
Property Owner	TAM Roseville, LLC
Planning Division Contact	Charity Gold, Associate Planner, (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

☐ Table of Applicable Mitigation Measures

☐ Mitigation Verification Form(s)

☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

Signature and Date _____ Print Name _____ Contact Number _____

Attachment 4

MITIGATION VERIFICATION FORM

Mitigation Measure

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

Attachment 4

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

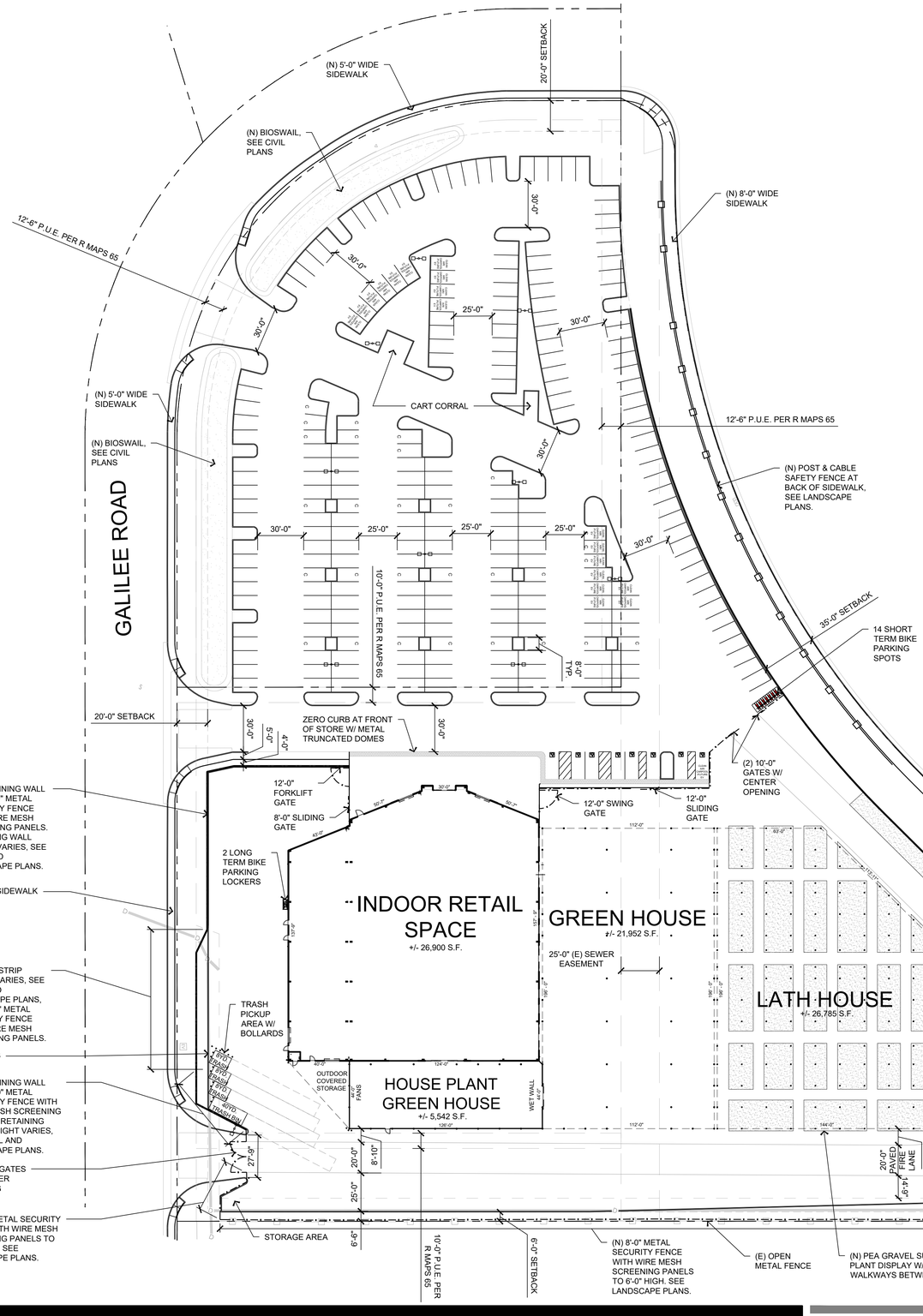
EXAMPLE
MITIGATION VERIFICATION FORM

Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

PC EXHIBIT B



VICINITY MAP

DRAWING INDEX

ARCHITECTURAL
SA-1.0 SITE PLAN
SA-1.1 SITE VISUALIZATION EXHIBIT
SA-2.0 EXTERIOR ELEVATIONS
E-1 SITE PHOTOMETRICS

CIVIL
GR1 PRELIMINARY GRADING PLAN
GR2 PRELIMINARY GRADING PLAN
UT1 PRELIMINARY UTILITY PLAN
LM LOT MERGER EXHIBIT
ABAN ABANDONMENT EXHIBIT

LANDSCAPE
PL1 PRELIMINARY LANDSCAPE PLAN
PL2 PRELIMINARY FENCING PLAN
PL3 PRELIMINARY LANDSCAPE DETAILS

PROJECT DATA

ASSESSOR'S PARCEL #:	017-410-070-000 017-410-020-000 017-410-019-000 017-410-068-000
PRIMARY PLANNING AREA:	NORTH IDUSTRIAL PLAN AREA
PRIMARY PARCEL NUMBER:	29
PRIMARY ZONING:	GC - GENERAL COMMERCIAL
RRIMARY LANDUSE:	CC - COMMUNITY COMMERCIAL
OVERALL PARCEL AREA:	+/- 6.89 AC (+/- 300,000 SF)

AREA SUMMARY:

INDOOR RETAIL (1-STORY):	26,900 SQ.FT.
HOUSE PLANT GREEN HOUSE (1-STORY):	5,542 SQ.FT.
GREEN HOUSE:	21,952 SQ.FT.
LATH HOUSE:	26,204 SQ.FT.
OUTDOOR DISPLAY AREA:	72,928 SQ.FT.
TOTAL:	153,526 SQ.FT.

PARKING CALCULATION

INDOOR RETAIL:	26,900 SQ.FT.	/ 300	=	90 STALLS REQ'D
HOUSE PLANT GREEN HOUSE:	5,542 SQ.FT.	/ 300	=	19 STALLS REQ'D
GREEN HOUSE:	21,952 SQ.FT.	/ 1000	=	22 STALLS REQ'D
LATH HOUSE:	26,204 SQ.FT.	/ 1000	=	27 STALLS REQ'D
OUTDOOR DISPLAY AREA:	72,928 SQ.FT.	/ 1000	=	73 STALLS REQ'D

TOTAL PARKING REQUIRED:	231 TOTAL STALLS REQ'D
TOTAL EV PARKING REQUIRED:	8% OF 231 TOTAL PARKING = 19 EV STALLS REQ'D
TOTAL PARKING PROVIDED:	196 STANDARD STALLS 29 COMPACT STALLS 7 ACC. STALLS 19 EV STALLS 251 TOTAL STALLS PROVIDED
BIKE PARKING PROVIDED:	(251 TOTAL VEHICLE STALLS PROVIDED) X 5% = 13 TOTAL BIKE PARKING SPACES REQUIRED

40' 20' 0 40' 80'
1"=40'-0"
NORTH

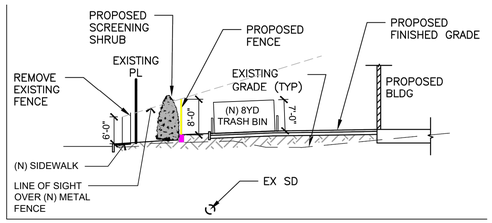
GREEN ACRES NURSERY & SUPPLY

SITE PLAN

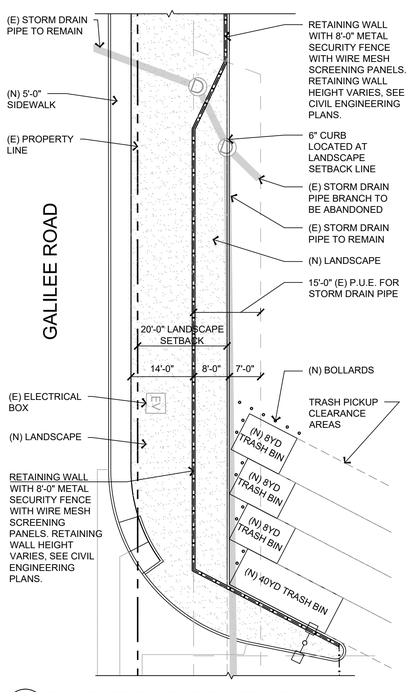
SA-1.0

7300 GALILEE ROAD, ROSEVILLE, CA 95678 21001-02 05-28-2021

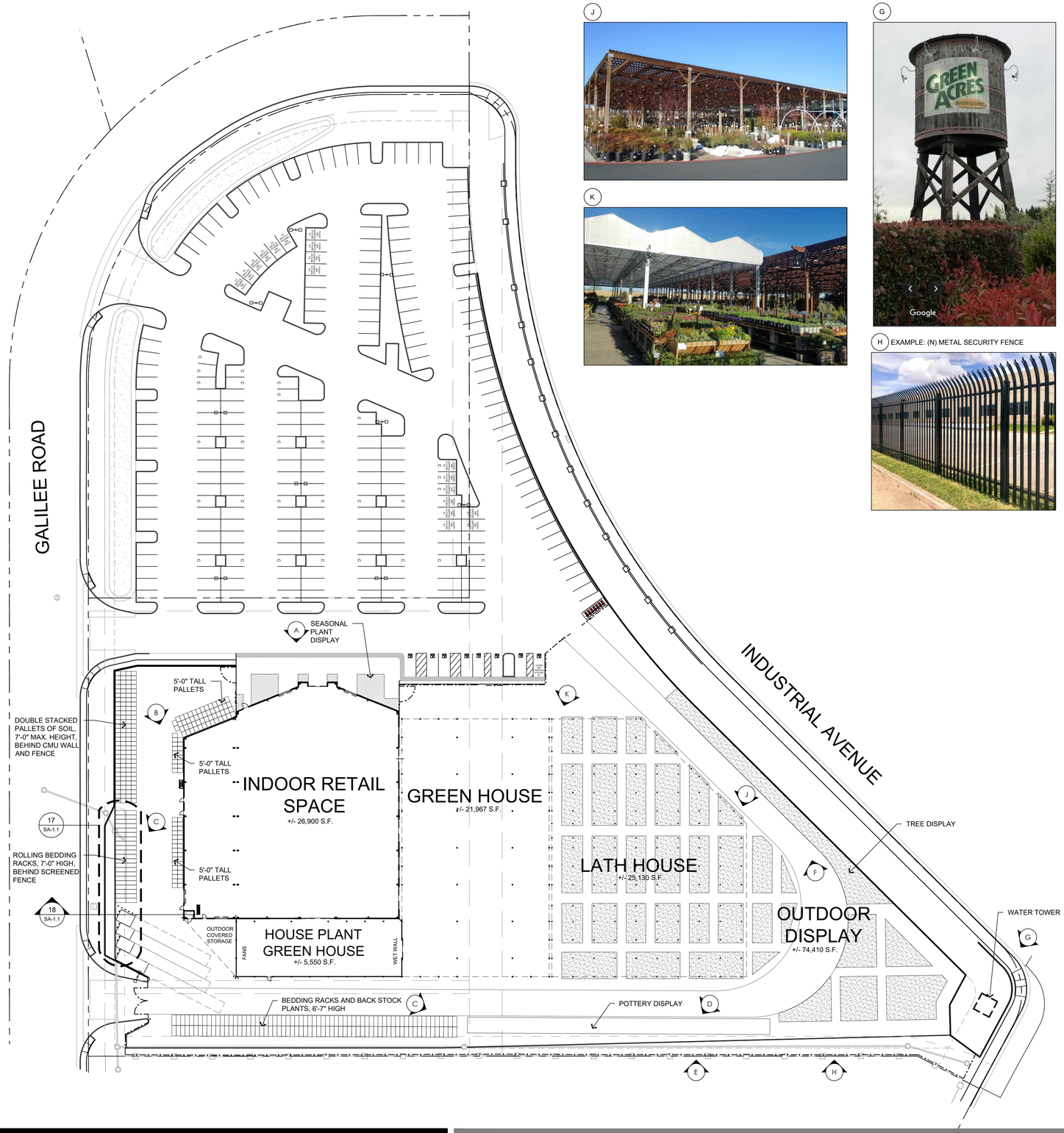
Borges ARCHITECTURAL GROUP
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



18 TRASH AREA SCREENING SECTION
1/16" = 1'-0"



17 ENLARGED EASEMENT & FENCE PLAN
1/16" = 1'-0"



J

K

G

A

B

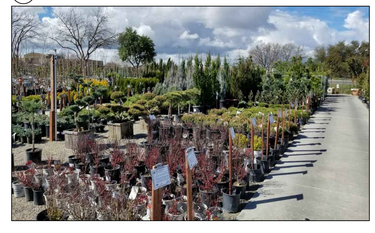
H EXAMPLE: (N) METAL SECURITY FENCE

C

D

E EXAMPLE: (N) METAL SECURITY FENCE W/ METAL SCREEN

F



40' 20' 0 40' 80'
1"=40'-0"

NORTH

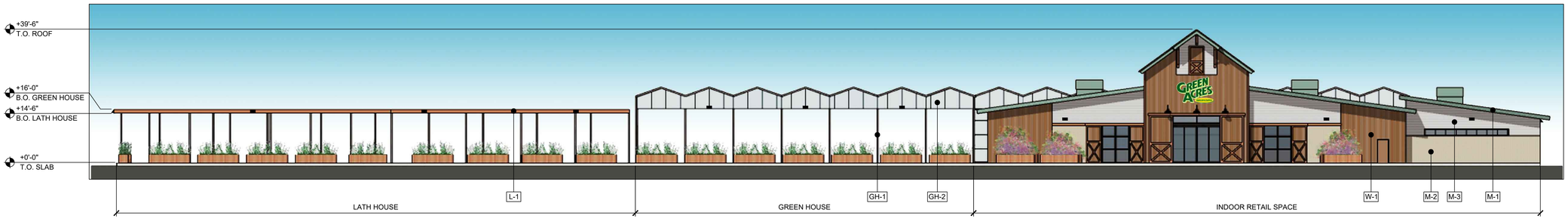
GREEN ACRES NURSERY & SUPPLY

SITE VISUALIZATION PLAN

SA-1.1

7300 GALILEE ROAD, ROSEVILLE, CA 95678 21001-02 05-28-2021

ARCHITECTURAL GROUP Borges
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

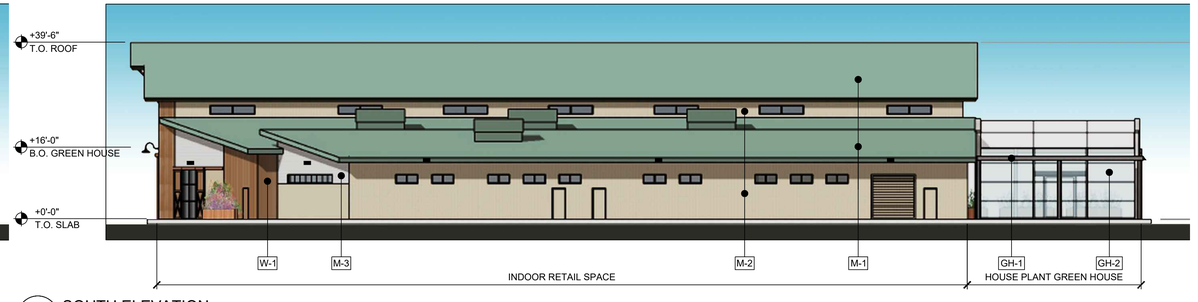


1 WEST ELEVATION
1/16" = 1'-0"

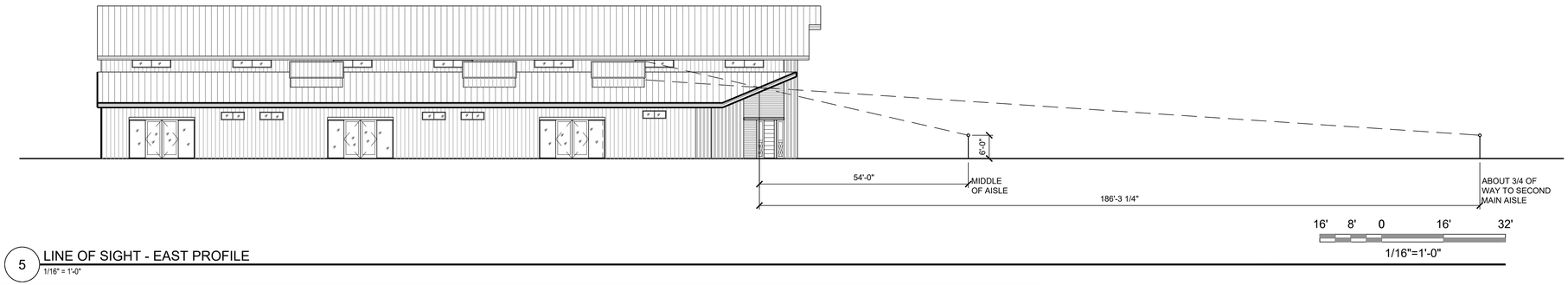
2 EAST ELEVATION
1/16" = 1'-0"

16' 8' 0 16' 32'
1/16"=1'-0"

3 NORTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"



5 LINE OF SIGHT - EAST PROFILE
1/16" = 1'-0"

EXTERIOR FINISH LEGEND

M-1	METAL ROOF PANELS, COLOR TO MATCH: FABRAL, PATINA GREEN
M-2	METAL WALL PANELS, COLOR TO MATCH: FABRAL, SURREY BEIGE
M-3	METAL WALL PANELS, COLOR TO MATCH: FABRAL, STONE GRAY S18
W-1	ROUGH SAWN CEDAR BOARD AND BATTEN SIDING, 1" X 3" BATTENS WITH 1" X 12" BOARDS
GH-1	GREEN HOUSE STRUCTURE - PAINTED STEEL - WHITE
GH-2	GREEN HOUSE GLAZING - FROSTED POLYCARBONATE PANEL OR GLASS
L-1	WOODEN LATH HOUSE - PRESSURE TREATED WOOD STAINED TO MATCH W-1 SIDING

GREEN ACRES NURSERY & SUPPLY

EXTERIOR ELEVATIONS

SA-2.0

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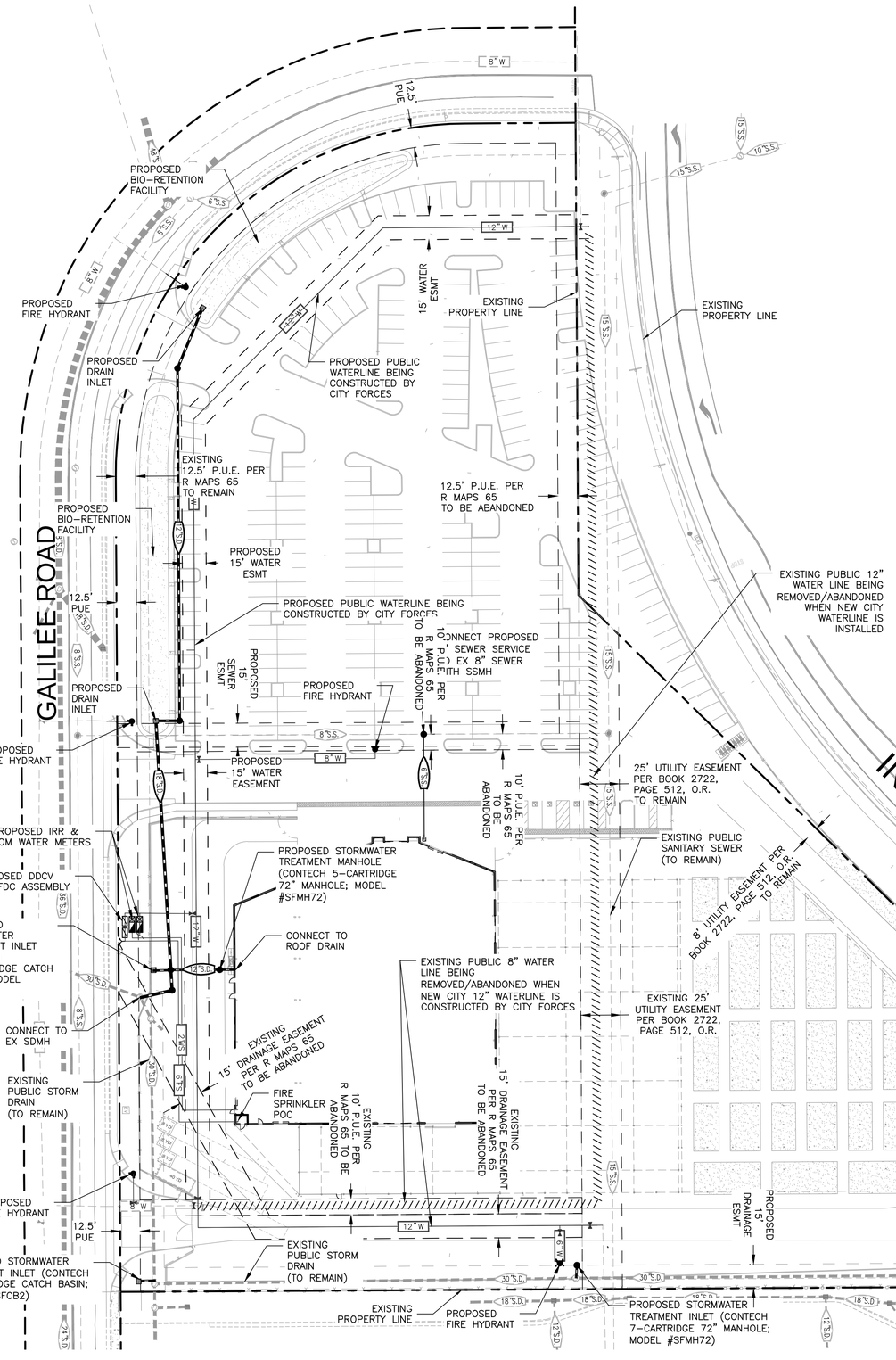

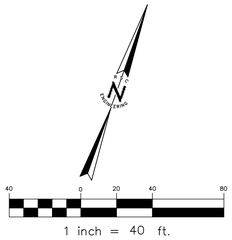

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED FIRE PROTECTION ASSEMBLY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED R.P. BACKFLOW PREVENTOR
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET

GREEN ACRES NURSERY & SUPPLY

PRELIMINARY UTILITY PLAN

UT1

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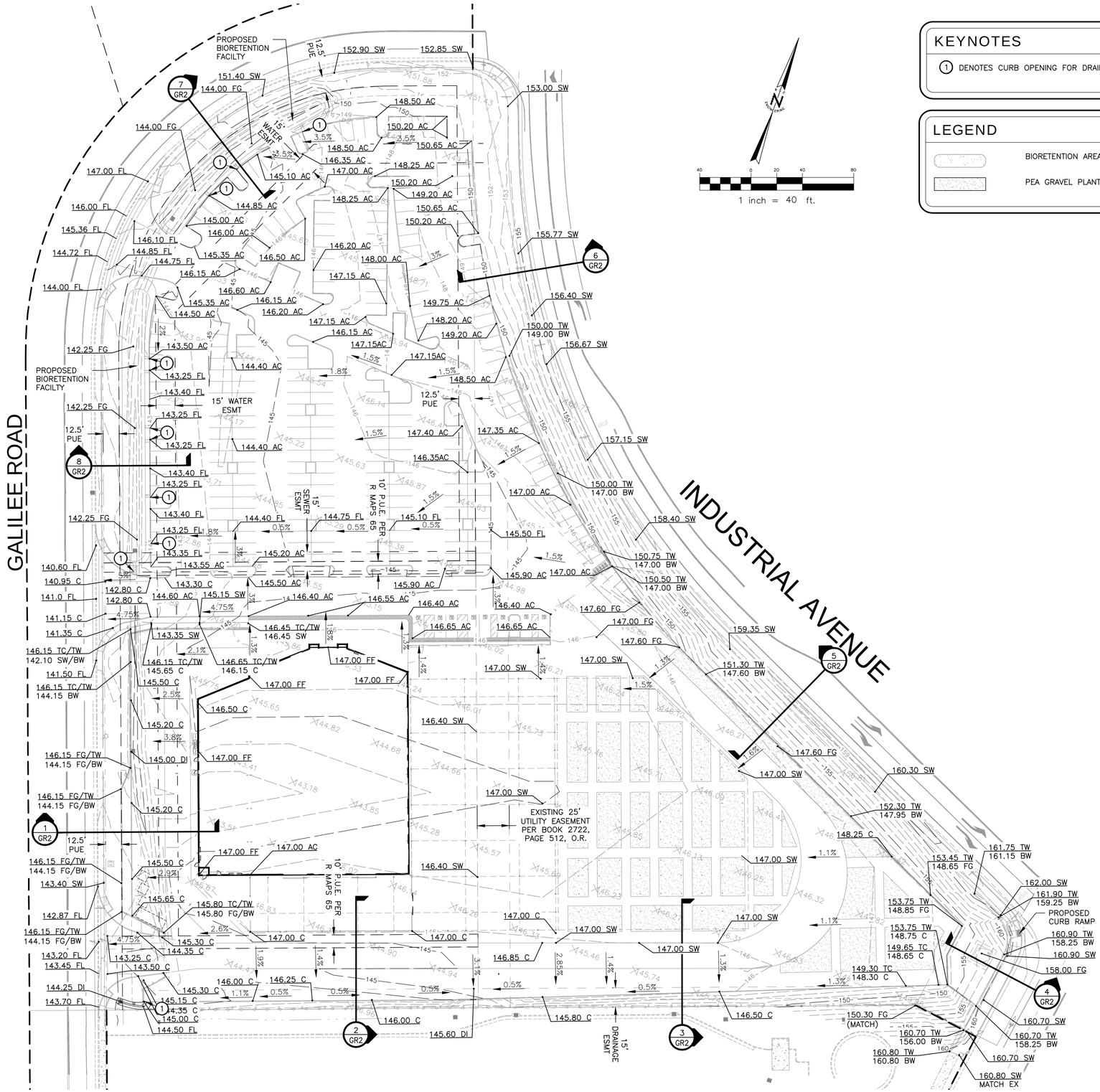

KEYNOTES

1. DENOTES CURB OPENING FOR DRAINAGE

LEGEND

BIORETENTION AREA

PEA GRAVEL PLANTING BED

GREEN ACRES NURSERY & SUPPLY

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PRELIMINARY GRADING PLAN

21001-02

05-27-2021

GR1

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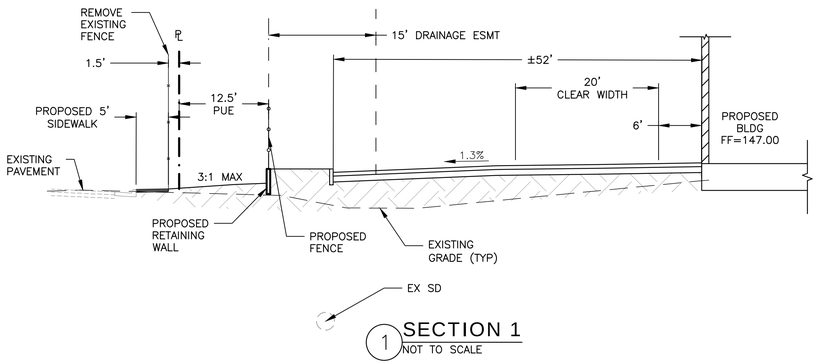

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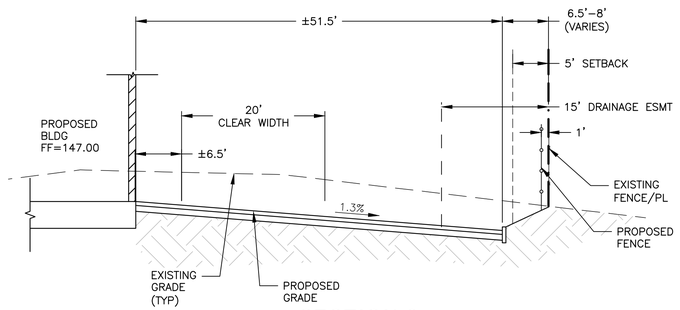

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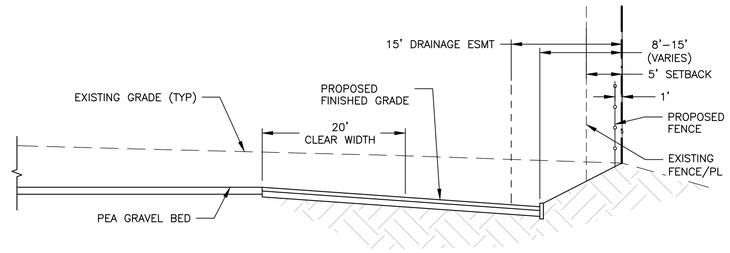

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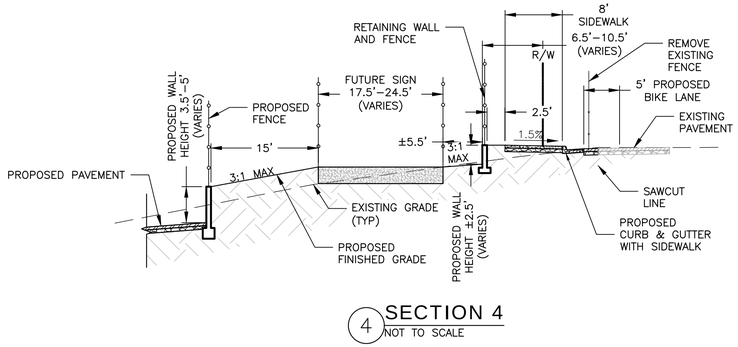

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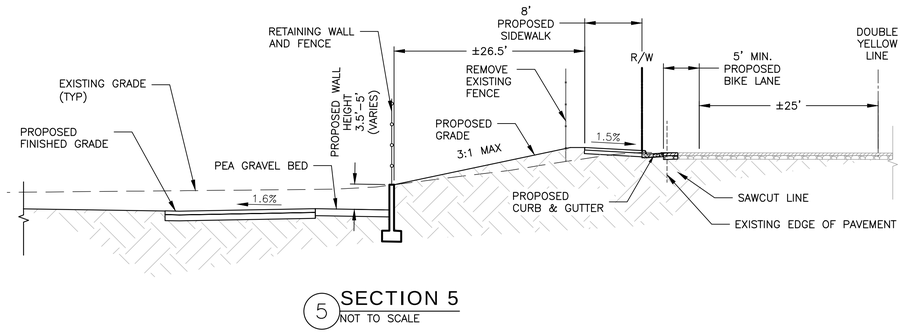

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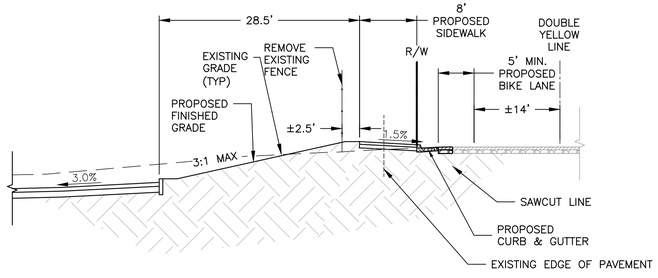

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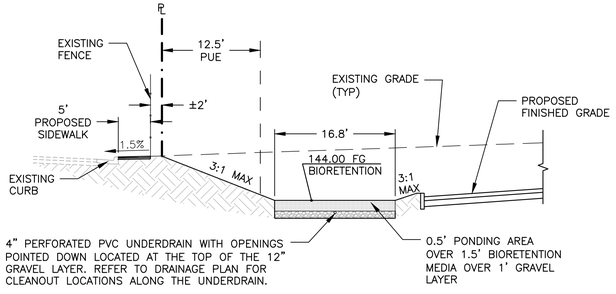

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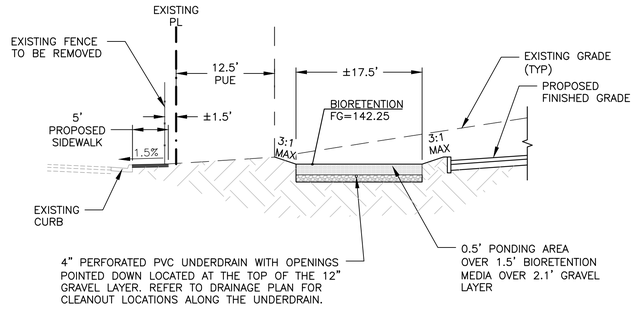

8 SECTION 8
NOT TO SCALE

GREEN ACRES NURSERY & SUPPLY

PRELIMINARY GRADING PLAN

GR2

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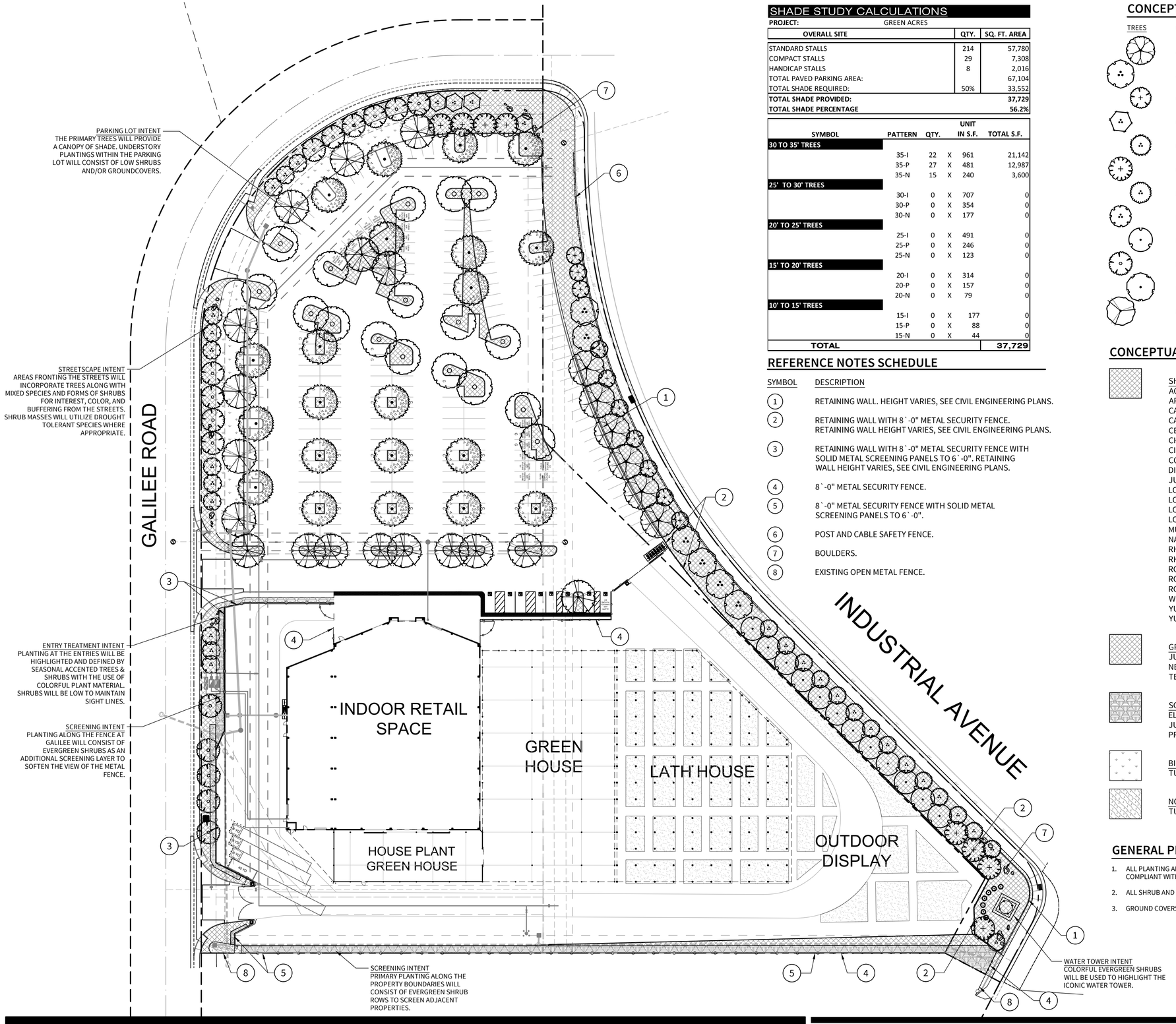

SHADE STUDY CALCULATIONS

PROJECT: GREEN ACRES

OVERALL SITE	QTY.	SQ. FT. AREA
STANDARD STALLS	214	57,780
COMPACT STALLS	29	7,308
HANDICAP STALLS	8	2,016
TOTAL PAVED PARKING AREA:		67,104
TOTAL SHADE REQUIRED:	50%	33,552
TOTAL SHADE PROVIDED:		**37,729**
TOTAL SHADE PERCENTAGE		**56.2%**

SYMBOL	PATTERN	QTY.		UNIT IN S.F.	TOTAL S.F.
30 TO 35' TREES					
	35-I	22	X	961	21,142
	35-P	27	X	481	12,987
	35-N	15	X	240	3,600
25' TO 30' TREES					
	30-I	0	X	707	0
	30-P	0	X	354	0
	30-N	0	X	177	0
20' TO 25' TREES					
	25-I	0	X	491	0
	25-P	0	X	246	0
	25-N	0	X	123	0
15' TO 20' TREES					
	20-I	0	X	314	0
	20-P	0	X	157	0
	20-N	0	X	79	0
10' TO 15' TREES					
	15-I	0	X	177	0
	15-P	0	X	88	0
	15-N	0	X	44	0
TOTAL					**37,729**

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RETAINING WALL. HEIGHT VARIES, SEE CIVIL ENGINEERING PLANS.
2	RETAINING WALL WITH 8`-0" METAL SECURITY FENCE. RETAINING WALL HEIGHT VARIES, SEE CIVIL ENGINEERING PLANS.
3	RETAINING WALL WITH 8`-0" METAL SECURITY FENCE WITH SOLID METAL SCREENING PANELS TO 6`-0". RETAINING WALL HEIGHT VARIES, SEE CIVIL ENGINEERING PLANS.
4	8`-0" METAL SECURITY FENCE.
5	8`-0" METAL SECURITY FENCE WITH SOLID METAL SCREENING PANELS TO 6`-0".
6	POST AND CABLE SAFETY FENCE.
7	BOULDERS.
8	EXISTING OPEN METAL FENCE.

CONCEPTUAL TREE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ACE OGL	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	24" BOX	MEDIUM
	ARB MUL	ARBUTUS X `MARINA`	MARINA STRAWBERRY TREE MULTI-TRUNK	24" BOX	LOW
	CER RMN	CERCIS CANADENSIS `THE RISING SUN`	EASTERN REDBUD MULTI-TRUNK	15 GAL.	LOW
	CER OKL	CERCIS CANADENSIS TEXENSIS `OKLAHOMA`	MULTI-TRUNK OKLAHOMA TEXAS REDBUD	24" BOX	LOW
	CUP FRA	CUPRESSUS SEMPERVIRENS `DWARF`	DWARF ITALIAN CYPRESS	24" BOX	LOW
	GIN AUT	GINKGO BILOBA `AUTUMN GOLD` TM	AUTUMN GOLD MAIDENHAIR TREE	24" BOX	LOW
	LAG ECD	LAGERSTROEMIA INDICA `DYNAMITE` MULTI-TRUNK	DYNAMITE CRAPE MYRTLE	24" BOX	LOW
	LAG RED	LAGERSTROEMIA INDICA X FAURIEI `TUSCARORA`	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	24" BOX	LOW
	LAU NOB	LAURUS NOBILIS	SWEET BAY	24" BOX	LOW
	MAG EDI	MAGNOLIA GRANDIFLORA `EDITH BOGUE`	EDITH BOGUE SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PIS KEI	PISTACIA CHINENSIS `KEITH DAVEY`	KEITH DAVEY CHINESE PISTACHE	24" BOX	MEDIUM
	ULM DRA	ULMUS PARVIFOLIA `DRAKE`	DRAKE LACEBARK ELM	24" BOX	MEDIUM

CONCEPTUAL SHRUB & GROUNDCOVER LEGEND

SHRUBS
ACACIA COGNATA `COUSIN ITT` / RIVER WATTLE
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN VINE HILL MANZANITA
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH
CEANOTHUS X `CENTENNIAL` / CENTENNIAL WILD LILAC
CHONDROPETALUM TECTORUM / CAPE RUSH
CISTUS X HYBRIDUS `MICKIE` / MICKIE ROCKROSE
COTINUS COGGYGRIA `GRACE` / GRACE SMOKE TREE
DIETES BICOLOR / FORTNIGHT LILY
JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER
LOMANDRA LONGIFOLIA PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA
LOMANDRA LONGIFOLIA `BREEZE` / BREEZE MAT RUSH
LOROPETALUM CHINENSE `JAZZ HANDS BOLD` / CHINESE FRINGE FLOWER
LOROPETALUM CHINENSE RUBRUM `BENI HIME` TM / JAZZ HANDS MINI FRINGE FLOWER
MUHLENBERGIA CAPILLARIS `REGAL MIST` TM / REGAL MIST PINK MUHLY GRASS
NANDINA DOMESTICA `FIREPOWER` / FIREPOWER HEAVENLY BAMBOO
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY
RHAPHIOLEPIS UMBELLATA `MINOR` / YEDDA HAWTHORN
ROSA X `SWEET SPOT CALYPSO` / CALYPSO CARPET ROSE
ROSA X `SWEET SPOT YELLOW` / SWEET SPOT YELLOW CARPET ROSE
ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF TRAILING ROSEMARY
WESTRINGIA FRUTICOSA `SMOKEY` / SMOKEY WESTRINGIA
YUCCA FILAMENTOSA `COLOR GUARD` / ADAM`S NEEDLE
YUCCA GLORIOSA RECURVIFOLIA `WALBRISTAR` / BRIGHT STAR YUCCA

GROUNDCOVERS
JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER
NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER

SCREENING SHRUBS
ELAEAGNUS X EBBINGEI `OLIVE MARTINI` / EBBING SILVERBERRY
JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER
PRUNUS CAROLINIANA `COMPACTA` / COMPACT CAROLINA LAUREL CHERRY

BIOFILTRATION SOD
TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD

NO MOW SOD
TURF SOD MOW FREE / FINE FESCUE BLEND

GENERAL PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
3. GROUND COVERS SHALL NOT BE INSTALLED WITHIN A 4' RADIUS OF A TREE TRUNK.

Scale: 1" = 40'-0"

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GREEN ACRES NURSERY & SUPPLY

GALILEE ROAD, ROSEVILLE, CALIFORNIA 21001-02 05-28-2021

PRELIMINARY LANDSCAPE PLAN

PL1

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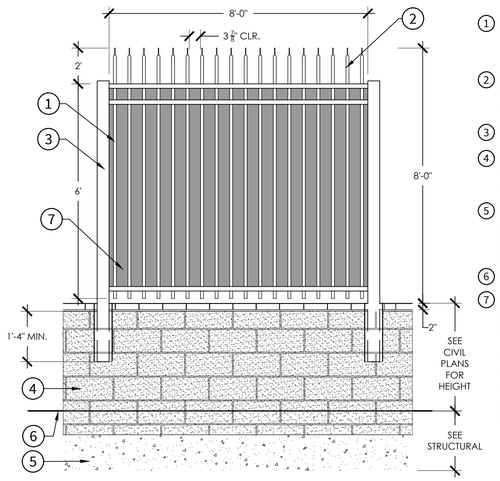
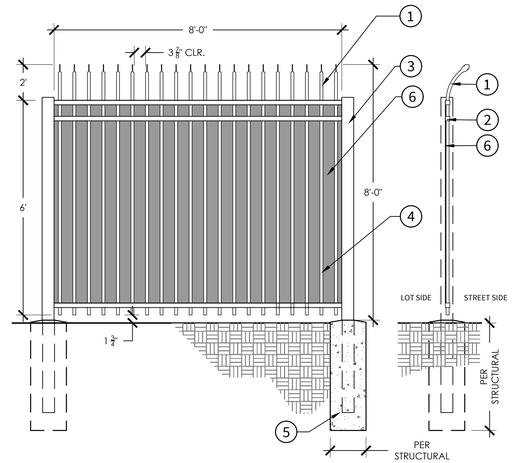


1. ALUMIGUARD OR EQ. 96 1/2" PANEL SECURITY 3-CH 84" INDUSTRIAL.
2. 4" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
3. 1" x 1" x .080" PICKET
4. MINIMUM 12" X 24" CONCRETE FOOTING,TYP.
5. 6"X8"X16" CMU, SPLIT FACE, D 225 COLOR WITH SPLIT EDGE PAVER CAP TO MATCH.
6. FINISH GRADE.
7. SOLID METAL SCREENING PANEL TO 6'-0".

FINISH:PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR WHITE

G RETAINING WALL W/ METAL SECURITY FENCE & SOLID METAL SCREEN

1/2" = 1'-0" C-21008-75

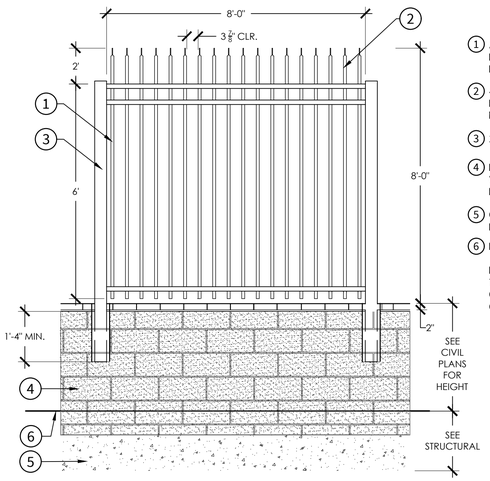


1. ALUMIGUARD OR EQ. 96 1/2" PANEL SECURITY 3-CH 84" INDUSTRIAL.
2. 1.5" x 1.5" CHANNEL .070" TOP WALL .100" SIDEWALL
3. 4" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
4. 1" x 1" x .080" PICKET
5. MIN. 12" X 36" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER. SIZE PER STRUCTURAL ENG.
6. SOLID METAL SCREENING PANEL TO 6'-0".

FINISH:PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT BLACK.

F METAL SECURITY FENCE WITH SOLID METAL SCREEN

1/2" = 1'-0" C-21008-74



1. ALUMIGUARD OR EQ. 96 1/2" PANEL SECURITY 3-CH 84" INDUSTRIAL.
2. 4" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
3. 1" x 1" x .080" PICKET
4. RETAINING WALL. HEIGHT VARIES SEE CIVIL ENGINEERING PLANS.
5. CONCRETE FOOTING. SEE CIVIL ENGINEERING PLANS.
6. FINISH GRADE.

FINISH:PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR WHITE

E RETAINING WALL W/ METAL SECURITY FENCE

1/2" = 1'-0" C-21008-01

1. ALUMIGUARD OR EQ. 96 1/2" PANEL SECURITY 3-CH 84" INDUSTRIAL.
2. 1.5" x 1.5" CHANNEL .070" TOP WALL .100" SIDEWALL
3. 4" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
4. 1" x 1" x .080" PICKET
5. MIN. 12" X 36" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER. SIZE PER STRUCTURAL ENG.

FINISH:
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT BLACK.

D METAL SECURITY FENCE

1/2" = 1'-0" C-21008-25

1. 3/8" DIA. 7 STRAND GALV. CABLE, TYP. SLIP THROUGH 1/2" DIA. HOLE IN LINE POSTS OR CONNECT TO EYE BOLTS.
2. LINE POST - 2" DIA. SCH 40 STEEEL POST. GALV.
3. CONCRETE FOOTING AT ALL POSTS.
4. TERMINAL POST - 2" DIA. SCH 40 STEEEL POST. GALV.
5. 3/8" GALV. EYE BOLT WITH GALV. CLAMPS FOR SPLICES AND CONNECTIONS.

C POST & CABLE FENCE (METAL POSTS)

3/4" = 1'-0" C-21008-73

NOTES:
1. BOULDERS SHALL BE BURIED TO A DEPTH OF APPROX. 1/3 INTO EXISTING GROUND.
2. BOULDERS TO BE CLEAN OF SOIL AND DEBRIS.
3. SEE PLANS FOR BOULDER SIZE, TYPE AND LOCATIONS.
4. FINAL LOCATIONS AND PLACEMENT TBD IN-FIELD BY LANDSCAPE ARCHITECT.

B BOULDER DETAIL

1/2" = 1'-0" C-21008-23

A GALILEE FENCING ELEVATION

1/4" = 1'-0"

C-21008-77

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GREEN ACRES NURSERY & SUPPLY

PRELIMINARY LANDSCAPE DETAILS

PL3

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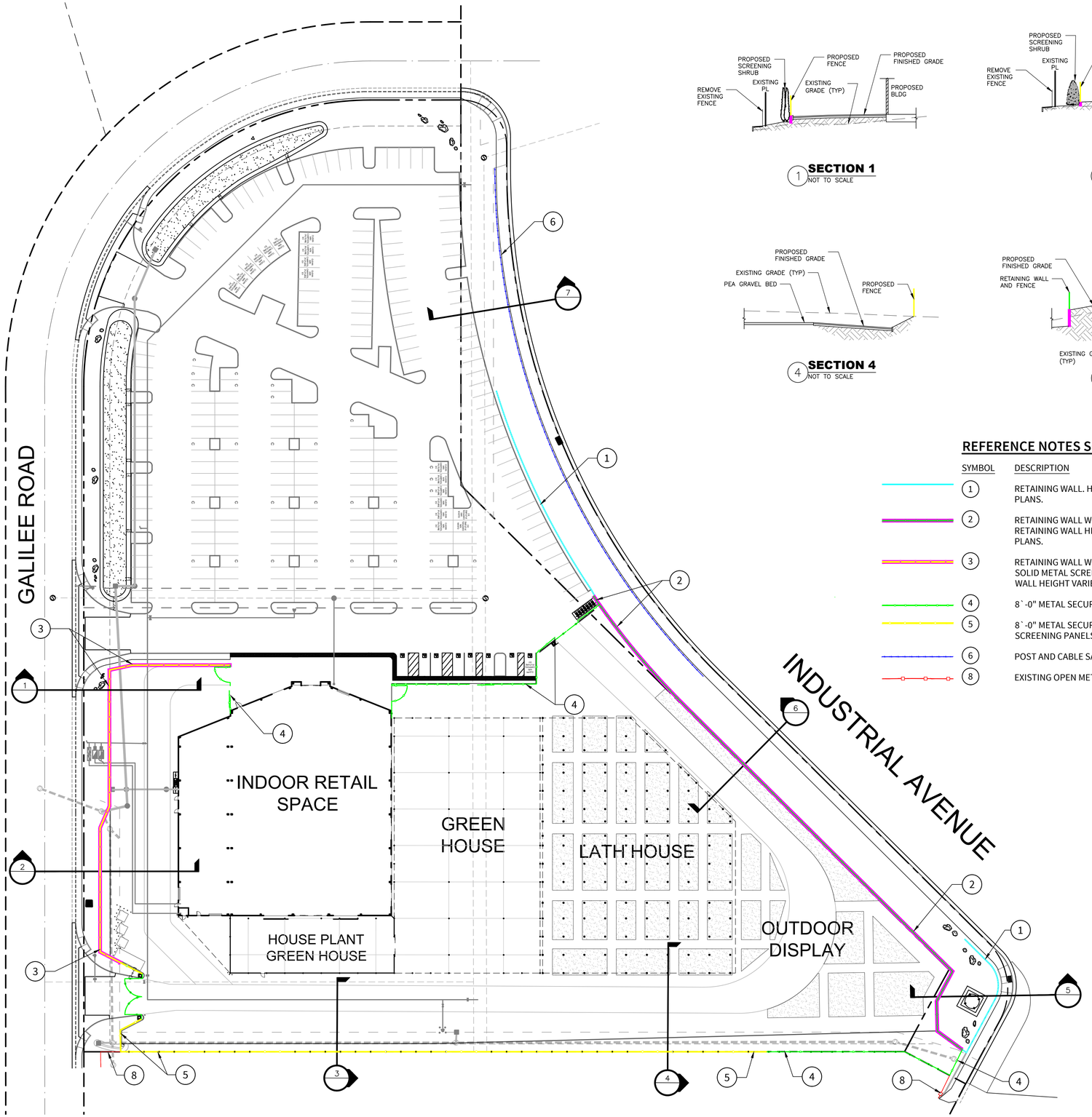

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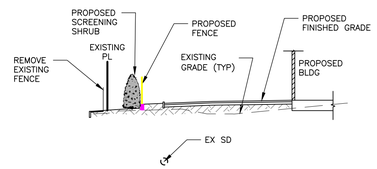

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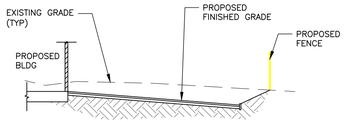
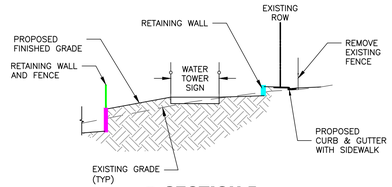


3 **SECTION 3**
NOT TO SCALE

4 **SECTION 4**
NOT TO SCALE



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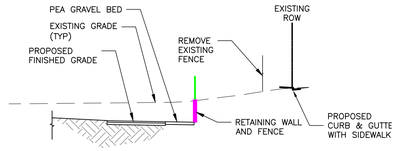
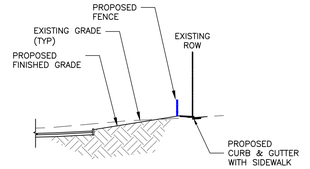


6 **SECTION 6**
NOT TO SCALE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RETAINING WALL. HEIGHT VARIES, SEE CIVIL ENGINEERING PLANS.
2	RETAINING WALL WITH 8`-0" METAL SECURITY FENCE. RETAINING WALL HEIGHT VARIES, SEE CIVIL ENGINEERING PLANS.
3	RETAINING WALL WITH 8`-0" METAL SECURITY FENCE WITH SOLID METAL SCREENING PANELS TO 6`-0". RETAINING WALL HEIGHT VARIES, SEE CIVIL ENGINEERING PLANS.
4	8`-0" METAL SECURITY FENCE.
5	8`-0" METAL SECURITY FENCE WITH SOLID METAL SCREENING PANELS TO 6`-0".
6	POST AND CABLE SAFETY FENCE.
8	EXISTING OPEN METAL FENCE.



7 **SECTION 7**
NOT TO SCALE

Scale: 1" = 40'-0"

FUHRMAN LEAMY LAND GROUP
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2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllandgroup.com

GREEN ACRES NURSERY & SUPPLY

GALILEE ROAD, ROSEVILLE, CALIFORNIA 21001-02 05-28-2021

PRELIMINARY FENCING PLAN

PL2

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PC EXHIBIT G

Plan View
Scale - 1" = 50ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple r	LLF	Wattage	Efficiency	Distribut ion	Polar Plot	Notes
	A		7	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution		1	RSX2_LED_P4_40K_R5.ies	25987	1	0.92	379.08	100%	TYPE VS, BUG RATING: B5 - U0 - G4		
	B		5	Lithonia Lighting	RSX2 LED P4 40K R3	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution		1	RSX2_LED_P4_40K_R3.ies	25000	1	0.92	189.54	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G4		
	C		0	Lithonia Lighting	RSX2 LED P4 40K R2	RSX Area Luminaire Size 2 P4 Lumen Package 4000K CCT Type R2 Distribution		1	RSX2_LED_P4_40K_R2.ies	25090	1	0.92	189.5392	100%	TYPE II, SHORT, BUG RATING: B3 - U0 - G2		
	D		7	Lithonia Lighting	WDGE3 LED P4 70CRI R4 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC		1	WDGE3_LED_P4_70CRI_R4_40K.ies	12537	1	0.92	87.8914	100%	TYPE IV, SHORT, BUG RATING:		
	G		7	HI-LITE Lighting	DECORATIVE	H-15124-95/HL-A-95/DCC/ 38WLED2/ 40/WBCM-M -		1	ARC2_LED_P4_40K.ies	4124	1	0.92	29.4252	100%	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G4		
	W			Hi Lite	SIGN ILLUMINATION	H-15124-95/HL-A-95/DCC/ 38WLED2/ 40/WBCM-M -									SHORT, BUG RATING: B2 - U0 -		

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back driveway	+	2.2 fc	11.2 fc	0.0 fc	N/A	N/A
Parking area- drive-in aisles	+	3.9 fc	7.7 fc	0.2 fc	38.5:1	19.5:1
West delivery aisle	+	3.5 fc	15.6 fc	0.1 fc	156.0:1	35.0:1

PERFECTION ELECTRIC

5710 Auburn Blvd #11
Sacramento CA. 95841
(916) 348-7788
(916) 348-0526 fax
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LICENSED CONTRACTOR
STEVEN E. LEIBOWITZ
C-10
#450808
STATE OF CALIFORNIA

A NEW BUILDING FOR:
GREEN ACRES NURSERY AND SUPPLY
GALILEE ROAD
ROSEVILLE CA

ISSUE TYPE:

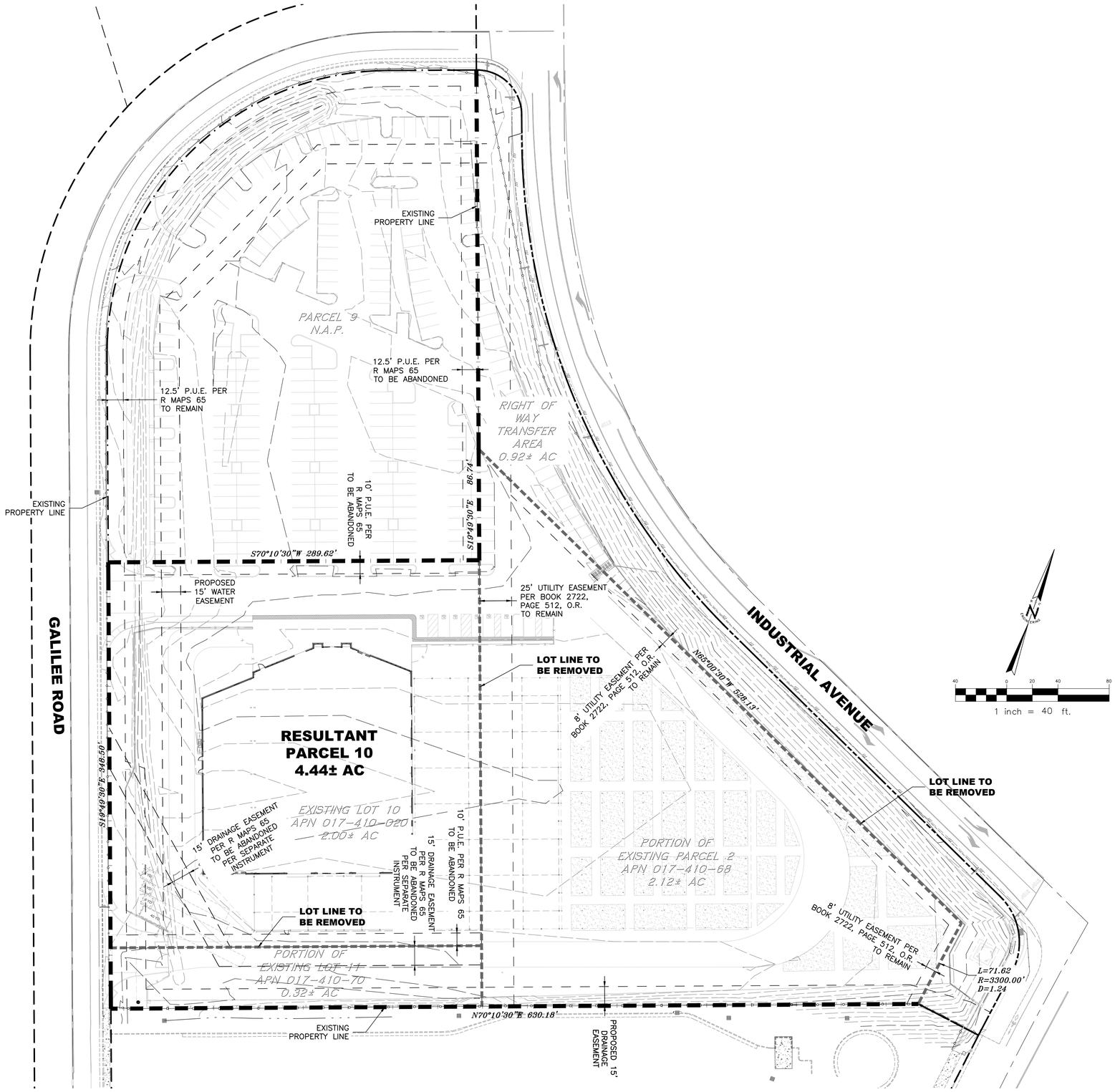
REVISIONS:

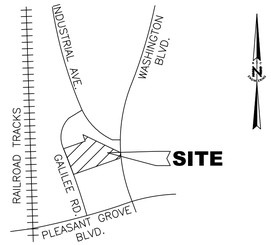
DATE: 2/18/21

PROJECT NUMBER: 21-5

DRAWING TITLE: PHOTOMETRIC

SHEET NUMBER: E-1





VICINITY MAP
NOT TO SCALE

OWNER :

CITY OF ROSEVILLE

DEVELOPER :

GREEN ACRES NURSERY & SUPPLY
604 SUTTER STREET, SUITE 350
FOLSOM, CA 95630
ATTN: MIKE DEUTSCH
(916) 296-7255
MIKE@IDIGGREENACRES.COM

APPLICANT :

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR., SUITE 150
ROSEVILLE, CA 95661
ATTN: TIFFANY WILSON
(916) 788-2884
T.WILSON@RSC-ENGR.COM

APN

017-410-020
017-410-068
017-410-070

ZONING/LAND USE

GC/CC

EXISTING ACREAGE

LOT 10:	2.00± AC
PORTION LOT 11:	0.32± AC
PORTION PARCEL 2:	2.12± AC
RIGHT OF WAY AREA:	0.92± AC
TOTAL:	5.36± AC

PROPOSED ACREAGE

LOT 10:	5.36± AC

LEGEND :

- EXISTING PROPERTY LINE
- LOT LINE TO BE REMOVED
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS

CITY OF ROSEVILLE APPROVAL

GREEN ACRES NURSERY & SUPPLY

LOT MERGER EXHIBIT

LM

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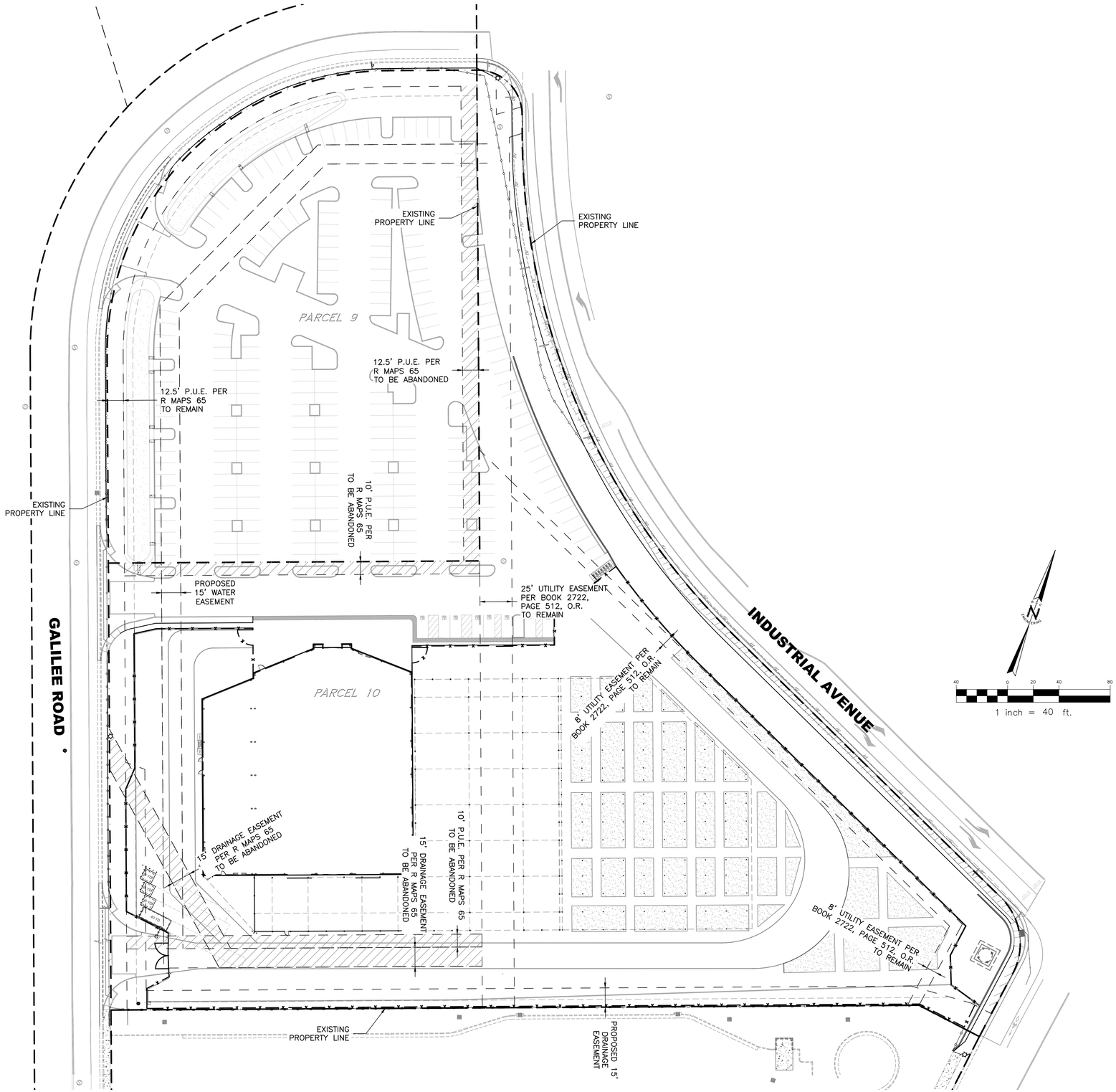

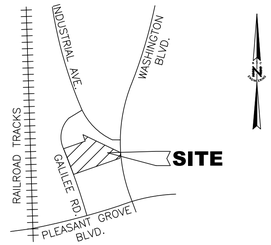

VICINITY MAP
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APN

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017-410-068
017-410-070

ZONING/LAND USE

GC/CC

LEGEND :

- EXISTING PROPERTY LINE
- EXISTING EASEMENTS
- EXISTING EASEMENT TO BE REMOVED

CITY OF ROSEVILLE APPROVAL

GREEN ACRES NURSERY & SUPPLY

ABANDONMENT EXHIBIT

ABAN

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