



AGENDA

June 15, 2017

DESIGN COMMITTEE MEETING

4:30 p.m.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

1. ROLL CALL

2. CONSENT CALENDAR

2.1. MINUTES OF APRIL 20, 2017

2.2. MINUTES OF APRIL 26, 2017

3. REQUESTS/PRESENTATIONS

3.1. WRSP PCL W-61B - WESTPARK STORAGE - 4351 WESTPARK DRIVE - FILE #PL16-0391

Request: Approval of a Design Review Permit to construct a 168,315 square foot storage facility consisting of an office, managers unit, parking, site lighting, and landscaping. In addition, a portion of the property located to the north of the proposed storage facility will be utilized for outdoor vehicle storage.

Recommendation: Pass a motion to

1. Adopt the Negative Declaration; and
2. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety (90) conditions of approval.

Owner: Jeff Jones, WestPark Roseville, LLC

Applicant: Timothy Alatoree, Domum

4. BOARD MEMBER / COMMISSIONER / STAFF REPORT

4.1. REPORT FROM STAFF - WATER EFFICIENT LANDSCAPE DESIGN AND STREETSCAPE PLANTING (Ogden)

Staff has prepared this report as background information for the Committee to aid in a discussion regarding the City's adopted Water Efficient Landscape Ordinance (WELO) and streetscape plantings. *This is an informational item. No motion is required.*

5. ORAL COMMUNICATIONS

6. ADJOURNMENT



DESIGN COMMITTEE

Title: MINUTES OF APRIL 20, 2017

Meeting Date: 6/15/2017
Item #: 2.1.

ATTACHMENTS:

Description

April 20, 2017 Draft Minutes



**Design Committee Meeting
April 20, 2017 – 4:30 p.m.
Draft Minutes**

I. ROLL CALL – *Silent*

Committee Members Present

Charles Krafka, Chair
Michael Motroni, Vice-Chair

Committee Members Absent

Daniel Wesp – *Absent Excused*

Staff Present

Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Joe Mandell, Sr. Deputy City Attorney
Lisa Carpenter, Recording Secretary

II. CONSENT CALENDAR

Chair Krafka asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Krafka asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF MARCH 16, 2017

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Krafka, to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Motroni, Krafka

Noes: None

Abstain: None

III. NEW BUSINESS

Chair Krafka requested that Item III.B. a Design Review Permit, an Administrative Permit and a Lot Line Adjustment request for Eureka Gateway MOB – NERSP PCL 8 – 1513 Eureka Road and 1411 Rocky Ridge Drive, File # PL16-0169 not be heard at the meeting. He requested that this item be moved to be heard at a Special Design Committee Meeting to be held on Wednesday, April 26, 2017 at 4:30 p.m. The request was made so that a quorum to take action on the project could be reached.

A. NIPA PCL 50, 19 – PROJECT ONE – 7701 FOOTHILLS BLVD. – FILE # PL17-0038

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Representative, Brent Collins for the Applicant, addressed the Committee and responded to questions. He stated that they were in agreement with staff recommendations.

Public Comment:

No public comments were received on this project

Committee Discussion:

- Modify condition number four (4) on Staff Report to reflect “for a total of 400 feet adjacent to Industrial Bl. to screen the loading dock bays visible from Foothills Blvd.”
- Add a condition (4a) to reflect “Additional trees at 40 feet on center shall be planted along the eastern property line to help screen views of the project site, to the satisfaction of the Planning Division.

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

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Krafka to approve.

The motion passed with the following vote:

Ayes: Motroni, Krafka

Noes: None

Abstain: None

IV. REPORTS: COMMISSION/STAFF

Staff

- No items for next month’s meeting. WELO discussion pushed to June.

V. ORAL COMMUNICATION

Chair Krafka opened the Oral Communication. Hearing none, Chair Krafka closed the Oral Communication.

VI. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Committee member Motroni made the motion, which was seconded by Committee member Krafka, to adjourn the meeting.

The motion passed unanimously at 4:55 p.m.



DESIGN COMMITTEE

Title: MINUTES OF APRIL 26, 2017

Meeting Date: 6/15/2017
Item #: 2.2.

ATTACHMENTS:

Description

April 26, 2017 Draft Minutes



**Design Committee Special Meeting
April 26, 2017 – 4:30 p.m.
Draft Minutes**

I. ROLL CALL – *Silent*

Committee Members Present

Charles Krafka, Chair
Daniel Wesp

Committee Members Absent

Michael Motroni, Vice-Chair

Staff Present

Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Matt Todd, Associate Engineer
Joe Mandell, Sr. Deputy City Attorney
Lisa Carpenter, Recording Secretary

II. NEW BUSINESS

A. EUREKA GATEWAY MOB – NERSP PCL 8 – 1513 EUREKA RD AND 1411 ROCKY RIDGE DR – FILE # PL16-0169

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, Phil Titus, LPAS Architecture, addressed the Committee and responded to questions. He stated that they were in agreement with staff recommendations.

Public Comment:

- Buzz Homsy– Spoke in favor of the project.
- Question about the trash area in the back obstructing the road.
- Question about a right turn pocket off Eureka Rd.

Committee Discussion:

- Reciprocal access agreement.
- Landscaping.

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

MOTION

Committee Member Wesp made the motion, which was seconded by Chair Krafka to take the following actions:

- A. Adopt the Negative Declaration,
- B. Adopt the four (4) findings of fact for the Design Review Permit,
- C. Approve the Design Review Permit subject to eighty-three (83) conditions of approval,

- D. Adopt the two (2) findings of fact for the Administrative Permit,
- E. Approve the Administrative Permit subject to two (2) conditions of approval,
- F. Adopt the four (4) findings of fact for the Lot Line Adjustment, and
- G. Approve the Lot Line Adjustment subject to thirteen (13) conditions of approval.

The motion passed with the following vote:

Ayes: Wesp, Krafka

Noes: None

Abstain: None

III. ORAL COMMUNICATION

Chair Krafka opened the Oral Communication. Hearing none, Chair Krafka closed the Oral Communication.

IV. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Committee member Wesp made the motion, which was seconded by Chair Krafka, to adjourn the meeting.

The motion passed unanimously at 4:50 p.m.



DESIGN COMMITTEE

Title:

WRSP PCL W-61B - WESTPARK STORAGE - 4351 WESTPARK DRIVE -
FILE #PL16-0391

Meeting Date: 6/15/2017

Item #: 3.1.

ATTACHMENTS:**Description**

Staff Report

Initial Study & Environmental Checklist, with attachments

ITEM III-A: DESIGN REVIEW PERMIT – 4351 WESTPARK DRIVE – WRSP W-61B – WESTPARK STORAGE – PL16-0391

REQUEST

The applicant requests approval of a Design Review Permit to construct a 168,315 square foot storage facility consisting of an office, managers unit, parking, site lighting, and landscaping. In addition, a portion of the property located to the north of the proposed storage facility will be utilized for outdoor vehicle storage.

Applicant – Timothy Alatoree, Domum
Owner – Jeff Jones, WestPark Roseville, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the Negative Declaration; and
- B. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety (90) 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 4351 Westpark Drive, within the West Roseville Specific Plan (WRSP) and has a land use and zoning designation of General Industrial (M2/IND). In 2005, a portion of the vacant site was graded and asphalt was poured for an approximately 5,000 square foot parking lot to store construction equipment related to residential development in the WRSP. In addition, an access road was constructed through the subject site to provide a connection point from Westpark Drive to Westbrook Boulevard. To date, no project entitlements have been approved for the site, and at this time the applicant is seeking approval of an indoor self-storage facility totaling approximately 168,000 square feet with a 1,215 square foot office, 1,827 square foot manger building with a two car garage, and an outdoor storage area totaling approximately 2 acres for recreational vehicles and boats.

SITE INFORMATION

Location: 4351 Westpark Drive, APN 482-340-001-000

Roseville Coalition of Neighborhood Associations (RCONA): A notice was sent to the Westpark Neighborhood Association and RCONA Board with information on the proposed project. To date, staff has not been contacted by any interested parties in opposition of the project.

Total Acreage: 11.37 acres

Site Access: Access will be provided via two driveways off Westpark Drive. In addition, there will be multiple internal drive-aisles providing access throughout the proposed storage facility.

Topography: Approximately $\frac{3}{4}$ of the site was previously graded and portions of the graded area have been paved. Vegetation is located throughout the site and is primarily dominated by relatively flat topography supporting non-native annual grasslands. No native oak trees are present onsite and there are no delineated wetlands or other sensitive habitat on the subject parcel.

Grading: The proposed project area is undeveloped and grading of the property will be necessary to provide the parking areas, drive aisles and building pads. Earthwork quantities are estimated to total 10,000 cubic yards of cut and fill that will be balanced onsite.

Figure 1 – Vicinity Map



ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	25'	25'
Landscape Setbacks	25'	25'
Building Height Limit	50' maximum	27' (measured at highest point)
Parking Spaces	4 spaces plus 2 spaces for the managers quarters	5 spaces plus 2 spaces for the managers quarters
% of compact spaces	(up to 30% max)	0
# of handicapped spaces	1	1
% of shaded parking	50%	79%
Bicycle Racks	0	0

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B), Landscape Plan (Exhibit C), Elevations (Exhibit D), Grading & Drainage Plan (Exhibit E) and Utility Plan (Exhibit F).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, WRSP, and the City's Community Design Guidelines (CDG). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on areas of interest and pertinent design issues.

Site Planning & Building Siting: The proposed self-storage facility will be developed in two phases. Phase 1 will include the construction of seven buildings (Buildings A, C-H) primarily on the southern portion of the property and will result in the northern portion of the site being utilized for outdoor vehicle storage. Phase 2 will include the construction of three additional storage buildings (Buildings B, I & J) with the remaining two acres of the site, located along the northern boundary, left available for outdoor vehicle storage. With Phase 1 the eastern portion of the site will be developed with a building located 25 feet from Westpark Drive and will include a two story element that measures approximately 27 feet in height. The manager's unit will be located on the second story near the entrance and will enhance the building's streetscape presence by locating the two story element near the road to provide an entry point that will be easily identifiable. The primary drive aisle and parking lot will be located to the south of this area. To help screen internal views of the facility, buildings will be located around the eastern and southern perimeter of the site. For security purposes, the openings between the buildings and western property line will be enclosed with an eight foot tall ornamental wrought iron fence. In addition, the north portion of the site will be secured with an eight foot tall chain-link fence. In reviewing the project, staff considered requiring enhanced fencing along the northern boundary; however, due to limited visibility of this area and its interface with the Pleasant Grove Waste Water Treatment Plant (PGWWTP), the proposed chain link fence was found to be acceptable (further discussion is provided in the landscape section of this report).

Finally, the project site is located on a portion of two parcels and staff recommends that the applicant process a Lot Line Adjustment (LLA) to create a parcel consistent with the footprint of the proposed development. The applicant is agreeable to this, and to memorialize the requirement, Condition #5 has been added requiring approval and recordation of a LLA prior to the issuance of any Building Permit.

Green Site Design: A 25-foot wide vegetated swale located along the western property line will limit surface water and pollutant runoff by maximizing the use of pervious surfaces and vegetative ground cover. The proposed swale will also enhance the landscape design by incorporating various landscape materials and will buffer the site from future development to the west. Further, the swale will serve as an overland drainage release for the property to the north. To ensure this area is maintained appropriately, a 25-foot wide public drainage easement shall be dedicated along the entire western property line to the benefit of the parcel to the north (see Condition #67b).

Vehicle Access, Circulation, & Parking: Access to the project site will be provided via two unrestricted driveways off Westpark Drive. The southerly driveway will provide primary access and a secondary access point located at the northeast corner of the site will provide the required Emergency Vehicle Access (EVA) through an existing driveway on City owned property. The internal circulation pattern will consist of two-way drive aisles and an access road that runs through the site, ultimately providing a connection point to

Westbrook Boulevard. Consistent with the CDG, the project provides the appropriate access, EVA, and internal circulation. Therefore, staff does not recommend any changes to the proposed access or circulation pattern.

Parking/Loading: The Zoning Ordinance requires a total of six parking spaces for customers and the caretaker/manager's quarters. The project includes seven parking spaces, and thus meets the required parking obligation. Also, additional parking spaces are located within the site for patrons of the facility and the internal driveways are of sufficient width to allow customers to park and load/unload vehicles.

Architecture: The site will include one building with a two-story element and seven one-story, storage buildings that average 12 feet in height. The primary entrance to the project will front on Westpark Drive and will include the caretaker's residence on the second story, which will have the highest roofline (at 27 feet) to provide a more dominant feature. To provide screening and improve the visual character of the site, four buildings with enhanced architecture will be located around the eastern and southern perimeter and will include tower elements that measure approximately 16 feet. The building's exterior will consist of a stucco finish (utilizing three primary earth tone colors), score lines, metal trellises, windows and stacked stone. Staff has worked with the applicant on the wall design for the street-facing elevations, in order to avoid long expanses of a uniform wall plane, and as a result, the building design consists of taller tower features with enhanced articulation and additional stone (see Exhibit D).

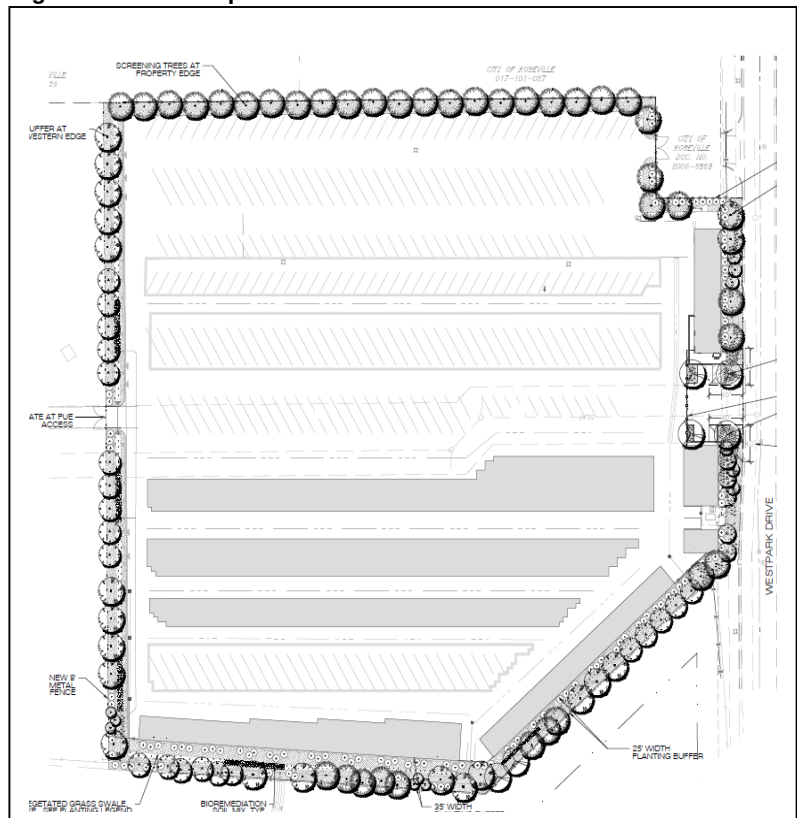
Figure 2: 3D Renderings



As noted above, the project has a significant entry that is emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features (i.e. pilasters, awnings, windows and stone). The colors, materials, and design of the building meet the intent of the WRSP Design Guidelines and CDG. As such, staff supports the building design as proposed.

Landscaping: The project will provide a 25-foot wide landscape setback along Westpark Drive and along the southeast corner of the property. In addition, a 35-foot, 25-foot and 15-foot wide landscape setback will be provided around the south, west, and north property lines, respectively. The landscape planters will consist of large evergreen screen trees to limit views of the parcel from surrounding properties and will include Deodar Cedars and interior Live Oaks. In addition, smaller shade trees, shrubs and ground cover will be incorporated into the landscape design (see Exhibit D). To ensure adequate screening from the most sensitive uses, the southern boundary of the property will provide a 35-foot wide landscape corridor to provide screening from the residential homes located approximately 500 feet to the southwest (across the open space). Based on the distance from the site and the substantial landscape buffer, staff does not anticipate any visual impacts effecting these homes. It should also be noted that special consideration was paid to the northern property boundary, as the WRSP Design Guidelines recommend a landscape buffer consisting of a double-row of evergreen trees, planted a minimum 35' on center, in a staggered pattern and a masonry wall along the property line shared with the PGWWTP. Based on the interface between the PGWWTP and the proposed storage facility/outdoor vehicle storage yard, impacts are expected to be minimal compared to other more sensitive uses anticipated by the specific plan at this location. As such, the proposed 15 foot setback with a row of staggered trees (35 feet on center) and chain-link fence will provide appropriate separation; however, future development to the west may be required to adhere to the specific plan design guidelines if the proposed use is classified as a sensitive receptor (e.g. office space, personal service use, etc.).

Figure 3 – Landscape Plan



As proposed, staff finds the landscape plan meets the intent of the WRSP Design Guidelines and the CDG and no additional changes are recommended.

Design Review Permit Conclusion

Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and within the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Division prepared an Initial Study and Negative Declaration for this project, which was posted on May 26, 2017. Based on the Initial Study evaluation there were no significant environmental effects associated with the project. The document is available for review at the Development Services - Planning Division, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until June 14, 2017. To date, no comments on the document have been received.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the Negative Declaration (Exhibit A) for the **DESIGN REVIEW PERMIT – 4351 WESTPARK DRIVE – WRSP W-61B – WESTPARK STORAGE – PL16-0391**.
- B. Adopt the four (4) findings of fact as listed below and approve the **DESIGN REVIEW PERMIT – 4351 WESTPARK DRIVE – WRSP W-61B – WESTPARK STORAGE – PL16-0391** as shown in Exhibits B–F and subject to ninety (90) conditions of approval.
 1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, 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, WRSP, and Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site 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, WRSP, and 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.*

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (FILE # PL16-0391)

1. This Design Review Permit Approval shall be effectuated within a period of two (2) years from **June 15, 2019** and if not effectuated shall expire on **June 15, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **June 15, 2020**. (Planning)
2. The project is approved as shown in Exhibits A–F and as conditioned or modified below. (Planning)
3. The project shall be addressed as 4351 Westpark Drive. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Parks, Finance)
5. The applicant shall receive approval of a Lot Line Adjustment that creates a parcel consistent with the development footprint of the proposed Westpark Storage project and record the map prior to issuance of any Building Permits. (Planning)
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, underground utilities and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Land Development 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. (Engineering)
9. 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. Parking stalls shall meet, or exceed, the following minimum standards:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" 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) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 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 1127B and 1129B. (Building)
11. 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)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Design Committee, including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Design Guidelines for the WRSP and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Open Space, Planning)
 - f) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the Building Division 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)
18. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Fire)
19. Provide an approved building address number on the upper section of the building, as required by CFC Section 901.4.4 as amended by the City of Roseville. Landscape planting shall not obstruct the building address. (Fire)
20. California Energy Code compliance shall be provided for all interior light systems. (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 Engineering prior to approval of any plans. This shall include, but not be limited to, the proposed shared driveway on Roseville Parkway. (Engineering)
22. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)
23. Bike parking shall be provided per the California Green Building Standards. (Alternative Transportation, Building)
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. A 45 ft. wide standard Type A-7 driveway shall be constructed to provide full access to the site. (Engineering)
26. The proposed vegetated swales along the western property line also serve the purpose of providing an overland drainage release for the property to the north. As such, the northwest corner of the project site shall be designed and graded in such a way as to accommodate this overland release drainage. (Engineering)
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The

grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

28. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (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, 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. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Planning)
33. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Planning)
34. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Planning)
35. 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, if applicable, for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
36. 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)

37. 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)
38. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
39. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
40. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
41. The 24" water main is to be constructed from Westpark Drive to the project's west property line. (Environmental Utilities)
42. The outfall manhole outside of the easement shall be shifted. Remove cleanouts and install manholes at angle points. (Environmental Utilities)
43. No parking shall be allowed over sewer manholes. (Environmental Utilities)
44. Per the DA irrigation is to use recycled water. (Environmental Utilities)
45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
49. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
50. Two points of access are required for this project in accordance with the Roseville Fire Department access standard. The design of the vehicle access shall meet the satisfaction of the Roseville Fire Department. (Fire)
51. The fire department connect (FDC) shall be designed to serve all the buildings within this project, located along the entry point of this complex. (Fire)
52. Electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site in accordance with Section 902 of the Roseville Fire Code. In addition, add the following note to the drawing. **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific key switch for the City of Roseville. An acceptance test of the Knox access system shall be witnessed by the Fire Department prior to Final Approval of the project.** (Fire)
53. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
54. Installation of all emergency vehicle access gates (manual and automatic) will require a separate fire department permit in accordance with the California Fire Code. Permit application shall be reviewed and approved prior to occupancy. (Fire)
55. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
56. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
57. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)

58. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)
59. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
60. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
61. 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 (Electric)
62. 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)

63. 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)

64. 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:

65. 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)

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

- a) A 25-foot wide public utilities easement along Westpark Drive. (Environmental Utilities)
- b) A 25-foot wide public drainage easement, for the purpose of overland release, shall be dedicated along the entire western property line to the benefit of the parcel to the north. (Engineering)
- c) Water, sewer, and reclaimed water easements. (Environmental Utilities)
- d) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Engineering, Environmental Utilities, Electric)

67. Easement widths shall comply with the City's Design 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)

68. 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)
69. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
70. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
71. 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)
72. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
73. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
74. 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)
75. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. This includes but is not limited to the extension of the 4'-4" conduits located on the westerly side of Westpark Drive. (Electric)
76. 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)
77. 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)

78. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

79. 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:

80. 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)

81. 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)

82. 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)

83. 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)

84. 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)

85. 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)

86. 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)

87. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

88. 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)

89. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO 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 Occupancy. (Building)
90. 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) Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Attachment

1. Colors & Materials

Exhibits

- A. Initial Study and Negative Declaration
- B. Site Plan
- C. Landscape Plan
- D. Color Elevations
- E. Grading & Drainage Plan
- F. Utility Plan

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

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	WRSP W-61B – WESTPARK STORAGE – PL16-0391
Project Location:	4351 WESTPARK DRIVE
Project Description:	The applicant requests approval of a Design Review Permit to construct a self-storage facility and office totaling 168,315 square feet with outdoor vehicle storage on approximately 2 acres of the site.
Project Applicant:	Timothy Alatoree, Domum
Property Owner:	Jeff Jones, WestPark Roseville, LLC
Lead Agency Contact:	Wayne Wiley, Associate Planner (916) 774-5272

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project (see Attachments 1–3). 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, use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze the project at hand. 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 the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

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

Prepared by: _____ Date: _____
 Wayne Wiley, Associate Planner

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PROJECT DESCRIPTION

Project Location

The project site is located at 4351 Westpark Drive, within the West Roseville Specific Plan Area (WRSP) (see Figure 1).

Background

The project site is located at 4351 Westpark Drive, within the WRSP and has a land use and zoning designation of General Industrial (M2/IND). In 2005 a portion of the vacant site was graded and asphalt was poured for a 5,000 square foot parking lot to store construction equipment related to home development in the WRSP. In addition an access road was constructed from east to west to provide a connection point from Westpark Drive to Westbrook Boulevard. To date, no project has been approved for the site, and at this time the applicant is seeking approval of an indoor and outdoor storage facility totaling approximately 168,000 square feet with a 1,215 square foot office, 1,827 square foot manger building with a two car garage, and outdoor storage area for recreational vehicles and boats.

Figure 1: Project Location



Environmental Setting

The project site is partially developed with approximately $\frac{3}{4}$ of the site having been previously graded with portions of the graded area paved. Vegetation on the site is located throughout and is primarily comprised of landscape plantings that are generally grouped by species, and is dominated by relatively flat topography supporting non-native annual grasslands. No native oak trees are present on the site and there are no delineated wetlands or other sensitive habitat located on site.

Proposed Project

Design Review Permit – A Design Review Permit for the construction of a 168,315 square foot storage facility, office and managers unit, parking, site lighting, and landscaping is proposed with this project. An outdoor vehicle storage area located to the north of the site is also proposed with this application. Based on the size of the site, development of the 11.4 acre property is anticipated to occur in two phases as indicated in Exhibit A.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - o Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - o Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - o North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - o Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - o North Roseville Area Design Guidelines (Resolution 92-226)
 - o Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - o Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - o Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - o Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
 - o West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
 - o Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
 - o Creekview Specific Plan and Design Guidelines (Resolution 12-320)
 - o Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Sierra Vista Specific Plan Final Environmental Impact Report
- Subsequent EIR & Roseville 2020 Transportation System Capital Improvement Program Update
- West Roseville Specific Plan Final Environmental Impact Report
- Fiddymont Ranch Phase 3 Subsequent Environmental Impact Report
- Amoruso Ranch Specific Plan Final Environmental Impact Report

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific (ARSP) 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 proposed project consists of a one-story ±168,000 storage facility with a manager's office and associated parking, landscaping and lighting. The height of the storage buildings will average approximately 12 feet to the top of the parapet and will include architectural tower elements that measure a maximum height of ±16 feet. The building's exterior will consist of a stucco finish (in earth tone colors), metal trellises, and stacked stone accents on the architectural tower elements. Three primary colors will be used throughout the building design as well as shade and shadow contrast and score lines (see Exhibit B). The storage units will be screened by walls located around the east and south perimeters of the site and a chain-link fence and wrought iron will be installed around the north and west perimeters respectively. In addition, a 35-foot wide landscape buffer will be adjacent to Westpark Drive.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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) The project site is located adjacent to open space; however, 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 that anticipated development of an industrial use, 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. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City of Roseville is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on

PFE Road) that is adjacent to the City. None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry

resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

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

III. Air Quality

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Based on the proposed 168,000 square foot storage facility, the anticipated air quality impacts have been compared to a similar sized project that has been analyzed by the Sacramento Metropolitan Air Quality Management District (SMAQMD) operational screening levels. This analysis indicates that a Regional Shopping Center totaling 141,000 square feet would generate GHG emissions and toxic air contaminants that would not exceed emission threshold standards. Although the square footage of the two facilities are slightly different, the Regional Shopping Center would generate approximately 500 trips per day compared to 50 generated by the proposed use. As such, the level of emissions generated by the storage facility is well below the applicable Air Quality Standards.

Accordingly, the proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further*

Progress Plan (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts.

- c) As described in section a–b, the project will not contribute significant project-level criteria air pollutant emissions. Consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.
- d) As described in section a–b, the project will not result in any new significant impacts related to criteria pollutants. With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts are less than significant.
- e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site; 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 totals 11.37 acres in size and has several areas of non-native grasses dispersed throughout. Portions of the site have been graded and a maintenance road has been constructed through the middle of the site. Presently the site is characterized by non-native grasses and no native oak trees or other biological resources.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the

policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

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

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

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

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

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

Aside from wetlands, checklist item b also addresses other “sensitive natural communities,” which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are

Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

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

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

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

Discussion of Checklist Answers:

- a) The proposed storage facility will be developed with ten buildings and associated parking, landscaping and lighting. The site is isolated from the adjacent open space habitat, and while the property could provide refuge for common, small burrowing mammals or reptile species found in urban environments, it is too small and isolated to provide habitat for larger animals or predators. Birds of prey could forage incidentally on the site; however, the site is too isolated and small to provide any substantial or vital habitat. There are no trees on the site for nesting. The WRSP EIR did not identify any rare or endangered wildlife species that inhabited the project site. Therefore, the project will not cause any substantial adverse impacts to a special status species.
- b) There were no sensitive natural communities observed or identified on the site, and thus the project will have no impact with regard to this criterion.
- c) No potential wetlands have been identified or observed on the site, nor has the site been known historically to support wetlands. Since the site does not contain wetlands, there is no impact with regard to this criterion.
- d) The City includes an interconnected network of open space corridors and preserves located throughout the City to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.
- e) The City does have a Tree Preservation Ordinance for the protection of native oak trees; however, there are no native oak trees on the project site, as it is fully developed with a surface parking lot, associated drive aisles, lighting and landscaping.
- f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site.

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

The CEQA Guidelines contains specific sections, other than the checklist items, related to the treatment of effects on historic and archeological resources. Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts

to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

- a,b,d) No cultural resources are known to exist on the project site per the WRSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the WRSP EIR; project-specific impacts are less than significant.
- c) No paleontological resources are known to exist on the project site per the WRSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the WRSP EIR; project-specific impacts are less than significant.

VI. Geology and Soils

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake

safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

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

Discussion of Checklist Answers:

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

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

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are relatively flat and 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 site and cut and fill quantities will balance. Grading activities require a Grading Permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.
- c, d) The project site is not located in a sensitive geologic area and does not expose people to potential geologic impacts. Additionally, the Roseville General Plan finds such impacts to be less than significant since new buildings and structures are required to comply with all applicable building codes. The City of Roseville Building Division will review construction plans before a building permit is issued and the

¹ United States Geological Survey, <http://earthquake.usgs.gov/learn/glossary/?term=active%20fault>, Accessed January 2016

Engineering Division will review and approve all rough grading plans to insure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

- e) The proposed project would be connected to the City's sanitary sewer system and would not involve the installation of septic tanks or alternative wastewater disposal systems. There would be no impact with regard to this criterion.

VII. Greenhouse Gases

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

³ Includes Pavely and Renewables Portfolio Standard reduction

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

Table 1: GHG Significance Thresholds

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

Discussion of Checklist Answers:

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

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

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

result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are calculated on a per capita or square foot basis, are presented in 1.

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

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

Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. However, as noted in the air quality section, construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Furthermore, the Sacramento Metropolitan Air Quality Management District (SMAQMD) operational screening levels provide for the allowable levels for various uses. While it does not include specific information for self-storage facilities, when comparing the proposed use to a 141,000 square foot regional center (which would generate significantly more trips and operational GHGs emissions), it is apparent that the proposed use will be under all significant thresholds. As such, a storage facility of this size that will generate approximately 50 trips per day, would not be the cause of significant GHG emissions. In addition, in terms of building energy usage, lighting, heating and cooling of a storage facility is unlike a typical commercial use and would result in only minor energy consumption. As such, the proposed project's short-term construction-related and long-term operational GHG emissions would not be cumulatively considerable.

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

VIII. Hazards and Hazardous Materials

Hazards and Hazardous Materials are not proposed for the site and there are no hazardous cleanup sites of record within 1,000 feet of the site according to either the Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>) or the State Water Resources Control Board Geotracker database (<http://geotracker.waterboards.ca.gov/>). No previous environmental review of the site has found

evidence of contamination or hazardous conditions. The nearest school to the project site is Chilton middle school, located approximately 2,000 feet southeast of the 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 through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-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
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–h listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

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

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

Discussion of Checklist Answers:

- a, b) The storage facility will restrict the storage of certain hazardous materials per the leasing contracts; however some lessees could potentially store toxic/flammable materials. These would be 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 65962.5⁴; therefore, no impact will occur.
- g) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Though land designated for industrial uses could house operations which use or handle large quantities of hazardous materials, a self-storage facility is not such a use. The office and caretaker's residence would have only those materials commonly found in households. Self-storage facilities also have rules prohibiting the personal storage of hazardous or noxious materials within the storage units. Thus, the operational Project would not result in significant impacts related to this topic.
- h) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

IX. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiches, tsunamis, or mudflow?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a,c,d,f) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and 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 plans 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) 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 ARSP Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant.
- g, h) According to the City's floodplain data, the project is not located within the City's Regulatory Floodplain. As a result, implementation of the proposed project would not place housing or any structures within an area at risk of flood flows. There would be no impact with regard to these criteria.
- i) Folsom Dam, which is located approximately 10 miles southeast of the project site, is the closet dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage of Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure. Therefore, there would be no impact.
- j) Because the proposed project is located within an area of flat topography and is furthermore not within a floodplain there is no risk of debris flow or mudflow. There would be no impact with regard to this criterion.

X. Land Use and Planning

The project site is located within the WRSP and has a zoning and land use designation of General Industrial. The proposed storage facility and outdoor vehicle storage yard is principally permitted and is considered to be consistent with the zoning and land use designations.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

- a) The project will not divide an existing community; therefore, no impact would occur.
- b) The project site currently has a General Plan and zoning designation of General Industrial (IND/M2). Per the General Plan, the IND land use designation is consistent with the M2 zone, and the intent of the M2 zone district is for a broad range of industrial uses including manufacturing, assembly, wholesale distribution, and warehousing. As proposed, the storage facility and outdoor vehicle storage lot is principally permitted within the M2 zone district and consistent with the General Industrial land use designation. In addition, the storage facility is compatible with the surrounding land uses and zoning designations of the adjacent parcels. As such, the proposed the storage facility is consistent with the General Plan, WRSP, and Zoning Ordinance.
- c) There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site; therefore, no impact would occur.

XI. Mineral Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XII. Noise

The project site is surrounded by non-sensitive receptors that include a four lane collector roadway (Westpark Drive), an existing wastewater treatment plant, open space, and vacant industrial land.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b, and d–f listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a, b, and c. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, items e and f have been ruled out from further analysis.

Discussion of Checklist Answers:

a,c) A storage facility, which is a principally permitted use on the site, typically generates low to moderate noise levels through the use of mechanical equipment and periodic impulsive noises such as storage doors opening and closing, speech, and associated car noise. As such, the noise impacts are considered less than significant. In addition, there are no sensitive receptors nearby, as the site is adjacent to vacant land to the north that will be developed with the Waste Water Treatment Plant expansion, a roadway to the east, open space to the south and additional industrial land to the west. Finally, consistent with the City's Community Design Guidelines the mechanical equipment will be required to be screened and the

storage facility will have limited hours of operation and will be closed in the evening. Accordingly, it is anticipated that noise impacts will be minimal and well within the limits established by the City's Municipal Code Section 9.24.

- b,d) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these impacts are temporary in nature and are not anticipated to result in any unusual or excessive ground-borne vibration or noise levels. 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. Because the project would comply with the provisions of the City's General Plan and Noise Ordinance, impacts related to noise are considered ***less than significant***.
- e, f) The proposed project site is not located within an airport land use plan area nor is it located within two miles of an airport. Therefore, no impact would occur relative to exposing people to excessive airport related noise levels.

XIII. Population and Housing

The project site is located within the WRSP and has a land use designation of General Industrial. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

- a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is a storage facility and is not anticipated to result in additional growth on a long-term basis. Temporary population inducement may occur with the construction of the project and employees locating in the area while the project is being developed. Therefore, while the project in question may induce some level of growth, this growth will be minor. Furthermore, the potential effects have been identified and mitigated within the WRSP EIR. Therefore, the impact of the project is less than significant.
- b, c) The project site is a vacant General Industrial parcel. No housing exists on the project site, and there would be no impact with respect to these criteria.

XIV. Public Services

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Specific Plan addressed the level of public services which would need to be provided in order to serve planned growth in the community. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services; the project is consistent with the Specific Plan. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

- a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities

for the Fire Department. Existing codes, regulations, funding agreements, and facility 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 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-e) The General Plan EIR indicates that the policies of the General Plan are adequate to mitigate any potential impacts to Parks and Recreation facilities and services. As a result, the project will not have a significant effect upon, or create any additional need for public services (i.e. fire protection, police services, schools, parks). The impacts associated with this project upon public services are considered less than significant.

XV. Recreation

Based on the proposed use of the site, no on-site recreational areas are proposed with this application and no additional demand on the existing City parks is anticipated as a result of the project. Therefore, the project will have a ***less than significant*** impact on the existing and planned park facilities.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

- a) The EIR for the Specific Plan addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is a storage facility that will not increase demand on park facilities and the proposed use is consistent with the General Plan and Specific Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.
- b) Park sites and other recreational facilities were identified within the Specific Plan, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVI. Transportation/Traffic

The proposed project has frontage on Westpark Drive which is a two lane modified collector roadway. Primary access will be provided via two driveways accessed off Westpark Drive at unrestricted non signalized intersections. In addition, there will be multiple internal drive-aisles providing access to the surface parking areas, and around the proposed storage facility.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

- a,b) The proposed project is consistent with the land use designations of the General Plan and Specific Plan, and therefore does not contribute more traffic to the roadways system than was anticipated in Citywide analyses.
- d,e) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.
- g) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents.
 - i. The project would not be inconsistent with any applicable policies and guidelines of Roseville's Bikeway Master Plan. Therefore, project impacts to bicycle facilities are considered **less than significant** and no mitigation is required.
 - ii. The project would not have a negative impact on transit operations, travel times, and/or circulation. Therefore, project impacts to transit facilities are considered **less than significant** and no mitigation is required.
 - iii. The project would not interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility. Therefore, project impacts to pedestrian facilities are considered **less than significant** and no mitigation is required.

XVII. Tribal Cultural Resources

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

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically

defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

- a) The WRSP EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the WRSP 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. Shingle Springs Band of Miwok Indians noted that there are no known cultural resources on the site, but

requested to have continued consultation through updates as the project progresses. In response to this request, staff has agreed to continued consultation, but recognizes that as discussed above in item a, no resources are known to occur in the area. In addition, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the WRSP EIR; project-specific impacts are less than significant.

XVIII. Utilities and Service Systems

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

- a,e) The proposed project would be served by the 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 capacity⁵ to treat 12 million gallons per day (mgd) and is currently treating 7.0⁶ mgd. Based on the proposed use, the volume of wastewater generated by the storage facility will be minimal and will be adequately accommodated by the facility. Accordingly, the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.
- b,c) The project is consistent with the WRSP, and will be required to construct any infrastructure lines necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems located in Westpark Drive, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

In terms of overall treatment capacity, sewage treatment was discussed in section a, above. An expansion of sewage treatment facilities is not required. Domestic water in the City of Roseville is treated at the City's Water Treatment Plant on Barton Road. The City's water treatment plant currently has a

⁵ Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

⁶ Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

treatment capacity of 100 mgd, though due to pipe sizes a slightly smaller total capacity of 96.1 mgd can be conveyed to the plant for treatment. The ARSP Plan Water Supply Assessment (ARSP WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, analyzed water demand at City buildout. The analysis indicates that peak treatment demand will be approximately 115 mgd, which is insufficient to serve the treatment plant and has insufficient capacity to serve peak demand at City buildout. However, the additional water demand will be provided through contracts with other water suppliers, such as the Placer County Water Agency and the San Juan Water District, rather than through a treatment plant expansion. The project is consistent with existing land use designations and will not require an expansion of water treatment capacity.

- d) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the ARSP WSA estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and ARSP 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 ARSP WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The ARSP 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 ARSP WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.
- f, g) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the ARSP 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 ARSP Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XIX. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

- a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the Specific Plan EIR, and mitigation measures have already been incorporated via the WRSP EIR. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in those documents, 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" and therefore an EIR **is not** required. Therefore, **on the basis of the foregoing initial study:***

[X] I find that the proposed project would not have a significant effect on the environment and a **NEGATIVE DECLARATION** has been prepared.

Initial Study Prepared by:

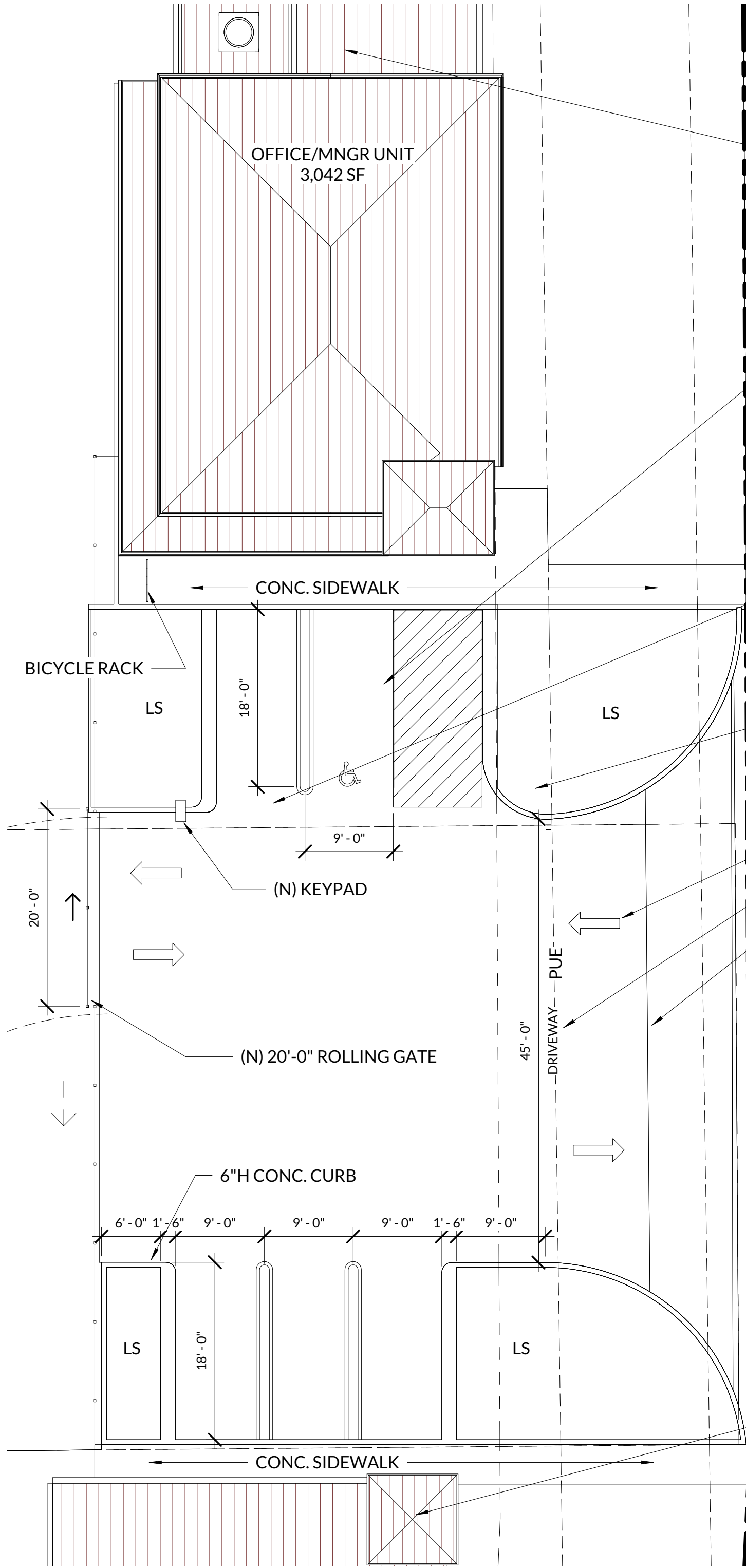
Wayne Wiley, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Site Plan
2. Elevations
3. Grading and Drainage

STORAGE UNIT MIX AND SIZES

UNIT SIZE	QTY.	AREA TO STUD FACE	NOMINAL AREA	%
5 x 5	58	1,238 SF	1,500 SF	1%
5 x 10	56	2,417 SF	2,800 SF	2%
10 x 10	94	8,639 SF	9,400 SF	6%
10 x 15	54	7,594 SF	8,100 SF	5%
10 x 20	88	16,779 SF	17,600 SF	11%
10 x 25	47	11,012 SF	11,750 SF	7%
10 x 30	89	25,416 SF	26,700 SF	16%
10 x 35	8	2,641 SF	2,800 SF	2%
15 x 30	33	14,249 SF	12,600 SF	9%
15 x 35	25	12,494 SF	13,125 SF	8%
20 x 25	18	8,673 SF	9,000 SF	6%
20 x 30	60	34,594 SF	36,000 SF	22%
20 x 40	6	4,608 SF	4,800 SF	3%
20 x 50	3	2,925 SF	3,000 SF	2%
20 x 60	1	1,162 SF	1,200 SF	1%
GRAND TOTAL	640	154,441 SF	160,375 SF	100%



2 ENLARGED ENTRANCE(WESTPARK)

- (N) 8"-0" ORNAMENTAL METAL FENCE, WROUGHT IRON STYLE
- PRIVATE GARAGE (2) PARKING SPACES 600 SF
- ACCESSIBLE PARKING
- 23' BIO RETENTION AREA
- (5) GUEST PARKING SPACES
- ACCESSIBILITY SIGNAGE
- PAINTED ARROW
- AC DRIVE
- CONC. DRIVE APRON
- EDGE OF PAVEMENT
- ACCESS GATE
- WESTPARK DRIVE
- ELECTRICAL ROOM, G100

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0"

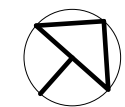
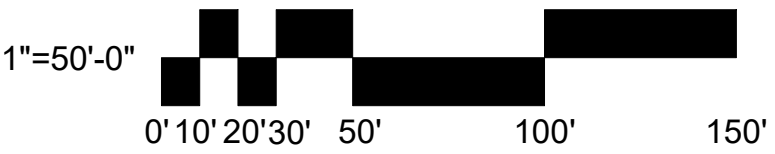
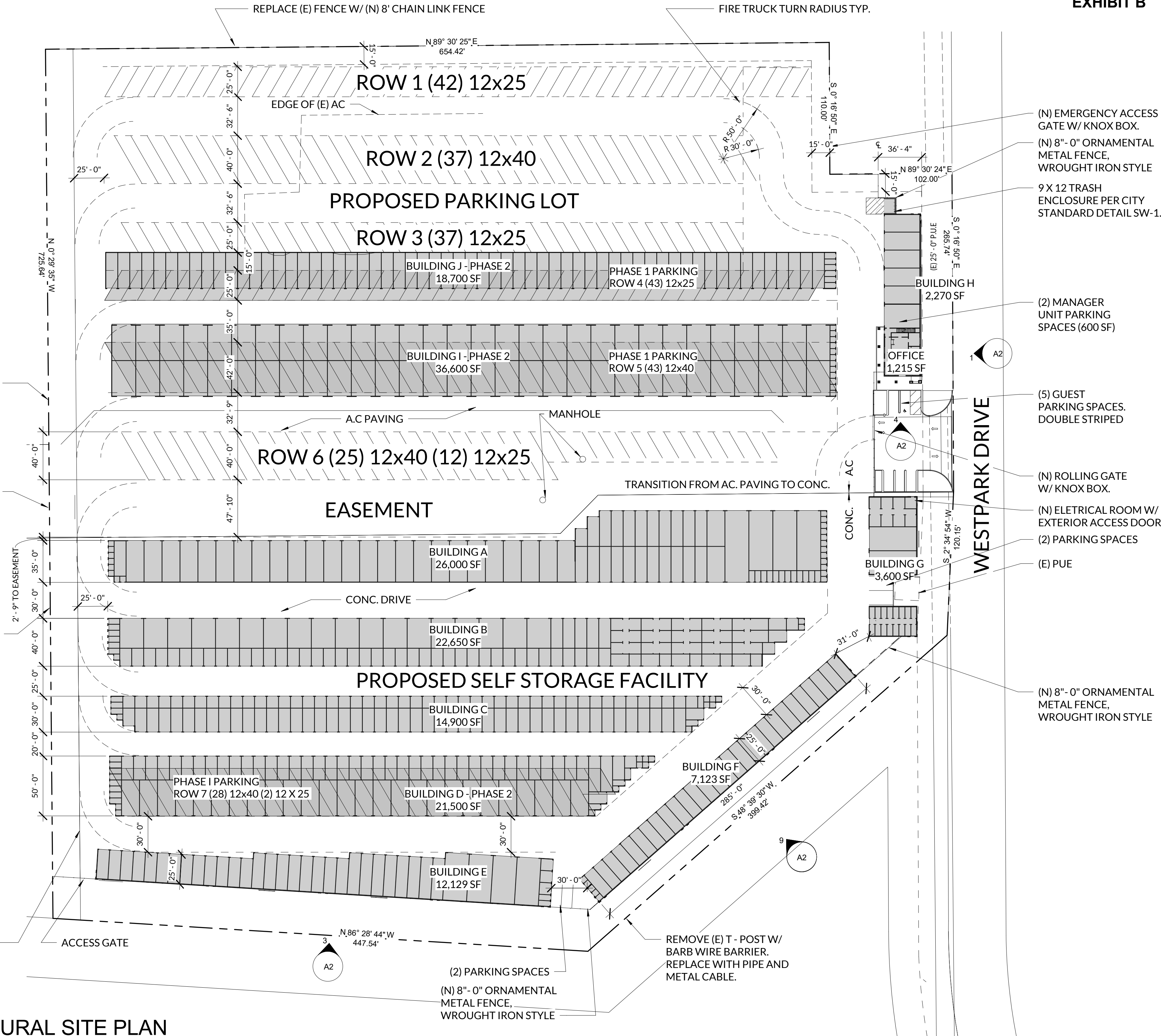


EXHIBIT B

- (N) EMERGENCY ACCESS GATE W/ KNOX BOX.
- (N) 8"-0" ORNAMENTAL METAL FENCE, WROUGHT IRON STYLE
- 9 X 12 TRASH ENCLOSURE PER CITY STANDARD DETAIL SW-1.
- (2) MANAGER UNIT PARKING SPACES (600 SF)
- (5) GUEST PARKING SPACES, DOUBLE STRIPED
- (N) ROLLING GATE W/ KNOX BOX.
- (N) ELETRICAL ROOM W/ EXTERIOR ACCESS DOOR
- (2) PARKING SPACES
- (E) PUE
- (N) 8"-0" ORNAMENTAL METAL FENCE, WROUGHT IRON STYLE

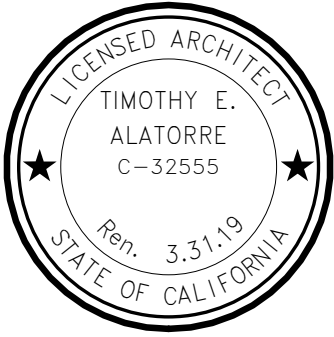
WESTPARK STORAGE, LLC SELF STORAGE

4351 WESTPARK DRIVE
ROSEVILLE, CA 95747
APN: 496-030-010



888-352-ARC1 - 6532 LoneTree Blvd, Suite 102 - Rocklin, CA 95765 - info@domumdesign

Stamp



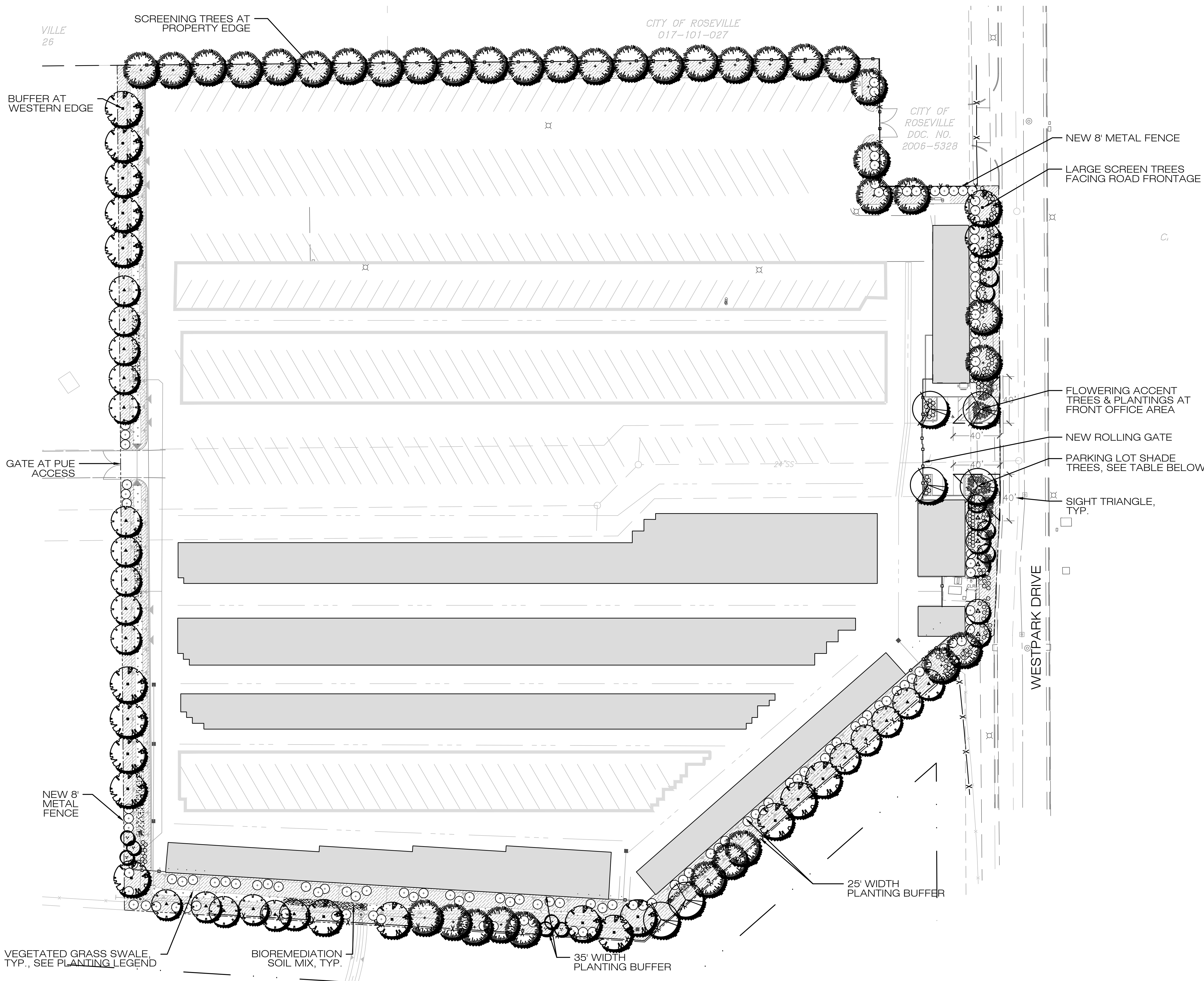
Proj. No: 2016.276
Drawn By: Author
Reviewed By: Checker

Issue/Revision Schedule:		
No.	Date	Description

Copyright Statement:
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SITE PLAN

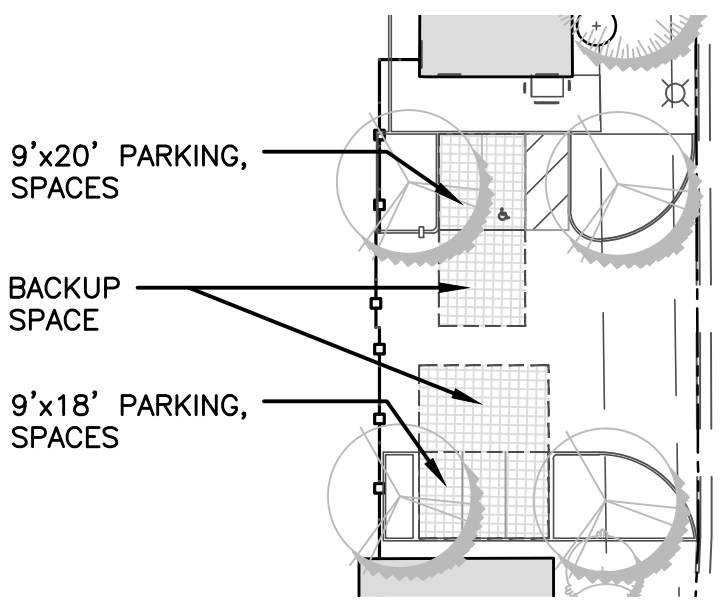
A1



PRELIMINARY PLANT LIST AND LEGEND

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	DESIGN USE
	ARBUS UNEDO 'MARINA' MARINA STRAWBERRY TREE	15 G	LOW	SCREENING
	COTINUS COGGRAYIA SMOKE TREE	15 G	LOW	NATURALIZED
	CEDRUS DEODARA DEODAR CEDAR	15 G	LOW	BUFFER AREA
	LACERSTROEMIA INDICA X 'ARAPAHO' ARAPAHO GRAPE MYRTLE	15 G	LOW	ACCENT / FRONTAGE
	PINUS ELDARICA AFGHAN PINE	15 G	LOW	BUFFER AREA
	PISTACHE CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE	15 G	LOW	BUFFER AREA / PARKING SHADE
	QUERCUS WISLEZNEII INTERIOR LIVE OAK	24" BOX	LOW	FRONTAGE / BUFFER AREA

SHRUBS			
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.		
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' 'HOWARD MCMINN' MANZANITA	5 G	SCREENING / BUFFER
	ARBUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 G	SCREENING / BUFFER
	ARCTOSTAPHYLOS MAN. 'DR. HURD' DR. HURD MANZANITA	5 G	SCREENING / BUFFER
	CEONOTHUS 'JULIA PHELPS' JULIA PHELPS CALIFORNIA LILAC	5 G	SCREENING / BUFFER
	CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCKROSE	1 G	BACKGROUND
	FRANGULA CALIFORNICA CALIFORNIA COFFEEBERRY	5 G	SCREENING / BUFFER
	HETEROMELES ARBUTIFOLIA TOYON	5 G	SCREENING / BUFFER
	RHAPHIOLEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	5 G	BACKGROUND
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.		
	CISTUS HYBRIDUS WHITE ROCKROSE	5 G	--
	DIANELLA CAERULEA BLUE FLAX LILY	1 G	--
	HESPERALOE PARVIFLORA RED YUCCA	1 G	--
	SALVIA GREGGII 'FURMAN RED' FURMAN'S RED AUTUMN SAGE	1 G	--
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 G	--
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.		
	ARCTOSTAPHYLOS U. URSI MANZANITA	1 G	LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 G	LOW
	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 G	LOW
	VEGETATED SWALE		
	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED-OSIER DOGWOOD	1 G	LOW
	ELYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	1 G	LOW
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE HOLLY	1 G	LOW
	DESCHAMPسيا CESPITOSA TUFTED HAIR GRASS	1 G	LOW
	BIOREMEDIATION SWALE		
	DELTA BLUEGRASS BIOFILTRATION SOD	SOD	MED
	JUNCUS EFFUSUS COMMON RUSH	1 G	MED
	CHONDRPETALUM TECTORUM CAPE RUSH	1 G	LOW



SHADE CALCULATIONS

WESTPARK STORAGE			
TOTAL PAVED AREA =	1,350 S.F.		
TOTAL SHADE REQUIRED (50%) =	675 S.F.		
TOTAL SHADE PROVIDED (0%) =	1,062 S.F.		
DIA.	QTY.	S.F.	TOTAL S.F.
30' - 35' TREES (LARGE)			
PISTACHE			
100%	0	962	0
75%	0	722	0
50%	0	481	0
25%	0	240	0
25' - 30' TREES (MEDIUM TO LARGE)			
100%	0	707	0
75%	0	531	0
50%	2	354	708
25%	2	177	354
TOTAL SHADE PROVIDED: 1,062 - 78.7% S.F.			

WESTPARK STORAGE
4501 WESTPARK DRIVE, ROSEVILLE, CA 95747

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'-0"

SHEET

PL1



FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

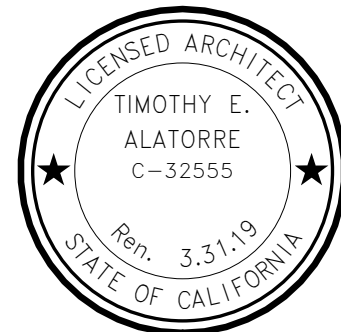
DATE: 04.06.2017
PROJECT: DOD#16096

WESTPARK
STORAGE, LLC
SELF STORAGE

4351 WESTPARK DRIVE
ROSEVILLE, CA 95747
APN: 496-030-010



Stamp



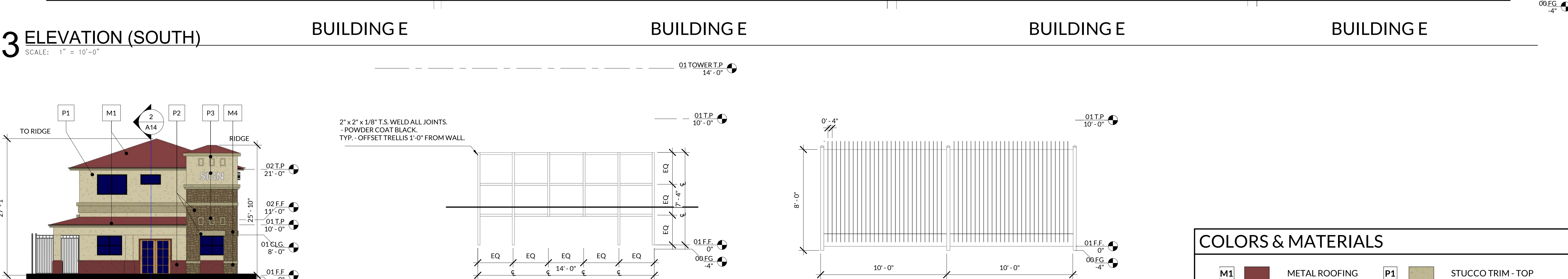
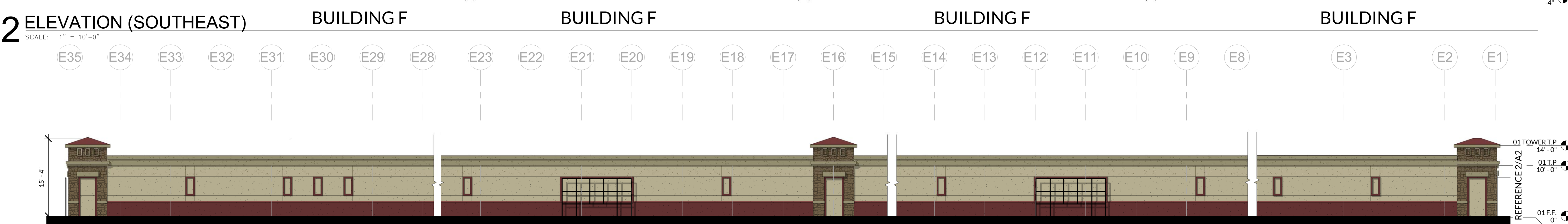
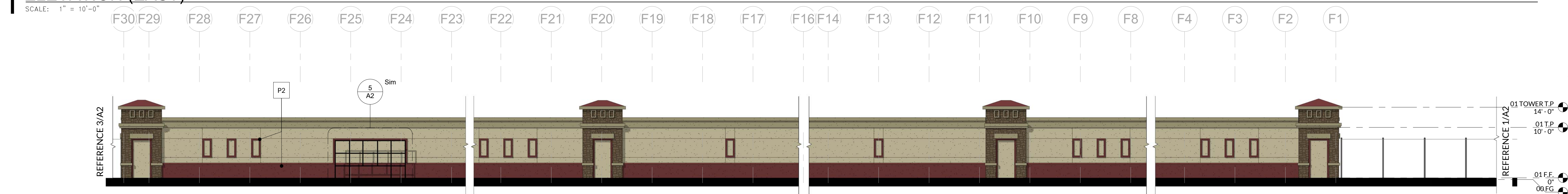
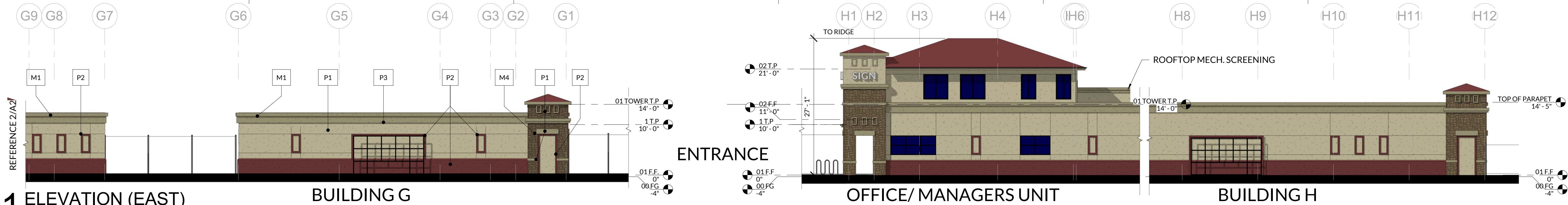
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Drawn By: CARTER
Reviewed By: TIM

Issue/Revision Schedule:
No. Date Description

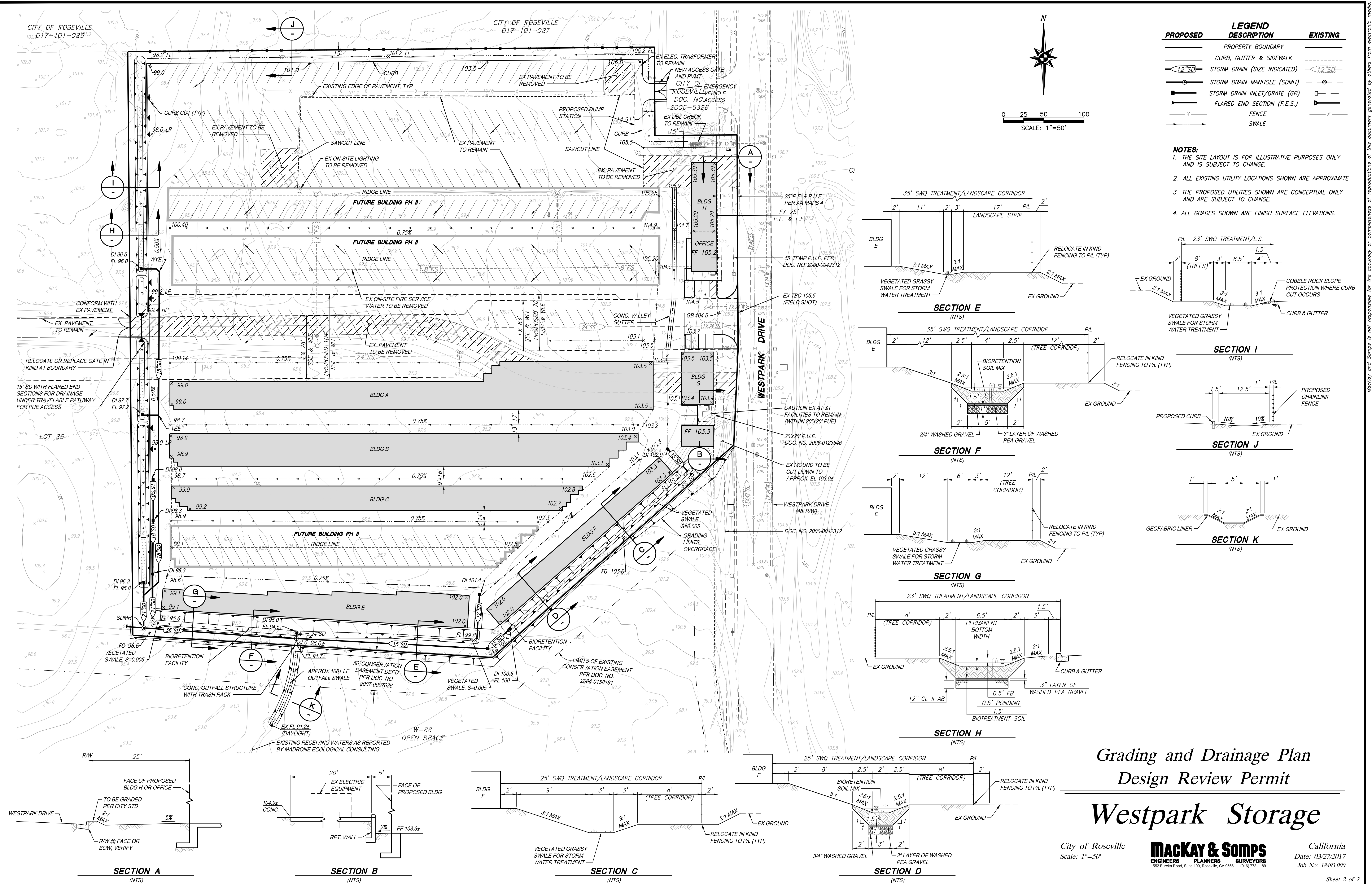
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ELEVATIONS

A2



COLORS & MATERIALS			
M1	METAL ROOFING - MAKOSTEEL METAL - AUTUMN RED	P1	STUCCO TRIM - TOP - MAKOSTEEL COLOR MATCH - CLAY
M2	STORAGE WALLS - MAKOSTEEL METAL - LIGHT STONE	P2	STUCCO TRIM - BASE - MAKOSTEEL COLOR MATCH - AUTUMN RED
M3	METAL TRIM - MAKOSTEEL METAL - CLAY	P3	STUCCO TRIM - MAKOSTEEL COLOR MATCH - LIGHT STONE
M4	STONE VENEER - SILVERADO BUILDING MATERIAL & NURSERY - COBBLEFIELD - CHARDONNAY		

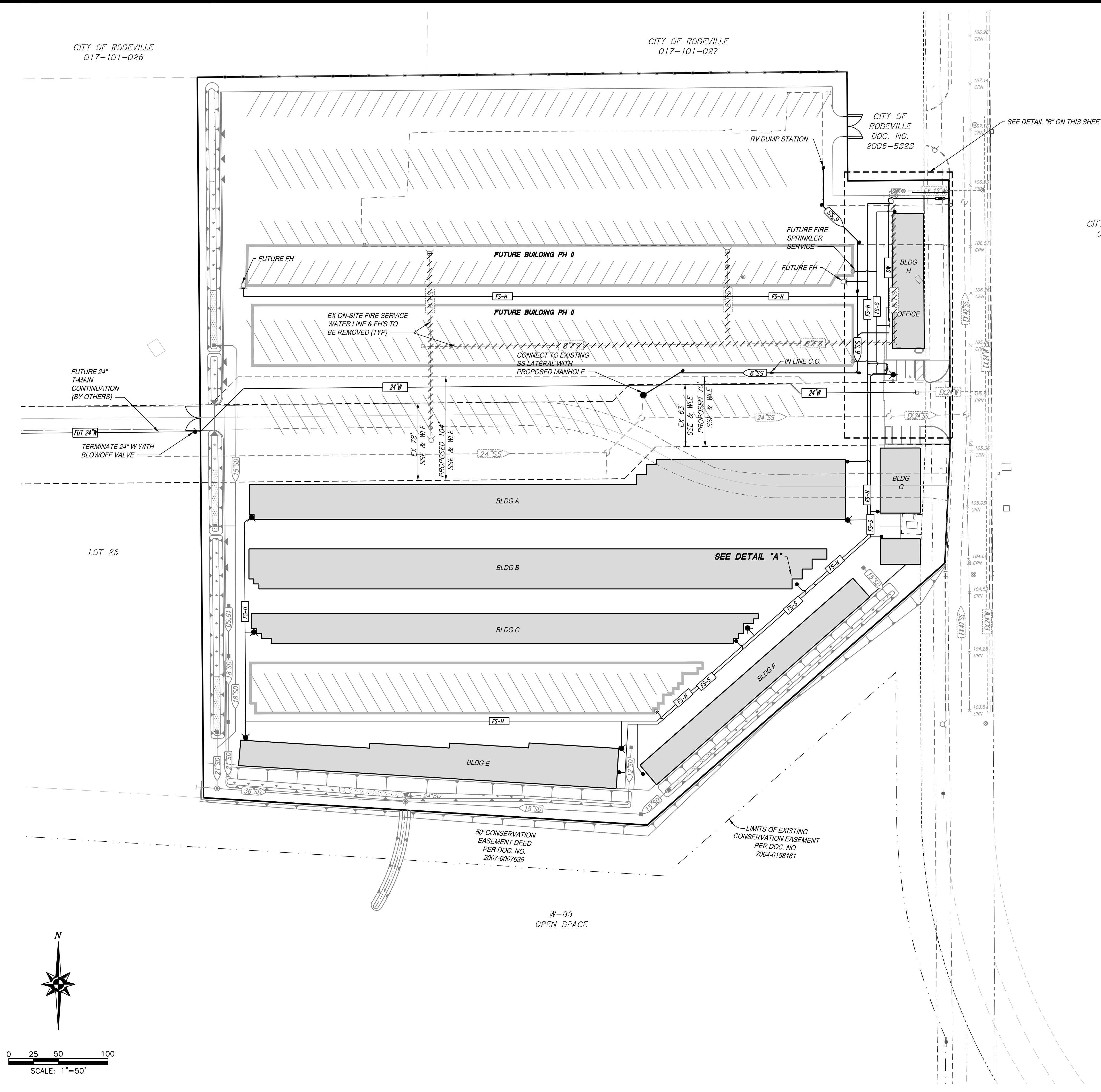


Grading and Drainage Plan
Design Review Permit
Westpark Storage

City of Roseville
Scale: 1"=50'

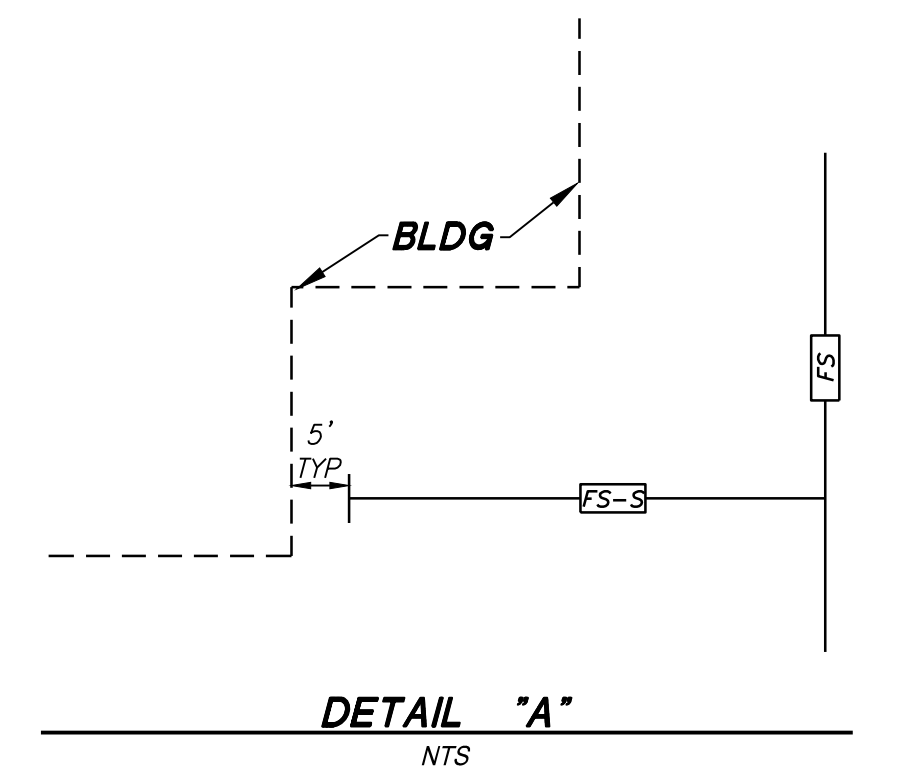
MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1532 Eureka Road, Suite 100, Roseville, CA 95661 (916) 775-1109

California
Date: 03/27/2017
Job No: 18493.000



NOTES:

1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
3. THE PROPOSED UTILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.



California
Date: 03/27/17
Job No: 18493.000



DESIGN COMMITTEE

Title:

REPORT FROM STAFF - WATER EFFICIENT LANDSCAPE DESIGN AND
STREETSCAPE PLANTING (Ogden)

Meeting Date: 6/15/2017

Item #: 4.1.

ATTACHMENTS:**Description**

Staff Report

Wood Rogers Report - Roseville Commercial Turf Conversion

ITEM IV-A: REPORT FROM STAFF – WATER EFFICIENT LANDSCAPE DESIGN AND STREETSCAPE PLANTING

REQUEST

Staff has prepared this report as background information for the Committee to aid in a discussion regarding the City's adopted Water Efficient Landscape Ordinance (WELO) and streetscape plantings. The Commission has expressed some concern in recent Design Committee Meetings regarding the direction of streetscape plantings. The Committee has expressed a desire to explore the feasibility of maintaining turf areas within streetscape plantings.

BACKGROUND

The drought that spanned water years 2012 through 2016 included the driest four-year statewide precipitation on record (2012-2015) and the smallest Sierra-Cascades snowpack on record (2015, with 5 percent of average). It was marked by extraordinary heat: 2014, 2015 and 2016 were California's first, second and third warmest year in terms of statewide average temperatures. (Drought in California, n.d.) In response to these drought conditions the state took many aggressive steps to conserving water including implementing more water efficient landscaping requirements.

The current Water Efficient Landscape Ordinance (WELO) was adopted by the Council in March of 2016, and reflects changing legislative requirements from the State to aid in water conservation efforts. The ordinance addresses the objectives of the California Department of Water Resources (DWR) model ordinance by incorporating stricter water conservation measures than previous versions. These stricter requirements are listed below.

More efficient irrigation systems

- Dedicated landscape water meters or sub-meters are required for residential landscapes over 5000 sq. ft. and non-residential landscapes over 1000 sq. ft.
- Irrigation systems are required to have pressure regulators and master shut-off valves.
- All irrigation emission devices must meet the national standard stated in the MWEL to ensure that only high efficiency sprinklers are installed.
- Flow sensors that detect and report high flow conditions due to broken pipes and/or popped sprinkler heads are required for landscape areas greater than 5000 sq. ft.
- The minimum width of areas that can be irrigated with overhead spray was changed from 8 feet to 10 feet; areas less than 10 feet wide must be irrigated with subsurface drip or other technology that produces no over spray or runoff.
- Audits are required on 15% of the landscape irrigation stations installed. This equates to about 1 in every 7 homes for new subdivisions within the City.

Limiting the use of high water requiring plants

- The maximum amount of water that can be applied in landscapes was reduced for both residential and non-residential projects. This water allowance reduces the landscape area that can be planted with high water use plants such as cool season turf.
- In non-residential landscapes, planting with high water use plants would not comply with the new ordinance. However, extra water allowance is made for landscapes irrigated with recycled water, as was the case in the previous ordinance.
- Median strips cannot be landscaped with high water use plants, precluding the use of cool season turf. Also because of the requirement to irrigate areas less than ten feet wide with

subsurface irrigation or other means that produces no runoff or overspray, the use of cool season turf in parkways will be limited and difficult to maintain.

Reporting requirements

- Reporting for all agencies is due to the DWR by January 31st of each year.

Applicability

The City's Water Efficient Landscape Ordinance applies to the following landscape projects:

- New Construction and Rehabilitated projects requiring a building permit, plan check, or Design Review Permit.
- Developer or Home-Owner provided landscaping less than 2,500 square feet (of planting area) in single-family residential projects (attached or detached) that require a building permit, plan check or Design Review Permit may comply with the prescriptive measures including the following:
 - o Incorporate compost within the soil;
 - o Install climate adapted plants;
 - o Install a minimum of three inch layer of mulch;
 - o Turf shall not comprise greater than 25 percent of the planting area;
 - o The irrigation system shall be operated by an automatic controller and must use either evapotranspiration or soil moisture data and a rain sensor. The controller must also be programmable to eight stations;
 - o Landscape areas less than 10 feet in width shall utilize subsurface irrigation or other water-efficient irrigation technology;
 - o An irrigation schedule shall be provided to the new homeowner; and
 - o Audits shall be provided on 1 in 7 lots or 15% of valves within a landscape.

PROJECT LANDSCAPE DESIGN

When City Staff is reviewing landscape design several considerations must be taken into account. These include but are not limited to:

- Environmental conditions – soil type, drainage, sun exposure
- Plant palettes contained in the City's Specific Plans;
- The City's Community Design Guidelines (CDG);
- WELO requirements;
- Coordination with adjacent projects; and
- Landscape maintenance requirements.

These requirements are balanced during the City's development review process and various City Departments provide input on landscape plans. These reviews usually include the Parks, Recreation & Libraries Department and Environmental Utilities – Water Conservation Division. Typically, landscape design is reviewed during design review for commercial projects or at the improvement plan stage for new residential subdivision maps. The City reviews both commercial and residential projects against any applicable design guidelines contained in the City's CDG or applicable specific plan documents to ensure consistency. In addition, the project designer must ensure their design is water efficient in terms of both plant selection and irrigation design. As was mentioned above, these requirements have become much more

stringent in recent years and have forced landscape designers to look for alternatives to installing turf in many applications.

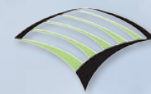
RESPONSE TO REQUEST TO CONVERT TURF AREAS

In many areas of the City, turf has been used as a main planting feature of the streetscape. Due to the drought restrictions that were put into place in recent dry summer seasons, many of these turf areas could not survive the hot summer months. As a result, property owners have requested City Staff review plans to convert their high water using turf areas into more drought tolerant planting types. The conversion of landscape in a random fashion has caused concern for Planning Staff. The concern was that a parcel by parcel conversion of the landscape along street frontages would create a random patchwork and the City would lose the aesthetic qualities of these landscape corridors. This is especially important given the City's large investment into the specific plan process and coordinated streetscapes that have been installed as a result.

In response to numerous requests over the past several years to convert turf areas, City Staff worked with a consultant to formulate a coordinated approach to responding to these requests. City Staff solicited bids and accepted a proposal from Wood Rodgers to develop a set of reference materials and coordinated planting palettes for many of the City's arterial roadways. These materials are attached to this Staff report (Attachment 1). In short, the plans that were developed replace turf areas with more water efficient plant and tree species and address irrigation design as well. The materials discuss how to effectively transition between turf plantings and more water efficient plantings. This is done to avoid the random patchwork City Staff has tried to avoid. Staff has been utilizing these materials to help guide the conversion of turf areas and create a consistent streetscape appearance.

Attachment

1. Roseville Commercial Turf Conversion



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

Douglas Blvd



JULY 2016

Roseville Commercial Turf Conversion

PROJECT STAFF AND CONTACT

Prepared by Wood Rodgers, Inc.

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CITY OF ROSEVILLE STAFF ACKNOWLEDGMENTS

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City Manager

RESEARCH GOALS

Research Goals

The goal of the turf conversion project is to gather information about commercial corridors to identify and document opportunities for turf reduction and replacement as well as landscape improvements with protection of heritage trees and shrubs while promoting efficient water use. Specific Plans for each area of Roseville were analyzed in preparation of field research and documentation. The site specific areas of in-field analysis included:

- Washington Boulevard South of Blue Oaks Boulevard
- Pleasant Grove Boulevard at Roseville Parkway
- East Roseville Parkway North of Douglas Boulevard
- East Roseville Parkway South of Douglas Boulevard
- Eureka Road South of Douglas Boulevard
- Eureka Road North of Douglas Boulevard
- Sierra College Boulevard North of Douglas Boulevard
- Douglas Boulevard from Sierra College Boulevard to Interstate 80
- Blue Oaks Boulevard at Foothills Boulevard

Why is the analysis of commercial turf area important?

This analysis is a response by the City of Roseville to 4 years of drought. This analysis will act as a horticultural resource for private property owners. The areas identified in the exhibits are established landscapes that were installed and designed in an era where water efficiency was less of a factor. These older landscapes have drawn scrutiny and increased requests to convert non-functional turf to water efficient landscapes. The city also realizes that a change in the landscape is an opportunity to provide a consistent look and feel for major roadway corridors. Planning for change will ensure the aesthetic value of Roseville's quality of life, while also responding to residents' request to be more water conscious.

AREAS OF ANALYSIS

Each of the areas analyzed are examples of an over maintained monoculture plant pallet, with excessive use of turf due in large part to the prescriptive nature of Roseville's Specific Plans. Despite observing different sites throughout Roseville, the same plant species and maintenance practices were observed in all cases. For a turf conversion to be successful, these practices will need to change.

Strict maintenance regimens have been adopted and applied to all of the observed landscapes. The results of this is un-natural geometrically shaped plant material that reduces the plants' ability to reach mature height without structural flaws and require tremendous inputs and haul off efforts, in addition to bare soil that is unable to absorb and retain natural and applied moisture.

In order for the turf conversion program to be successful, implementation of non-commercial pruning practice (for trees, shrubs, and other woody plants), should be considered to replace some current maintenance practices, letting plants "do their own thing" and grow naturally. By so doing, cost of maintenance can be more effectively utilized. Refer to appendix for basic pruning and maintenance suggestions.

The intent of the turf conversion program is to replace non-functional areas of turf with low water using shrubs and groundcover. The original design intent of the Specific Plans for areas of Roseville was to use turf as a consistent ground plane landscape treatment. While a variety of groundcovers are proposed by the Conversion Plan, limited numbers of varieties of plants should be used at each site, carrying forward the intent of the Specific Plans to create consistency.

For instance, only one type of groundcover should be selected for the areas between curb and meandering sidewalk. This will lend to cohesion and visual uniformity. For safety and visibility, taller shrubs are not envisioned in parkway strips. Areas behind sidewalks and adjacent to parking areas or other site features would ideally be landscaped with the same groundcover, and

AREAS OF ANALYSIS

be augmented with larger shrubs that will screen vehicles from streets and can grow to a natural size with little maintenance inputs (i.e. no hedging).

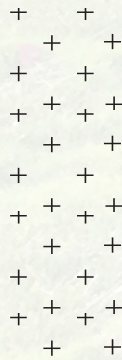
Turf conversion should be approached with the notion that other areas of a particular landscape can be renovated with plant species that don't require constant maintenance such as pruning and fertilizing, and that can thrive in Roseville's generally rocky soil conditions.

The following exhibits document field conditions encountered during site analyses. The plant palette developed for this effort will result in a more sustainable, biologically diverse landscape.

TYPES OF IRRIGATION OBSERVED

Site analysis included the following:

-Method of irrigation: Identify irrigation type/
types used in commercial turf areas
(Rotator, Rotor, Spray Head, Sub-Surface)



DRIP



OVERHEAD

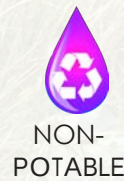


SUB-
SURFACE



TYPES OF IRRIGATION OBSERVED

-Type of water used: Confirmed use of potable or recycled water on site, and future possibility of converting the system to recycled water.



-Maximum width of turf area: Used to demonstrate the varying sizes of turf areas.

MAX.
100'
FEET WIDE

-Use value: Value assigned to represent the benefits of turf beyond aesthetics. The value is based on a 1-10 scale:

- 1-3: No/Low recreation space, Exceeds 3:1 slope, inappropriate placement
- 4-7: Buffer for Pedestrians, max 3:1 slope, mixed with other planting
- 8-10: High recreation opportunities, minimum slope, visible signs of use

TURF
1-10
USE VALUE

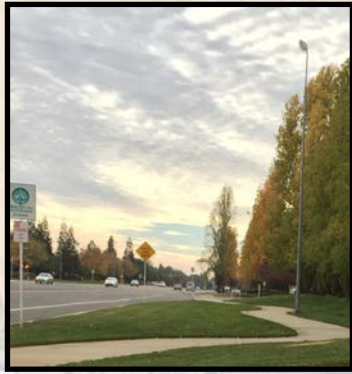
TURF:70% (example)

SHRUBS: 30%(example)



Groundplane landscape ratio at observed landscape frontages

WASHINGTON BOULEVARD @ ROSEVILLE PARKWAY



Excessive turf



Short lived poplar trees



Struggling Redwoods



TURF 90%

WASHINGTON BOULEVARD



TURF
5
USE VALUE

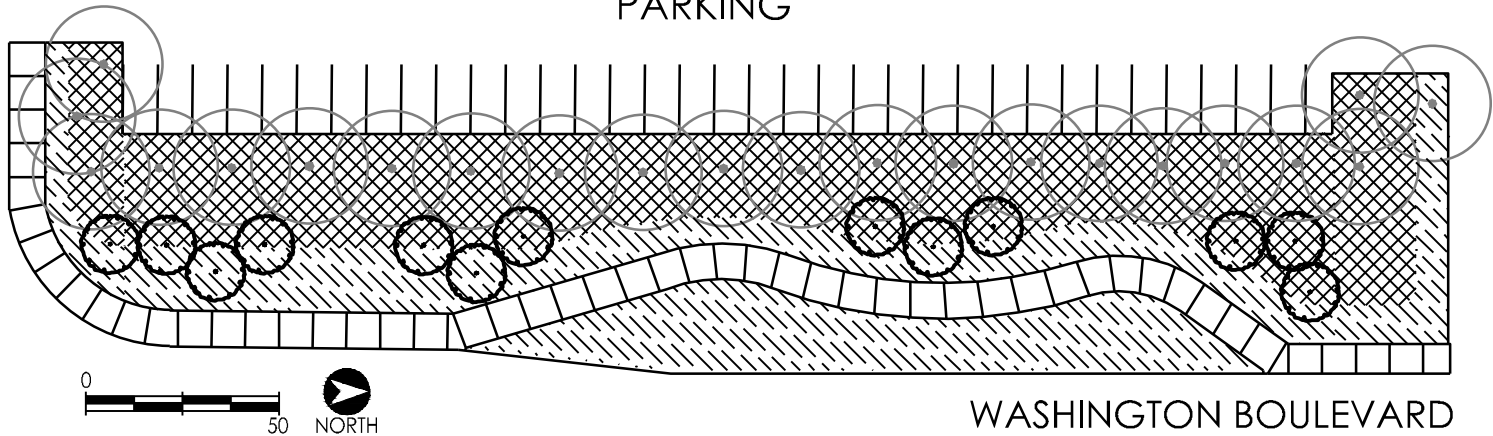


MAX.
25'x290'
FEET WIDE

SHRUBS 10%

WASHINGTON BOULEVARD PRECEDENT STUDY

PARKING



CONCEPT PLANT SCHEDULE

	<u>ACCENT TREES</u> ARBUTUS X "MARINA" / ARBUTUS MULTI-TRUNK PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY	15 GAL 15 GAL	LOW LOW
	<u>EXISTING TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>6'-1'</u> ACACIA REDOLENS "DESERT CARPET" TM / BANK CATCLAW CONVOLVULUS SABATIUS / GROUND MORNING GLORY	1 GAL 1 GAL	LOW LOW
	<u>1'-3'</u> RIBES VIBURNIFOLIUM / EVERGREEN CURRANT ROSA X "FLOWER CARPET CORAL" / ROSE SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL 5 GAL 5 GAL	LOW LOW LOW

NOTES

1. THIS IS THE MINIMUM, BASELINE TEMPLATE.
2. SUPPLEMENTAL PLANTING IS ENCOURAGED.
3. REFER TO PLANT MATERIAL IN APPENDIX FOR ADDITIONAL SUGGESTIONS.

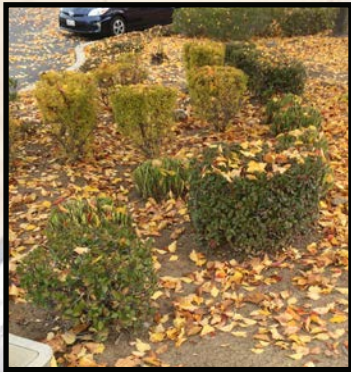
PLEASANT GROVE BOULEVARD @ ROSEVILLE PARKWAY



Monoculture tree species



Surface roots



Over maintained shrub monoculture



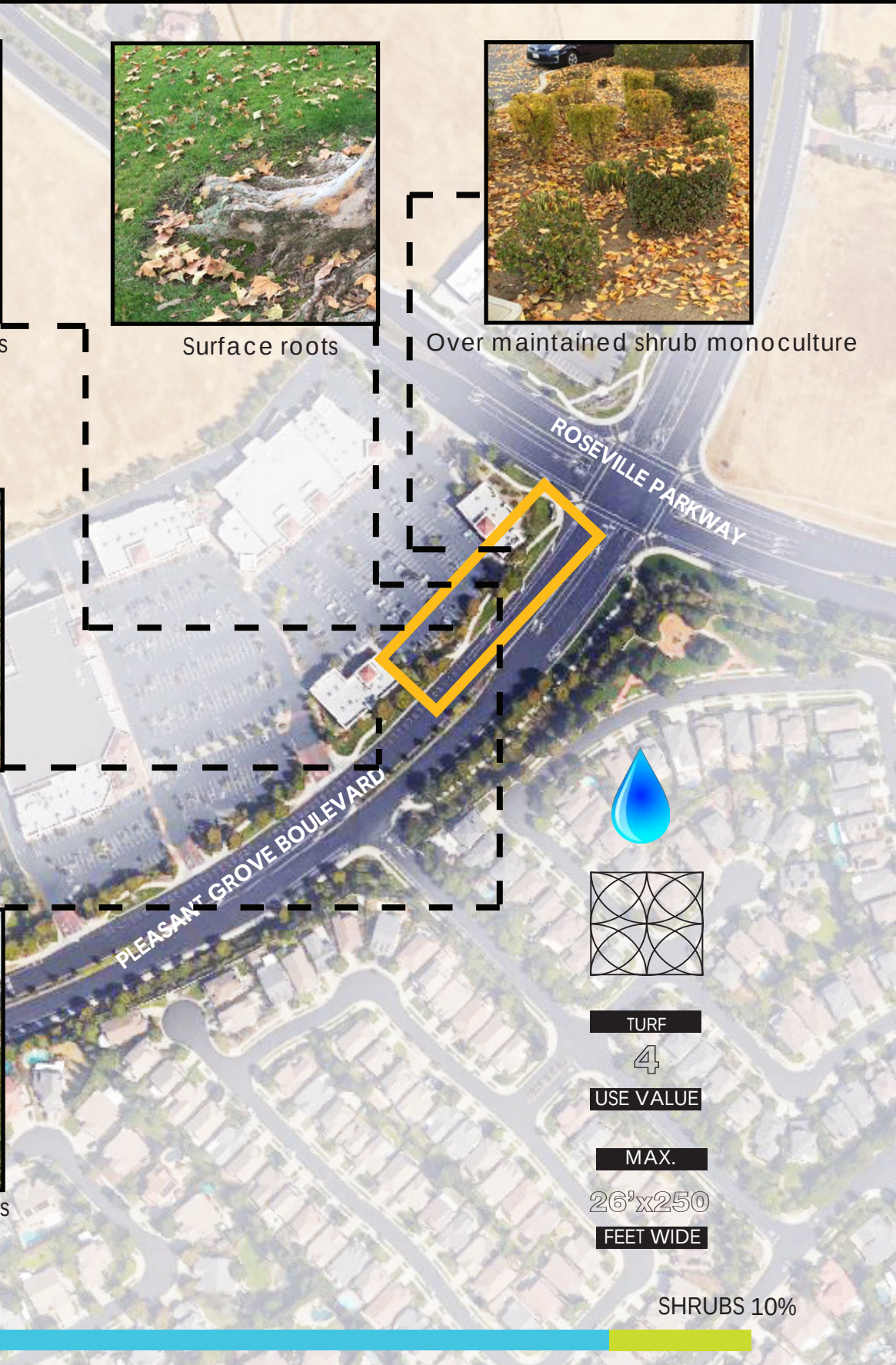
Drought-effected turf



Over maintained plants

TURF 90%

SHRUBS 10%



TURF

4

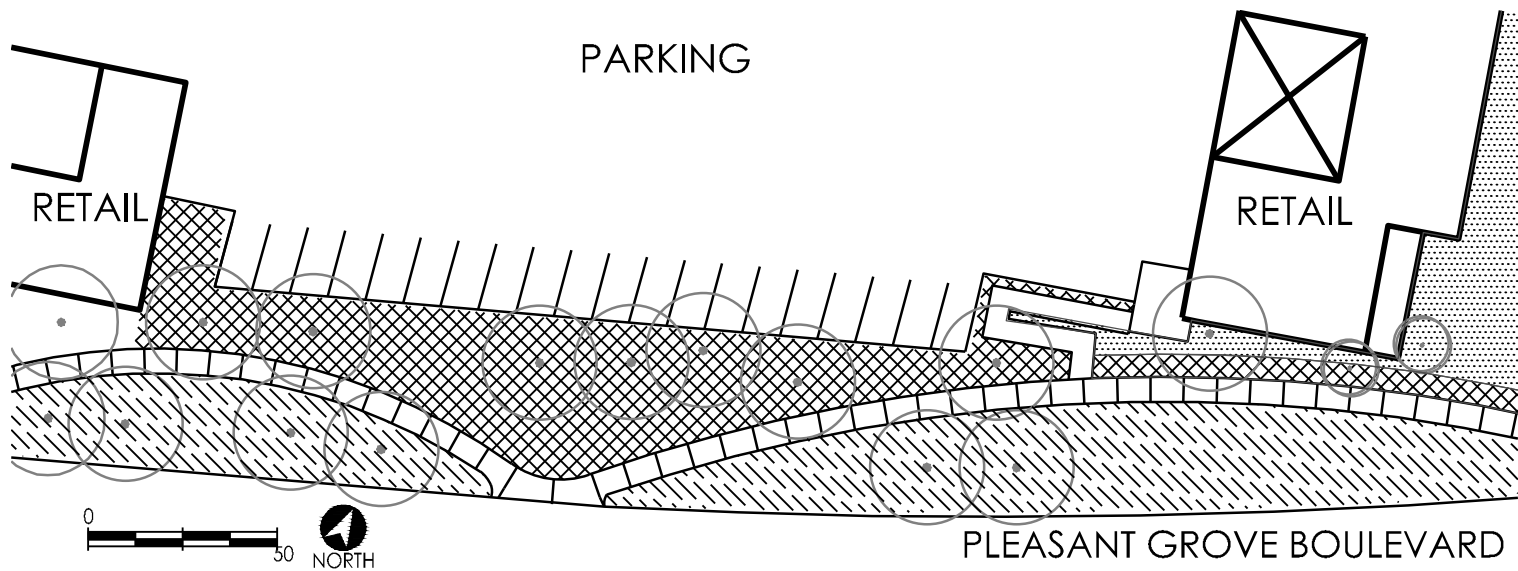
USE VALUE

MAX.

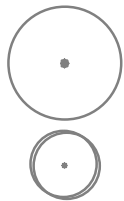
26'x250

FEET WIDE

PLEASANT GROVE BOULEVARD PRECEDENT STUDY



CONCEPT PLANT SCHEDULE

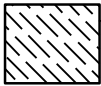


EXISTING TREES
FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION

EXISTING ACCENT TREES
FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION

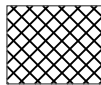


EXISTING LANDSCAPE TO REMAIN AND PROTECT
FIELD VERIFY SIZE AND LOCATION



6"-1'
LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE
RUBUS PENTALOBUS 'EMERALD CARPET' / BRAMBLE - (SHADE)
VINCA MINOR / COMMON PERIWINKLE - (SHADE)

1 GAL	LOW
1 GAL	LOW
1 GAL	LOW



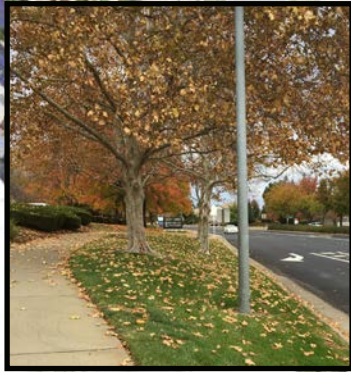
1'-3'
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE
GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA
GREVILLEA X 'BRONZE RAMBLER' / GREVILLEA
WESTRINGIA FRUTICOSA 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY

5 GAL	LOW
5 GAL	LOW
5 GAL	LOW
5 GAL	LOW

NOTES

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EAST ROSEVILLE PARKWAY NORTH OF DOUGLAS BOULEVARD



Relatively narrow parkway strips



Slopes exceed 3:1



Refurbishment with limited success

TURF 85%



TURF

4

USE VALUE

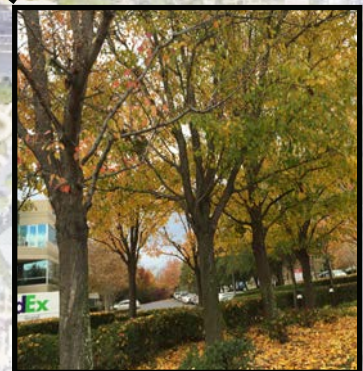
MAX.

23'x210'

FEET WIDE

EAST ROSEVILLE PARKWAY

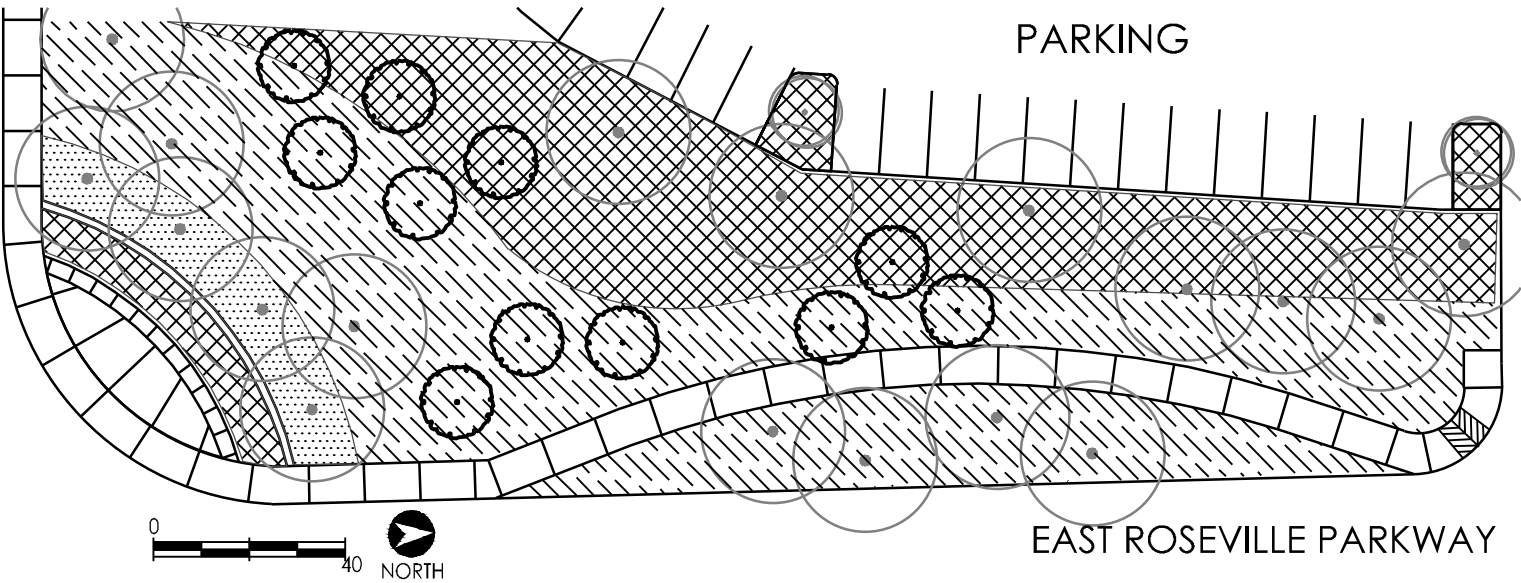
DOUGLAS BOULEVARD



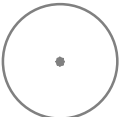
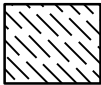
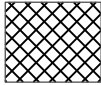
SHRUBS 15%



EAST ROSEVILLE PARKWAY NORTH PRECEDENT STUDY



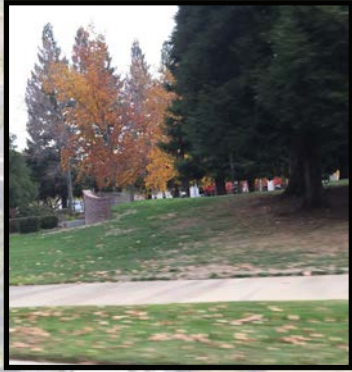
CONCEPT PLANT SCHEDULE

	<u>ACCENT TREES</u> LAURUS NOBILIS / SWEET BAY OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	15 GAL 15 GAL	LOW LOW
	<u>EXISTING TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>EXISTING ACCENT TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>EXISTING LANDSCAPE TO REMAIN AND PROTECT</u> FIELD VERIFY SIZE AND LOCATION		
	<u>6"-1'</u> ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW CONVOLVULUS SABATIUS / GROUND MORNING GLORY LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE	1 GAL 1 GAL 1 GAL	LOW LOW LOW
	<u>1'-3'</u> RIBES VIBURNIFOLIUM / EVERGREEN CURRANT ROSA X 'FLOWER CARPET CORAL' / ROSE SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	5 GAL 5 GAL 5 GAL 5 GAL	LOW LOW LOW LOW

NOTES

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2. SUPPLEMENTAL PLANTING IS ENCOURAGED.
3. REFER TO PLANT MATERIAL IN APPENDIX FOR ADDITIONAL SUGGESTIONS.

EUREKA ROAD (SOUTH)



Slopes exceed 3:1



Broad swaths of turf



Over maintained shrubs



Canopy trees abound

TURF 75%

SHRUBS 25%

DOUGLAS BOULEVARD



TURF

5

USE VALUE

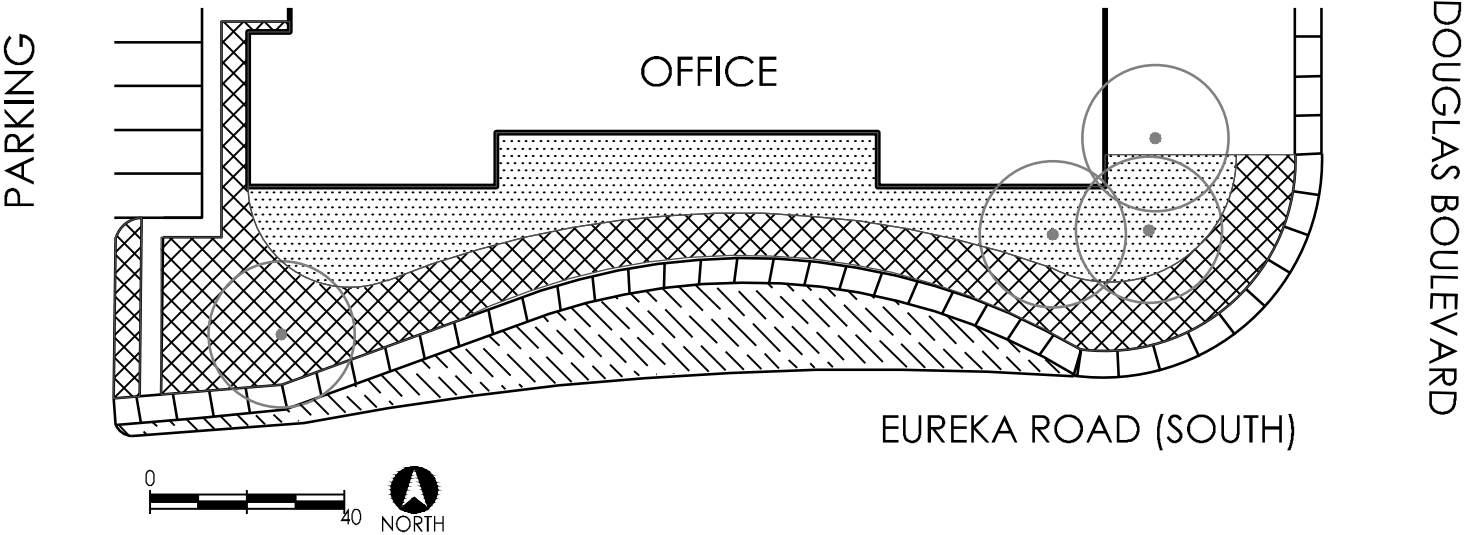
MAX.

15'x175'

FEET WIDE

EUREKA ROAD

EUREKA ROAD (SOUTH) PRECEDENT STUDY

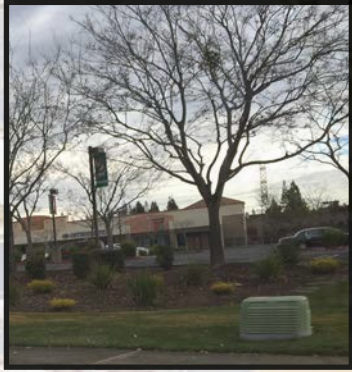


CONCEPT PLANT SCHEDULE

	<u>EXISTING TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION			
	<u>EXISTING LANDSCAPE TO REMAIN AND PROTECT</u> FIELD VERIFY SIZE AND LOCAION			
	<u>6'-1'</u> ACACIA REDOLENS `DESERT CARPET` TM / BANK CATCLAW LONICERA JAPONICA `HALLIANA` / HALLS HONEYSUCKLE	1 GAL 1 GAL	LOW LOW	
	<u>1'-3'</u> CISTUS PULVERULENTUS `SUNSET` / ROCKROSE GREVILLEA LANIGERA `COASTAL GEM` / COASTAL GEM GREVILLEA GREVILLEA X `BRONZE RAMBLER` / GREVILLEA RIBES VIBURNIFOLIUM / EVERGREEN CURRANT	5 GAL 5 GAL 5 GAL 5 GAL	LOW LOW LOW LOW	

- NOTES
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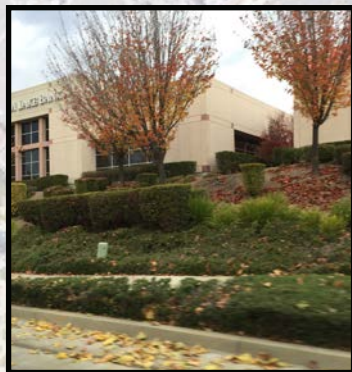
EUREKA ROAD NORTH OF DOUGLAS BOULEVARD



Turf parkway



Un-used lawn



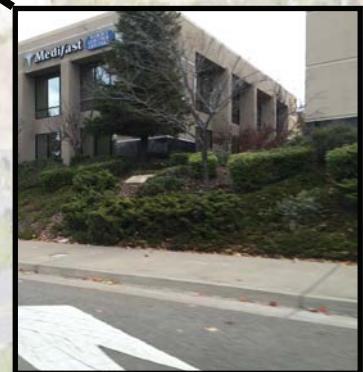
Shrubs maintained in un-natural forms



Successful slope groundcover planting



Struggling turf in parkway



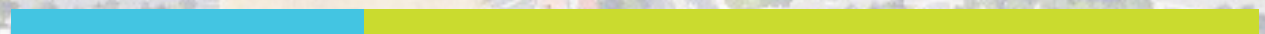
Overmaintained shrubs



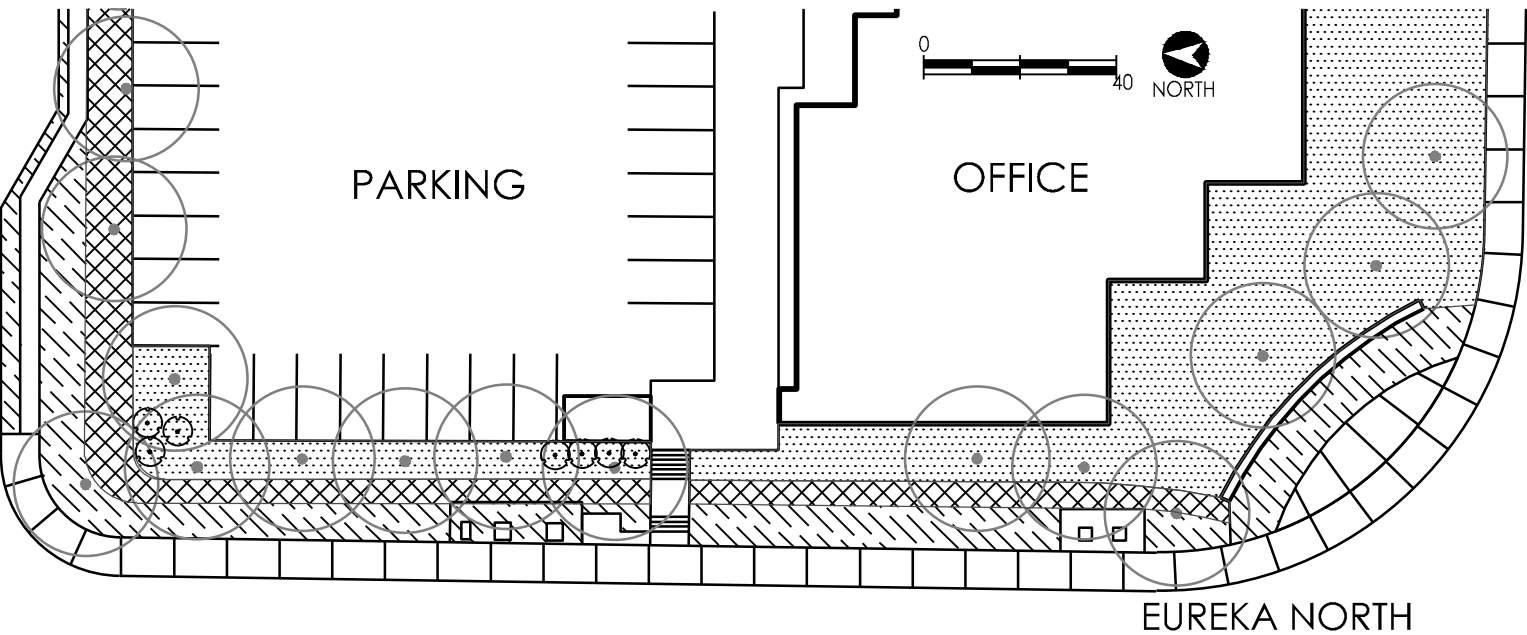
TURF	MAX.
4	12'x55'
USE VALUE	FEET WIDE

TURF 25%

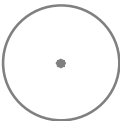
SHRUBS 75%



EUREKA ROAD NORTH PRECEDENT STUDY



CONCEPT PLANT SCHEDULE



EXISTING TREES
FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION



EXISTING ACCENT TREES
FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION

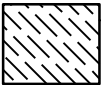


8'-15'
ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL' / MANZANITA
RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN
RHAMNUS ALATERNUS 'VARIEGATA' / ITALIAN BUCKTHORN
ROMNEYA COULTERI / MATILJA POPPY
SPIRAEA PRUNIFOLIA 'BRIDALWREATH' / BRIDAL WREATH SPIREA

5 GAL	LOW
5 GAL	LOW
5 GAL	LOW
5 GAL	LOW
5 GAL	LOW



EXISTING LANDSCAPE TO REMAIN AND PROTECT
FIELD VERIFY SIZE AND LOCATION



6'-1'
ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW
CONVOLVULUS SABATIUS / GROUND MORNING GLORY
LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE
RUBUS PENTALOBUS 'EMERALD CARPET' / BRAMBLE - (SHADE)

1 GAL	LOW
1 GAL	LOW
1 GAL	LOW
1 GAL	LOW



1'-3'
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE
GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA
GREVILLEA X 'BRONZE RAMBLER' / GREVILLEA
SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON
WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY

5 GAL	LOW
5 GAL	LOW
5 GAL	LOW
5 GAL	LOW
5 GAL	LOW

NOTES

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SIERRA COLLEGE BOULEVARD (NORTH)



Slope groundcover planting



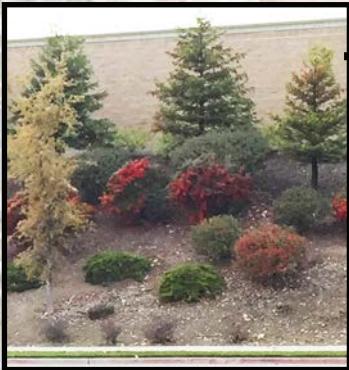
Redwood trees require much water to survive



Slope planting should be allowed to cascade and obscure walls



Drought stressed turf



Sparse erosion control planting



TURF

MAX.

5

15'x280'

USE VALUE

FEET WIDE

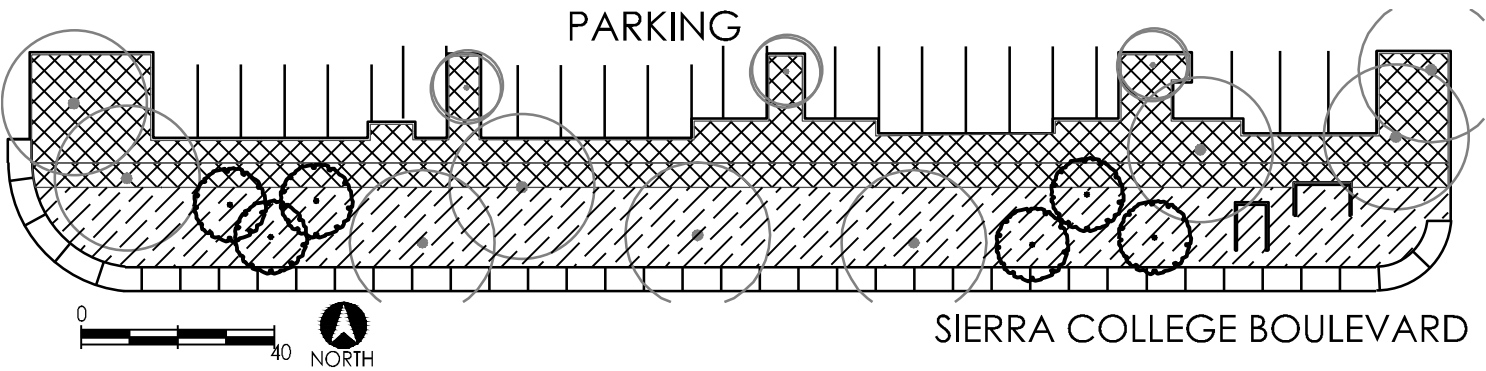
DOUGLAS BOULEVARD

TURF 70%

SHRUBS 30%



SIERRA COLLEGE BOULEVARD (NORTH) PRECEDENT STUDY



CONCEPT PLANT SCHEDULE

	<u>ACCENT TREES</u>		
	OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	15 GAL	LOW
	PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY	15 GAL	LOW
	<u>EXISTING TREES</u>		
	FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>6'-1'</u>		
	ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW	1 GAL	LOW
	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE	1 GAL	LOW
	<u>1'-3'</u>		
	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL	LOW
	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL	LOW
	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL	LOW
	WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	5 GAL	LOW

NOTES

1. THIS IS THE MINIMUM, BASELINE TEMPLATE.
2. SUPPLEMENTAL PLANTING IS ENCOURAGED.
3. REFER TO PLANT MATERIAL IN APPENDIX FOR ADDITIONAL SUGGESTIONS.

DOUGLAS BOULEVARD EAST OF 80



TURF

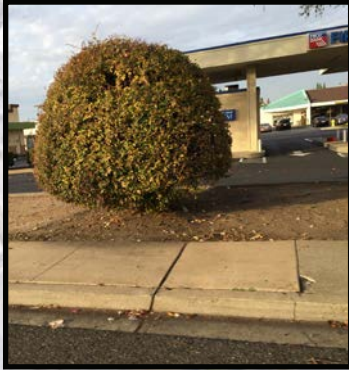
3

USE VALUE

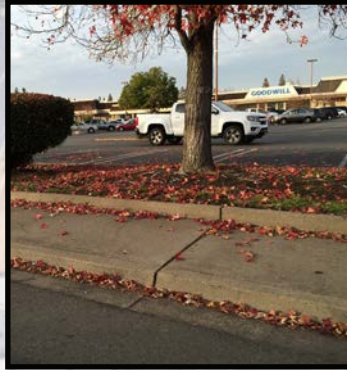
MAX.

12'x300'

FEET WIDE



Wrong sized plant species



No vehicle screening



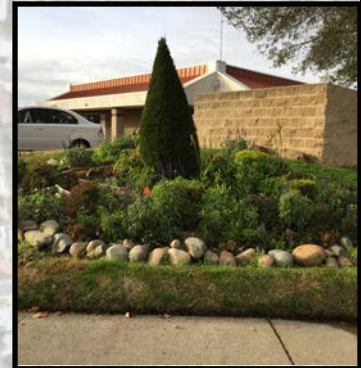
Slopes exceed 3:1

DOUGLAS BOULEVARD

SIERRA GARDENS



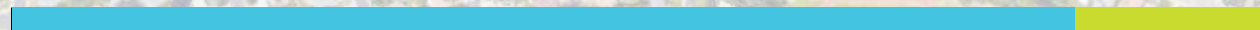
No vehicle screening
by shrubs



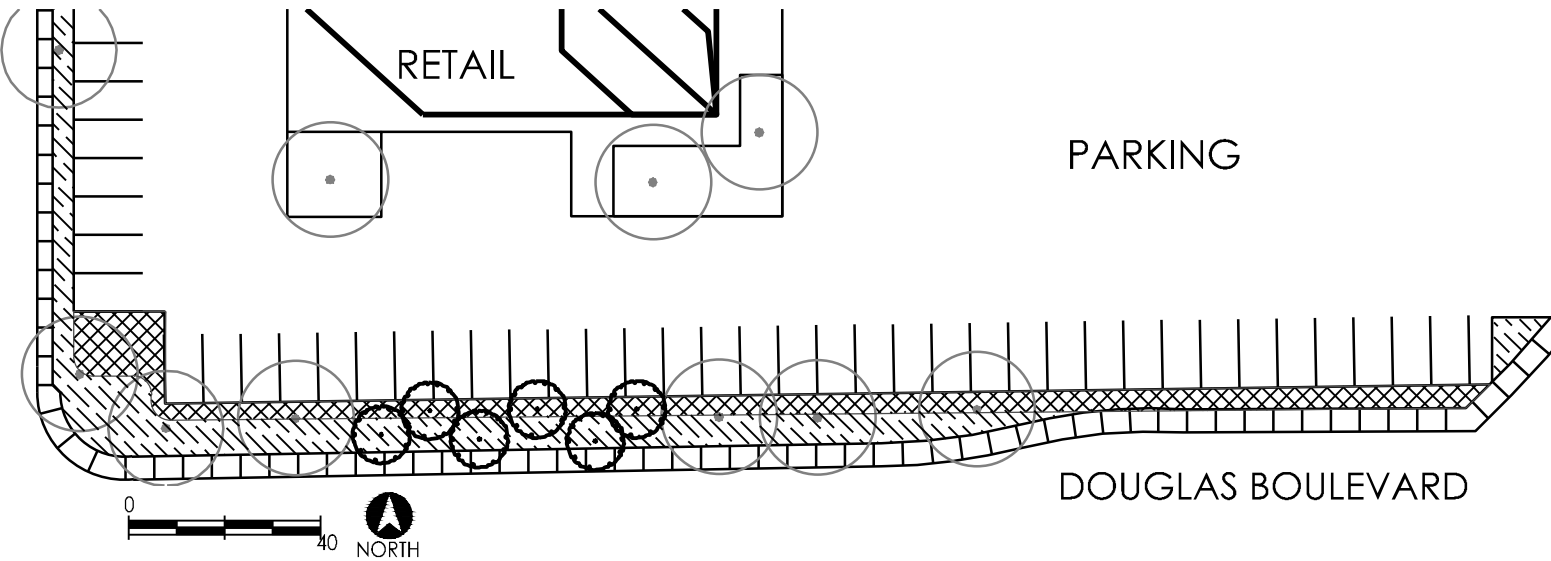
Contrived planting installations

TURF 90%

SHRUBS 10%



DOUGLAS BOULEVARD EAST OF 80 PRECEDENT STUDY



CONCEPT PLANT SCHEDULE

	<u>ACCENT TREES</u>		
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	15 GAL 15 GAL	LOW LOW
	<u>EXISTING TREES</u>		
	FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>EXISTING LANDSCAPE TO REMAIN AND PROTECT</u>		
	FIELD VERIFY SIZE AND LOCATION		
	<u>6'-1'</u>		
	ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW	1 GAL	LOW
	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE	1 GAL	LOW
	RUBUS PENTALOBUS 'EMERALD CARPET' / BRAMBLE - (SHADE)	1 GAL	LOW
	<u>1'-3'</u>		
	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	LOW
	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL	LOW
	WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	5 GAL	LOW

NOTES

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2. SUPPLEMENTAL PLANTING IS ENCOURAGED.
3. REFER TO PLANT MATERIAL IN APPENDIX FOR ADDITIONAL SUGGESTIONS.

DOUGLAS BOULEVARD EAST OF SIERRA GARDENS



Vast swaths of unusable turf



Native oak



Slopes exceed 3:1

SIERRA GARDENS



DOUGLAS BOULEVARD

EUREKA ROAD



Failed subsurface drip irrigation



Heavy evidence of runoff



Landscape gesture

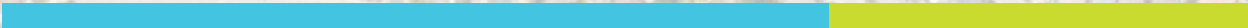


TURF
4
USE VALUE

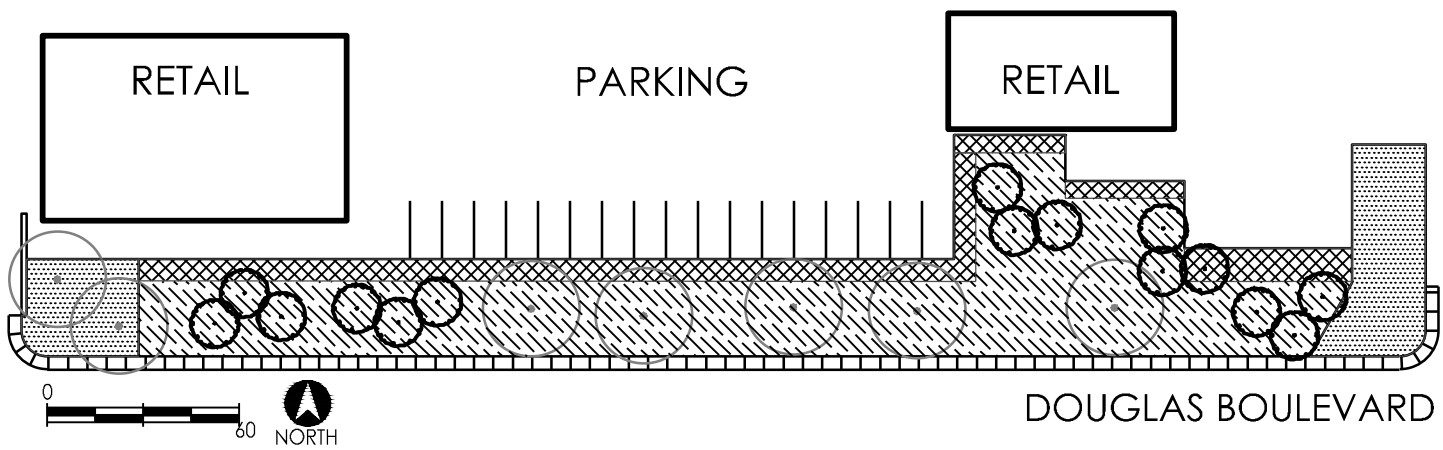
MAX.
30'x330'
FEET WIDE

TURF 70%

SHRUBS 30%



DOUGLAS BOULEVARD EAST OF SIERRA GARDENS PRECEDENT



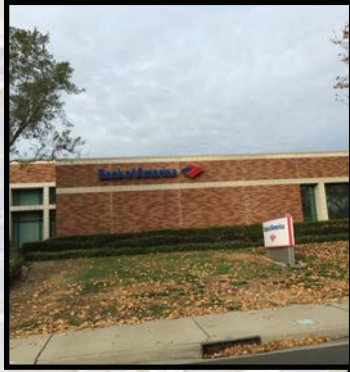
CONCEPT PLANT SCHEDULE

	<u>ACCENT TREES</u> ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	15 GAL 15 GAL	LOW LOW
	<u>EXISTING TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>EXISTING LANDSCAPE TO REMAIN AND PROTECT</u> FIELD VERIFY SIZE AND LOCAION		
	<u>6'-1'</u> ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE RUBUS PENTALOBUS 'EMERALD CARPET' / BRAMBLE - (SHADE)	1 GAL 1 GAL 1 GAL	LOW LOW LOW
	<u>1'-3'</u> ROSA X 'FLOWER CARPET CORAL' / ROSE SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	5 GAL 5 GAL 5 GAL	LOW LOW LOW

NOTES

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DOUGLAS BOULEVARD EAST OF EUREKA ROAD



Inaccessible turf



Over pruned shrubs and groundcover



Failed groundcover planting

EUREKA ROAD

DOUGLAS BOULEVARD

EASTROSEVILLE PARKWAY



Failed groundcover planting



Over maintained shrubs in un-natural forms



Slopes exceed 3:1

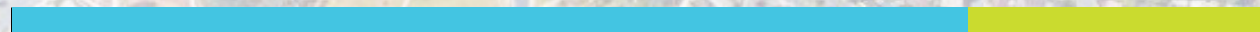


TURF
4
USE VALUE

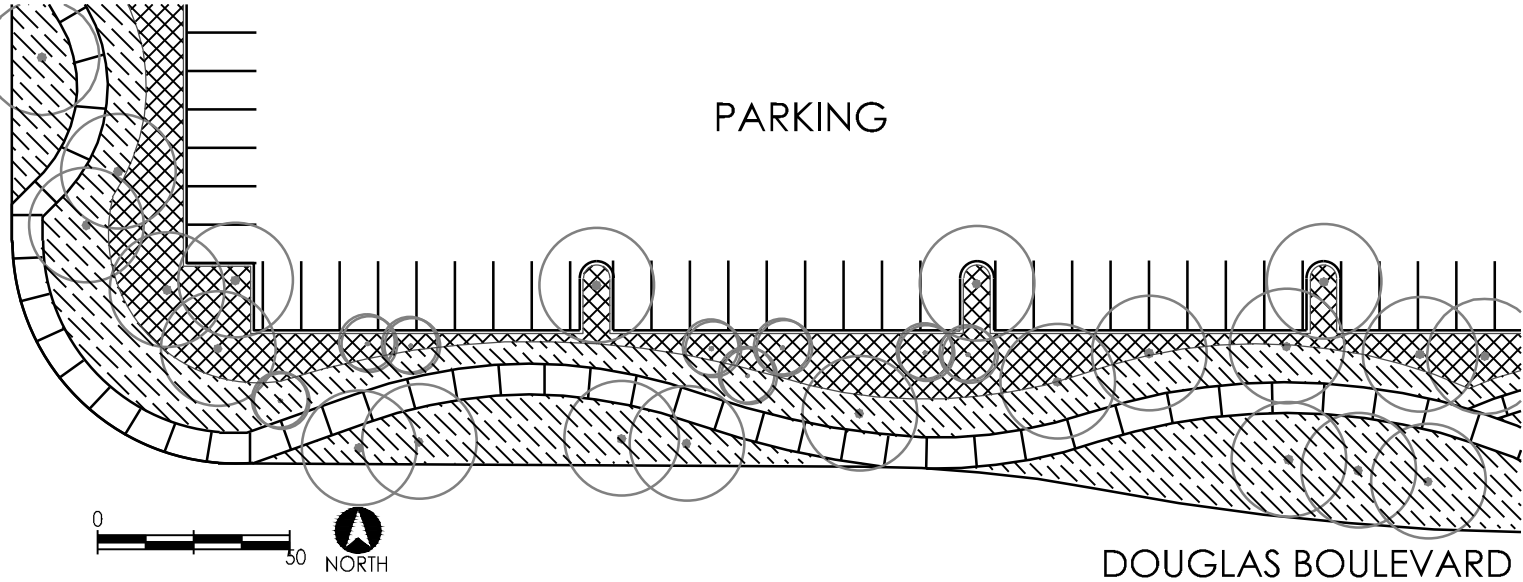
MAX.
23'x600'
FEET WIDE

TURF 80%

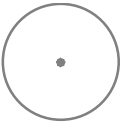
SHRUBS 20%



DOUGLAS BOULEVARD EAST OF EUREKA PRECEDENT STUDY



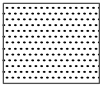
CONCEPT PLANT SCHEDULE



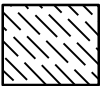
EXISTING TREES
FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION



EXISTING ACCENT TREES
FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION

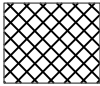


EXISTING LANDSCAPE TO REMAIN AND PROTECT
FIELD VERIFY SIZE AND LOCATION



6'-1'
ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW
LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE
RUBUS PENTALOBUS 'EMERALD CARPET' / BRAMBLE - (SHADE)

1 GAL	LOW
1 GAL	LOW
1 GAL	LOW



1'-3'
ROSA X 'FLOWER CARPET CORAL' / ROSE
SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON
WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY

5 GAL	LOW
5 GAL	LOW
5 GAL	LOW

NOTES

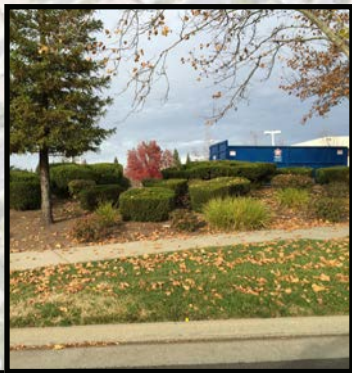
1. THIS IS THE MINIMUM, BASELINE TEMPLATE.
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DOUGLAS BOULEVARD EAST OF EAST ROSEVILLE PARKWAY



TURF
4
USE VALUE

MAX.
17'x475'
FEET WIDE



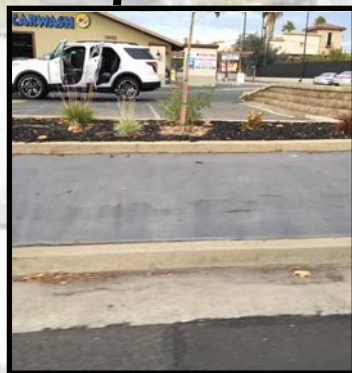
Over pruned shrubs and failed groundcover



Slopes exceed 3:1



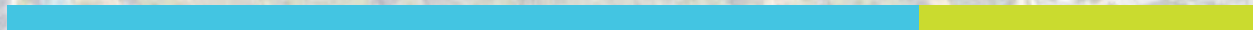
Inaccessible turf



No shrub buffer for vehicles

TURF 75%

SHRUBS 25%

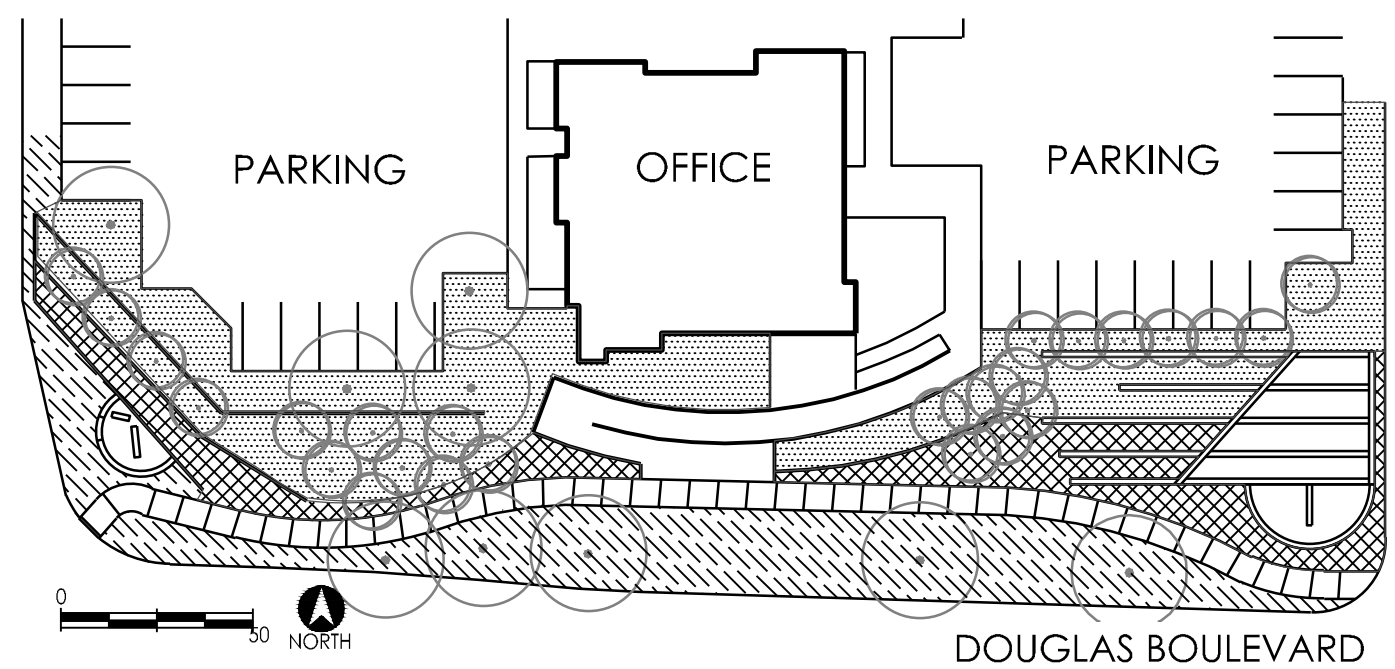


EAST ROSEVILLE PARKWAY

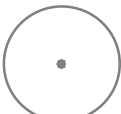
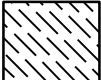
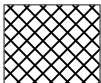
DOUGLAS BOULEVARD

SIERRA COLLEGE BOULEVARD

DOUGLAS BOULEVARD PRECEDENT STUDY



CONCEPT PLANT SCHEDULE

	<u>EXISTING TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>EXISTING ACCENT TREES</u> FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION		
	<u>EXISTING LANDSCAPE TO REMAIN AND PROTECT</u> FIELD VERIFY SIZE AND LOCATION		
	<u>6"-1'</u> ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE RUBUS PENTALOBUS 'EMERALD CARPET' / BRAMBLE - (SHADE)	1 GAL 1 GAL 1 GAL	LOW LOW LOW
	<u>1'-3'</u> ROSA X 'FLOWER CARPET CORAL' / ROSE SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY	5 GAL 5 GAL 5 GAL	LOW LOW LOW

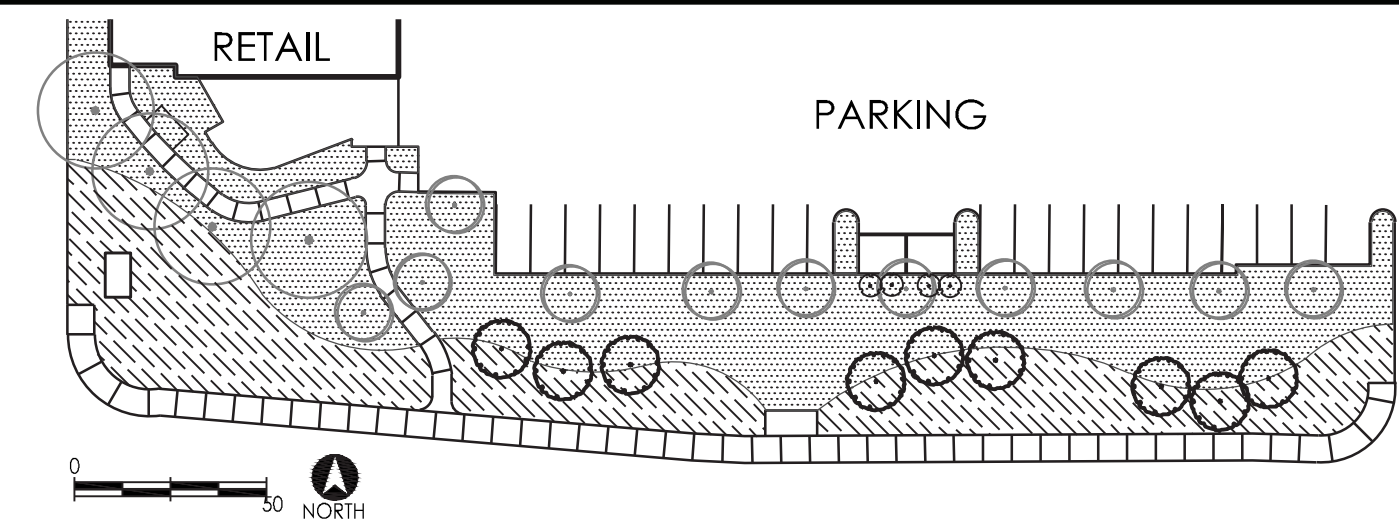
NOTES

1. THIS IS THE MINIMUM, BASELINE TEMPLATE.
2. SUPPLEMENTAL PLANTING IS ENCOURAGED.
3. REFER TO PLANT MATERIAL IN APPENDIX FOR ADDITIONAL SUGGESTIONS.

BLUE OAKS BOULEVARD @ FOOTHILLS BOULEVARD



BLUE OAKS BOULEVARD PRECEDENT STUDY



CONCEPT PLANT SCHEDULE

BLUE OAKS BOULEVARD

	<u>ACCENT TREES</u>			
	MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	15 GAL 15 GAL	LOW LOW	
	<u>EXISTING TREES</u>			
	FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION			
	<u>EXISTING ACCENT TREES</u>			
	FIELD VERIFY SPECIES, VARIETY, SIZE AND LOCATION AND ROOT CROWN CONDITION			
	<u>8'-15'</u>			
	ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL' / MANZANITA	5 GAL	LOW	
	RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN	5 GAL	LOW	
	RHAMNUS ALATERNUS 'VARIEGATA' / ITALIAN BUCKTHORN	5 GAL	LOW	
	ROMNEYA COULTERI / MATILIJ POPPY	5 GAL	LOW	
	<u>EXISTING LANDSCAPE TO REMAIN AND PROTECT</u>			
	FIELD VERIFY SIZE AND LOCAION			
	<u>6'-1'</u>			
	ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW	1 GAL	LOW	
	CONVOLVULUS SABATIUS / GROUND MORNING GLORY	1 GAL	LOW	
	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE	1 GAL	LOW	

NOTES

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2. SUPPLEMENTAL PLANTING IS ENCOURAGED.
3. REFER TO PLANT MATERIAL IN APPENDIX FOR ADDITIONAL SUGGESTIONS.

PLANT MATERIAL LIST

The following plant list has been developed to work in concert with existing landscape elements and create a reliable turf conversion program. The species selected vary in size, color, texture, seasonality and purpose. Standard and multi-trunk trees ranging in height from fifteen to thirty feet will be incorporated into already established landscapes to act as background vertical elements that will provide shade and year round visual interest to each Specific Plan area. All existing trees are to remain and be protected, however the phased removal of Poplars should be considered due to high water requirements and ever expanding root crowns (affecting maintenance and surrounding hardscape).

The other contributing factor to a successful turf conversion is soil amending and finish grading. While turf is a successful plant type in shallow, unfertile soil, fertility testing will need to occur and amendments added to assure the success of newly installed alternatives.

The selected shrubs are deciduous and evergreen. Plant materials vary in flowering time, fall color, form and size. This wider range of plant heights will allow for more opportunities for interaction at the pedestrian level and create a more interesting backdrop for motorists. The groundcovers were selected for their low growing profile, ability to reduce erosion and have lower labor requirements throughout the growing season. The large shrubs/trees were selected to add variety to already established landscape specimens. However, planting of these trees should be well thought out and root growth should also be considered. Per the Community Design Guidelines Planning and Redevelopment Department (section CC-68) the following minimum planter widths (measured inside curbs) should be provided:

- Eight feet for large canopy trees (may be reduced to five feet with deep root barriers and irrigation)
- Six to eight feet for medium to large canopy trees
- Six feet for medium to small canopy trees
- Four feet for small canopy trees

PLANT MATERIAL LIST - ACCENT TREES



Olea E. San Gabriel
(Fruitless multi-trunk)
15'x15'
Evergreen



Arbutus 'Marina' (multi)
20'x20'
Evergreen



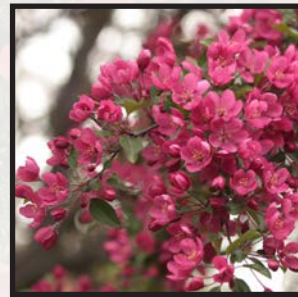
Acer r. 'October Glory'
40'x40'
Deciduous



Prunus lyonii
15'x10'
Evergreen



Laurus nobilis
15'x10'
Evergreen



Malus 'Prairiefire'
15'x10'
Deciduous

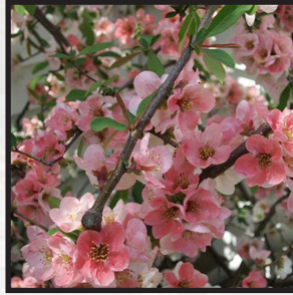


Magnolia stellata
15'x15'
Deciduous

PLANT MATERIALS LIST - SHRUBS



Arctostaphylos 'Sentinel'
8'x8'
Evergreen



Chaenomeles x SP
7'x7'
Deciduous



Romneya coulteri
8'x8'
Deciduous



Rhamnus A. 'Varegatta'
10'x7'
Evergreen



Rhamnus A. 'John Edward'
10'x10'
Evergreen



Spirea p. Bridal Wreath
10'x8'
Deciduous



Tecoma capensis
15'x15'
Evergreen



Viburnum o. 'Sterile'
10'x5'
Deciduous



Dodonaea viscosa
15'x10'
Evergreen

PLANT MATERIALS LIST - SHRUBS



Elaeocarpus decipens
'Little Emperor'
8'x8'
Evergreen



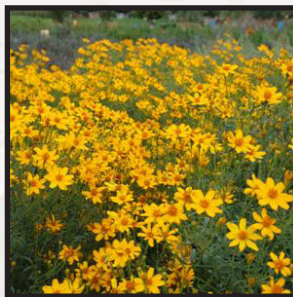
Forsythia 'New Hampshire'
5'x5'
Deciduous



Grevillia 'Superb'
5'x7'
Evergreen



Rosa 'Sally Holmes'
6'x6'
Deciduous



Tagetes lemonii
5'x5'
Evergreen



Teucrium fruticans
4'x4'
Evergreen



Viburnum f. 'Snowflake'
7'x7'
Deciduous

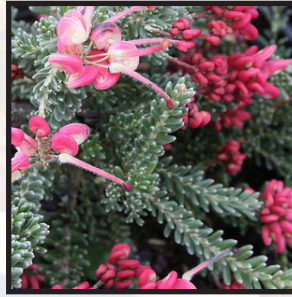


Westringia f. Wynaabbie Gem'
5'x6'
Evergreen

PLANT MATERIALS LIST - LOW SHRUBS



Cistus p. 'Sunset'
3'x5'
Evergreen



Grevillea 'Coastal Gem'
2'x4'
Evergreen



Grevillea 'Bronze Rambler'
2'x7'
Evergreen



Rosa carpet
2'x4'
Deciduous



Rosa drift
2'x4'
Deciduous



Ribes viburnifolium
2'x6'
Evergreen



Spirea J. 'Gold Mound'
2'x3'
Deciduous



Westringia F. 'Mundi'
1'x4'
Evergreen



Santolina chamaecyparissus
2'x2'
Evergreen

PLANT MATERIALS LIST - GROUNDCOVER / TURF ALTERNATIVES



Acacia redolens 'Desert Carpet'

24"x 10' / Evergreen / 8' spacing

Desert Carpet® is a clone, trademarked by Mountain States Wholesale Nursery, which maintains a height of only 24". It has thick, leathery, grey-green phyllodes. It blooms in the spring with small yellow puffball flowers. Prostrate Acacia is adaptable to alkaline and slightly saline soils. In coastal areas it grows with little or no irrigation, however in Roseville some summer irrigation will be necessary.

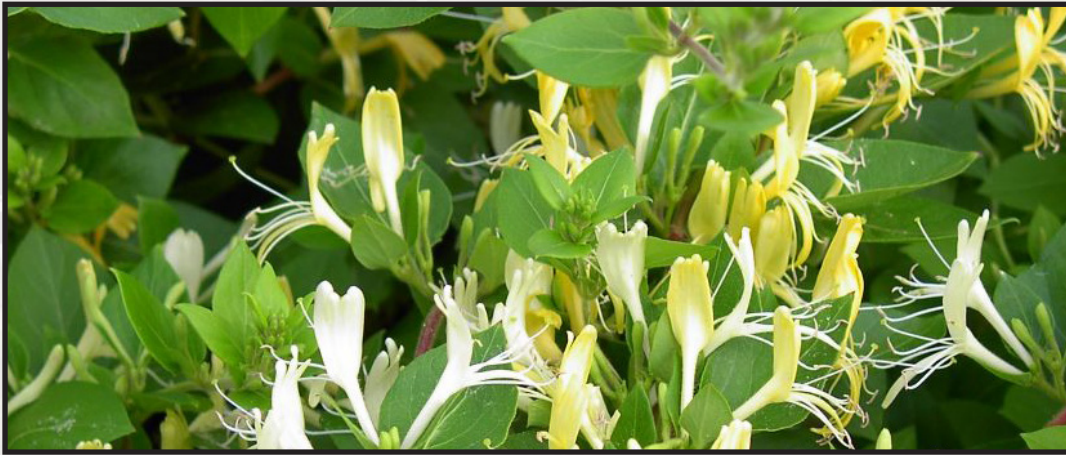


Myoporum parvifolium

10"x5' / Evergreen / 3' spacing

This fast growing plant grows to 2' tall and will spread up to 10'. It has bright green leaves held close to the stem and small white flowers in summer. Plant in full sun to light shade. Irrigate occasionally once established. Hardy to at least 18-20 degrees F. It has been reported that this plant is rabbit proof. A great plant for slope erosion control.

PLANT MATERIALS LIST - GROUNDCOVER / TURF ALTERNATIVES



Lonicera japonica 'Halliana'

12"x 15' / Evergreen / 10' spacing

A very vigorous vine or groundcover that will quickly cover large areas - as much as 30 feet. It benefits from pruning and thinning. Give same growing requirements as the species. It is hardy to USDA Zone 4 and noted as tolerating temperatures as low as 10F.



Vinca minor

6"x2' / Evergreen / 1' spacing

Shade loving groundcover used in hard to plant spots. Its evergreen trailing stems look good year-round. It makes a good groundcover for shrub plantings.

PLANT MATERIALS LIST - GROUNDCOVER / TURF ALTERNATIVES



Convolvulus sabatius

12"x 12" / Evergreen / 2' spacing

A trailing groundcover with a woody base and herbaceous stems that rarely reaches up to 1 foot tall and usually hugs the ground and spreads 3 feet in diameter or better with soft green rounded 1 1/2 inch long leaves. Light blue funnel-shaped flowers bloom throughout the year in areas with mild winters but blooms heaviest from spring through fall. Plant in full sun to light shade with well-drained soil and occasional water tolerates soils with alkaline conditions well and will grow in heavier clay soil so long as it drains and is not over watered.



Rubus pentalobus 'Emerald Carpet'

6"x3" / Evergreen / 2' spacing

Shade loving groundcover with small tough evergreen leaves. This low growing drought tolerant plant is a great option for slope stabilization in dry shade areas.

APPENDIX : BEST MANAGEMENT PRACTICES

As shown in the site analysis photos, all of the observed landscapes are over maintained and, in many cases, completely barren of shrubs or groundcovers because the original landscape failed and was not replaced. Recommended species have been selected for their durability and size appropriateness in commercial settings. As with groundcover selections, shrub selections should be limited so as to contribute to the consistent look envisioned by the Specific Plans.

Multiple instances of incorrect shearing were observed. Shearing as a method of size control is acceptable for certain plant material because it encourages a “high growth output” response from the plant. However, this high growth output response is not desirable when maintaining plant material that naturally grows well beyond its maintained size. The constant shearing and fast growth from plants results in more energy and water being consumed to heal and produce foliage/soft wood. The cycle of keeping a plant actively producing foliage reduces its effectiveness as a drought tolerant plant. Most drought tolerant plants limit growth activity through the hot summer months to minimize water consumption, and do not perform well if constantly sheared.

The following pages are a description of basic considerations that should be made when updating your landscape. Maintenance will vary based on size of the project area, irrigation type and design (plant material selected). All new landscape should receive a 3” layer of bark mulch to discourage weed growth, prevent erosion and improve overall soil moisture.

PRUNING: ART NOT GEOMETRY

Pruning is done to improve/maintain plant health, control growth, increase flowering, remove dead, diseased and dangerous branches. Thinning is the most commonly used method of pruning. This method allows for controlled growth without inhibiting the natural form of the plant. It also provides the opportunity to remove any dead, damaged or diseased plant material.



Thinning is done by removing a branch to its point of origin or junction. When removing to a junction the remaining branch must be $\frac{1}{3}$ of the thickness of the branch being removed.



Heading is a method of pruning back branches to a twig or bud to encourage growth from lateral buds. This method of pruning is less desirable for established material and should be used on young plants and plants in need of rejuvenation.

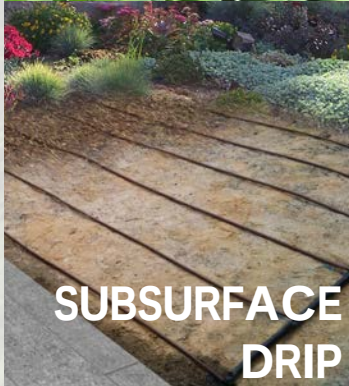


Shearing is done to manicure plants outer foliage creating a uniform surface. This method of maintenance should only be used on plant material known to respond well to this.

IRRIGATION: DRIP, BUBBLE AND SPRAY IN THE LANDSCAPE



DRIP



**SUBSURFACE
DRIP**



BUBBLER



**OVERHEAD
SPRAY**

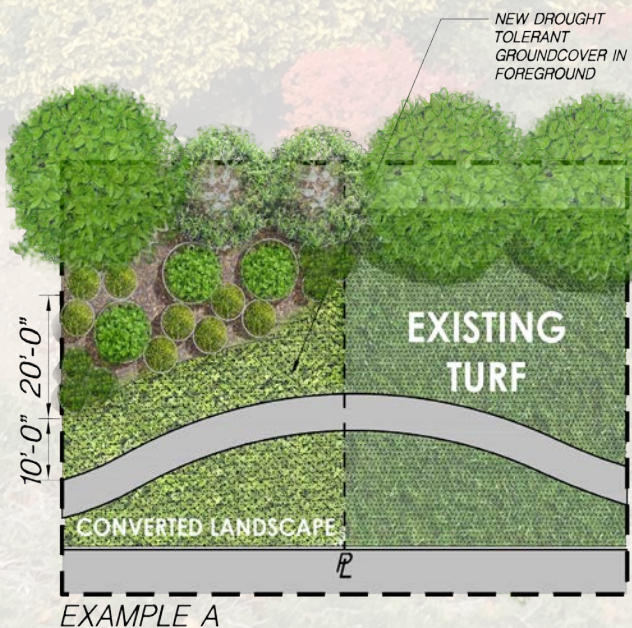
Drip irrigation is a method of administering water directly to the root zone of a plant. Drip irrigation is highly efficient and very customizable, allowing for extended watering periods that encourage greater percolation while minimizing erosion. Minimal excess water also discourages weed growth. Drip irrigation systems are made up of many required components. Be sure to refer to manufacturer's specifications or consult a licensed contractor or landscape architect.

Bubblers are emitters that irrigate a localized area with a comparably high output of water in a minimal amount of time. Bubblers are extremely versatile and can be used to irrigate all types of plants except turf. Most bubblers can also be adjusted, so that water distribution can be adapted to specific site and planting conditions.

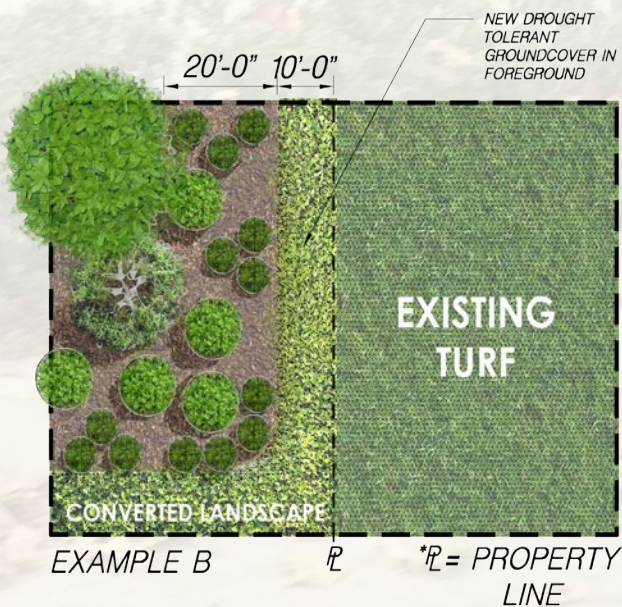
Overhead spray is the least efficient method, but the most reliable one for irrigating turf. New technologies have been developed to increase distribution and efficiency, and some products are so efficient that they have achieved the designation of 'micro-spray' and can be used in nearly all applications. The ability of these new spray heads to irrigate more efficiently has renewed interest in applying these products to new and renovated landscapes.

AHEAD OF THE CURVE: PLANTING BEFORE YOUR NEIGHBOR

The opportunity to increase the biological value of a landscape by converting turf to drought tolerant plant materials will be embraced by many, while others will take their time to convert. To the right are examples of how property owners converting landscapes can do so using simple offsets to create planting zones and smooth transitions to their neighbors. These zones can be modified to fit a specific property, planting density, and plant palette. A 10' offset from the adjacent turf area or delineation of property line will result in a groundcover zone. This zone creates a visual transition from turf to the new, converted turf landscape. The 20' wide shrub zone creates depth and allows for more than just one variety of plant to be used. Any planting in this area should be in clumps of 3-5 shrubs and planting in rows should be avoided as this would create a visual barrier to the property beyond. Outside of these two zones, accent trees should be planted outside the dripline of existing trees.



EXAMPLE A



EXAMPLE B