



AGENDA

June 13, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of May 23, 2019

5.2. WRSP PCL F-84 & F-85 - Hayden Bridge Tree Permit - 5481 Holt Parkway - File # PL18-0145

REQUEST

The applicant requests a Tree Permit to remove six (6) native oak trees and encroach within the protected zone or conditionally remove three (3) additional native oak trees to facilitate construction of the Hayden Parkway Bridge over Pleasant Grove Creek, north of Blue Oaks Boulevard.

Applicant: Steve Hicks, Signature Management Company
Owner: David L. Ash, ATC Realty One, LLC

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-three (23) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL CO-22 - Campus Oaks Apartments Phase 2 - 350 Roseville Parkway - PL # 18-0372

REQUEST

The applicant requests a Major Project Permit Stage 2 for Phase 2 of the Campus Oaks Apartments project. The development consists of 210 apartment units on Campus Oaks Master Plan parcel CO-22.

Applicant: Greg Bardini, Morton & Pitalo, Inc.
Owner: Campus Oaks Apartments 2 LP

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 (for both Alternative 1 and Alternative 2) subject to ninety-five (95) conditions of approval.

6.2. INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178 (Continued from the May 9, 2019 Planning Commission Meeting)

REQUEST

The project consists of the construction of 23 attached single-family dwelling units. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Design Review Permit for construction of 23 single-family units and to modify the development standards of the existing Attached Housing (R3) zone, a Tentative Subdivision Map, and a Tree Permit.

Applicant: Phil Harvey, Kuchman Architects
Owner: Robert Pegos

RECOMMENDATION

- A. Adopt the Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and
- E. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of May 23, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 6/13/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of May 23, 2019



MINUTES

May 23, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

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

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brashears, Caporusso, Dohner, Jensen, Krafka, Martin, Mendonsa

Absent: None

3. PLEDGE OF ALLEGIANCE

Commissioner Dohner lead those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Justin Caporusso, seconded by Kristine Dohner, to approve the Consent Calendar.

Motion Passed.

Roll Call vote: Ayes: Dohner, Mendonsa, Martin, Jensen, Brashears, Caporusso, Krafka

5.1. Minutes of May 9, 2019

5.2. NIPA PCL CO-22 - Campus Oaks Apartments Phase 2

Continue this item to the June 13, 2019 Planning Commission Meeting.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP PCL 49 - MPP Stage 1 Mod and Stage 2

REQUEST

The project includes text-only Specific Plan and Ordinance amendments to remove the limitation on the square footage of permitted retail and restaurant uses, and allow general medical services as a permitted use. The project also includes a Major Project Permit Stage 1 Modification to divide Parcel 7 into two parcels and Parcel 9 into three parcels; eliminate 16,000 SF of office and add 6,000 SF of restaurant on Parcel 6; eliminate 68,000 SF of office and add 22,000 SF of restaurant on Parcel 7; add 40,000 SF of retail on Parcel 9; eliminate 25,000 SF of office and 130,000 SF of Community Assembly (church), add 108,500 SF of retail and 1,500 SF of restaurant on Parcel 10; and add 24,000 SF of medical office on Parcel 11. The project also includes a Major Project Permit Stage 2 for approval of a 108,500 SF furniture store with a 1,500 SF restaurant.

Applicant: Kris Steward, Phillips Land Law, Inc.

Owner: John Stewart, BSO, LLC

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration,
- B. Recommend City Council approve the text-only Specific Plan Amendment,
- C. Recommend City Council adopt the two (2) findings of fact and approve the text-only Ordinance Amendment,
- D. Adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 subject to eleven (11) conditions of approval, and
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-six (86) conditions of approval.

Senior Planner, Lauren Hocker, presented the staff report.

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

Applicant representative, George Phillips, Phillips Land Law, Inc., stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Looking forward to project.
- Nice feature to have a restaurant incorporated within the building.
- There had been traffic issue concerns by the adjacent neighbors when the

site was proposed to be Bayside Church. The neighbors must be satisfied with the new project.

- Is Living Spaces the first in Northern California?
- It is exciting to see that Roseville is attracting new retail centers.
- Project design is fantastic.
- Since the corporate center site designation is going away, are there other sites that could accommodate an office campus?
- There is significant availability for office space.
- The original traffic study had high peak traffic on Sundays. The proposed change will balance traffic throughout the week.
- What was the community input from Highland Reserve at the neighborhood meetings?
- Site is a prime location for retail and restaurant use.

Motion by Robert Jensen, seconded by Kristine Dohner, to

- A. Consider the Addendum to the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration,
- B. Recommend City Council approve the text-only Specific Plan Amendment,
- C. Recommend City Council adopt the two (2) findings of fact and approve the text-only Ordinance Amendment,
- D. Adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 subject to eleven (11) conditions of approval, and
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-six (86) conditions of approval.

Motion Passed.

Roll Call vote: Ayes: Martin, Mendonsa, Caporusso, Jensen, Dohner, Brashears, Krafka

6.2. INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL18-0178
(Item continued from the May 9, 2019 Planning Commission Meeting)

Due to a public noticing error for the May 9, 2019 Planning Commission hearing, Agenda Item 6.2 – INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178) was continued to the May 23, 2019 hearing. No changes have been made to the project.

REQUEST

The project consists of the construction of 23 attached single-family dwelling units. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Design Review Permit for construction of 23 single-family units and to modify the development standards of the existing Attached Housing (R3) zone, a Tentative Subdivision Map, and a Tree Permit.

Applicant: Phil Harvey, Kuchman Architects
Owner: Robert Pegos

SUMMARY RECOMMENDATION

- A. Adopt the Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and
- E. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Planning Manager, Greg Bitter, informed the Commission that the applicant requested that the item be continued the June 13, 2019 Planning Commission Meeting. He also indicated staff's intention to not re-notice this item.

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

Commissioner Discussion:

- Prepared to hear the report.

Chris Ewers, Folsom Road Neighborhood Association

- Thank you for continuing this item as many of those who wish to speak were unavailable for tonight's meeting due to the upcoming Memorial Day weekend.
- Ok with not re-noticing this item.

Motion by Robert Jensen, seconded by Jonathan Martin, that INFILL PCL 246 - Roseville Old Town Lofts be continued to the June 13, 2019 Planning Commission Meeting and that this item not be re-noticed in the newspaper.

Motion Passed.

Roll Call vote: Ayes: Jensen, Martin, Brashears, Mendonsa, Dohner, Caporusso, Krafka

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Planning Commission Meeting Start Time

RECOMMENDATION

Staff recommends the Planning Commission discuss modifications to the start time of Commission meetings and determine whether to request the City Council maintain or modify the current Planning Commission start time.

Planning Manager, Greg Bitter, presented the staff report.

Commission Discussion:

- What were the reasons the City Council changed their start time?
- What community input has the City received on the change in start time?

- It is important to balance doing what we can for the community and commissions.
- Different start times may cause confusion within the community.
- Starting at 7:00 p.m. gives Commissioners time to react to late communications.
- No preference to a 6:00 p.m. nor 7:00 p.m. start time.
- A p.m. start time allows Commissioners time to have dinner with families and help with bedtime routines.
- A 6:00 p.m. start time allows the community to come straight to a meeting.
- A 6:00 p.m. start time allows staff to get home to their families earlier.
- Would a 6:00 p.m. start time be a cost savings to the City?

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

Mike Garabedian

- A 6:00 p.m. start time does not allow much time for commuters, who leave work at 5:00 p.m. and are unfamiliar with the meeting location, to get to the meeting.
- Continuity of meeting times is not necessarily important to the public.

Chair Krafka closed the public hearing.

Motion by Justin Caporusso, seconded by Tracy Mendonsa, to recommend that the City Council maintain a meeting start time of 7:00 p.m. for the Planning Commission.

Motion Passed.

Roll Call vote: Ayes: Brashears, Mendonsa, Jensen, Caporusso, Martin Krafka
No: Dohner

8. ADJOURNMENT

Motion by Jonathan Martin, seconded by Justin Caporusso, to adjourn the meeting. The Motion Passed unanimously at 7:50 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL F-84 & F-85 - Hayden Bridge Tree Permit - 5481 Holt Parkway - File # PL18-0145
Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 6/13/2019
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Preliminary Bridge and Roadway Design

Exhibit A Arborist Report

Exhibit B Tree Removal Exhibit

Exhibit C Oak Tree Planting Plan

ITEM 5.2: **Tree Permit – Wrsp Pcl F-84 & F-85 – Hayden Bridge Tree Permit – 5481 Holt Parkway
– File # PL18-0145**

REQUEST

The applicant requests a Tree Permit to remove six (6) native oak trees and encroach within the protected zone or conditionally remove three (3) additional native oak trees to facilitate construction of the Hayden Parkway Bridge over Pleasant Grove Creek, north of Blue Oaks Boulevard.

Applicant – Steve Hicks, Signature Management Company
Property Owner – David L. Ash, ATC Realty One, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-three (23) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

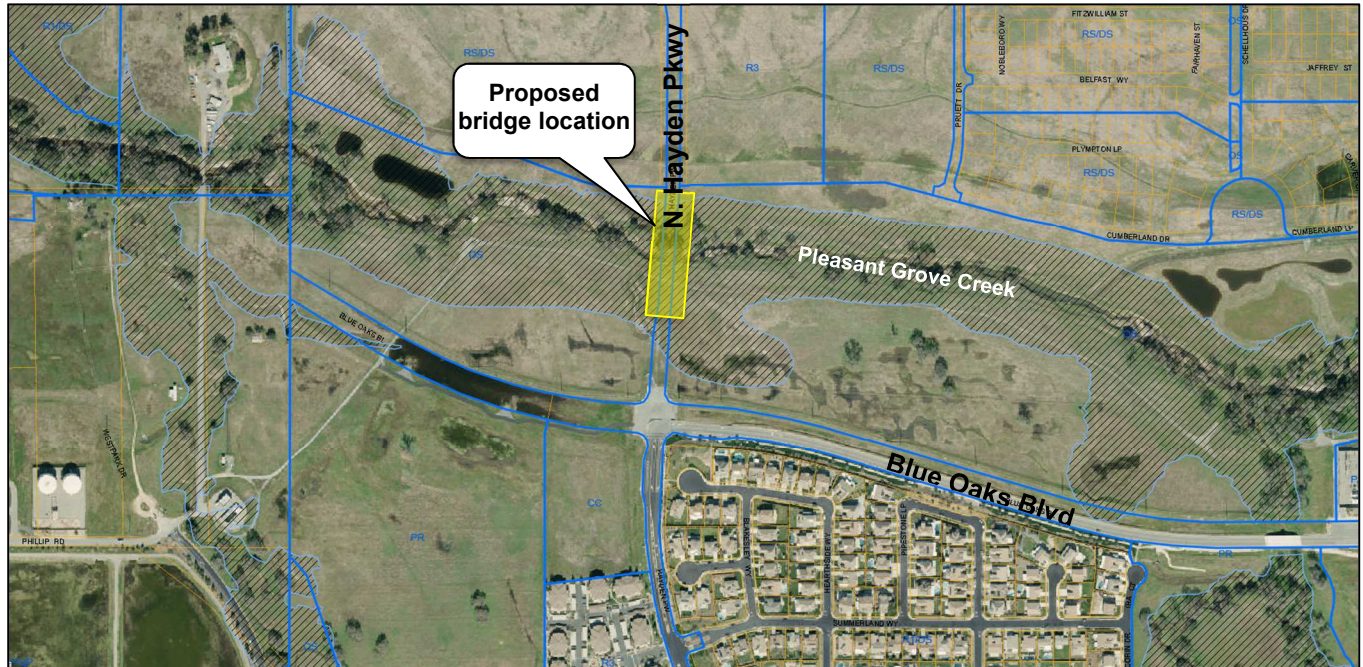
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The tree permit request is to allow the removal of up to nine (9) protected oak trees to facilitate the construction of the Hayden Parkway Bridge. The bridge will be constructed over Pleasant Grove Creek, along the future North Hayden Parkway and north of Blue Oaks Boulevard, in the West Roseville Specific Plan (WRSP) area (see Figure 1). The subject trees are located within an open space area. To the extent possible, native oak tree groves are protected within areas designated for open space. However, the WRSP Environmental Impact Report (EIR) assumed some loss of native oak trees associated with development of the plan area, which includes construction of the bridge. The mitigation measures for the WRSP EIR require a tree permit be obtained prior to the removal of native oak trees.

On April 23, 2015, the Planning Commission approved a Tentative Subdivision Map (File #PL14-0625) which created 586 medium density single-family lots on Parcels F-6C, F-8B and F-11B of the WRSP. A condition of approval was made as part of this project requiring that the Hayden Parkway Bridge be constructed prior to the issuance of the first building permit for these subdivisions. Construction of the bridge will require the removal of six (6) protected oak trees and may require the removal of an additional three (3) protected oak trees, for a total of 267 aggregate diameter inches. The applicant has requested the City approve a Tree Permit to authorize these activities.

Figure 1: Project Location



SITE INFORMATION

Location: The subject trees are located within the associated riparian habitat of Pleasant Grove Creek, north of Blue Oaks Boulevard and along the future North Hayden Parkway. This area is located within the City's Regulatory Floodplain.

Topography and Setting: The project site is designated as open space and is undeveloped. The parcels to the north are also undeveloped and have land use designations of medium density residential and high density residential. The proposed bridge will be constructed on N. Hayden Parkway, over Pleasant Grove Creek and north of Blue Oaks Boulevard. North Hayden Parkway will be graded and paved following construction of the bridge. Attachment 1 includes the preliminary bridge and roadway design.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. As mentioned above, the requested Tree Permit is for the removal of six (6) native oak trees and for encroachment within the protected zone or removal of three (3) additional native oak trees. The required findings to approve a Tree Permit are listed below.

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

An arborist report, dated January 21, 2018, was prepared for the project by Sierra Nevada Arborists (Exhibit A). The report includes a tree inventory summary that identifies nine (9) protected oak trees, with a total of 267 aggregate diameter inches, located in the project area. Of the 9 oak trees, six (6) are proposed for removal to facilitate construction activities for the Hayden Parkway Bridge. The remaining three (3) trees

may require removal, however the final determination for removal of these trees will be made during construction activities. Exhibit B identifies the trees proposed for removal.

The oak trees located within the project footprint of the proposed bridge are located within the associated riparian habitat of Pleasant Grove Creek, and are under the jurisdiction of the California Department of Fish and Wildlife (CDFW). The project's approved CDFW Streambed Alteration Agreement ("CDFW Agreement") requires that for each healthy native tree with a diameter of at least four (4) inches or more that is removed, a minimum of three (3) trees of the same species be planted at the same location or a nearby location as approved by CDFW. The replacement trees are required to be monitored for a minimum of five (5) years following planting. Exhibit C includes the proposed oak tree planting plan which includes a 5-year maintenance and reporting plan. The plan assumes all nine (9) trees will require removal for construction of the bridge. Based on this, a total of 27 inches would need to be planted pursuant to the CDFW Agreement.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program. As mentioned, a total of 27 inches will be mitigated with planting of native species in the open space area along the north bank of Pleasant Grove Creek, approximately 500 feet east of the project site (see Figure 4 of Exhibit C). The City's Parks and Recreation Department will review the plantings to ensure they comply with the City's mitigation planting standards (Condition #20). In addition, pursuant to the CDFW Agreement, the applicant is required to monitor the replacement trees for a five year period. CDFW will monitor the replacement trees until they are satisfied that the success criteria outlined in the CDFW Agreement has been met.

The remaining 240 inches will be mitigated through payment of in-lieu fees. These funds are used for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to \$28,320 and are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. As mentioned, the subject trees are located within the City's Regulatory Floodplain. The project is conditioned to comply with the City's Flood Damage Prevention Ordinance (Roseville Municipal Code, Section 9.8.220) to ensure impacts to the creek bed and floodplain are minimized. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on May 31, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations and Fiddymont Farms Neighborhood Association. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Construction of the Hayden Parkway Bridge was previously evaluated in the West Roseville Specific Plan (WRSP) EIR (SCH#2002082057) and the Fiddymont Ranch Specific Plan Amendment 3 Subsequent EIR (SCH#2010082075). All applicable CEQA mitigation measures adopted as part of the WRSP EIR and Final Subsequent EIR will be implemented as a part of this project. As such, no additional environmental documentation is required.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 5481 HOLT PARKWAY – WRSP PCL F-84 & F-85 – HAYDEN BRIDGE TREE PERMIT – PL18-0145** subject to twenty-three (23) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL18-0145)

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

1. All recommendations contained in the Arborist Report (Exhibit A) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees #469, 470, 471, 472, 473, 474, 475, 476, and 477 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 267. Mitigation must be provided in the form of an in-lieu payment and per the attached Hayden Pw. Oak Tree Planting Plan (Exhibit C). The total in-lieu fee amount is \$28,320. The Planting Plan shall mitigate for 27 inches of native oak trees that are removed with the bridge project. These 27 inches will be verified by the applicant after 5 years of monitoring and a report shall be provided to the City. The annual report provided to CDFW may be submitted to the City to comply with this condition. All mitigation shall be provided to the City prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree, except those trees listed as approved for removal in Condition 2. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity.

The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

DURING CONSTRUCTION:

13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

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

PRIOR TO ISSUANCE OF FINAL:

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. All plantings within the City's Open Space areas shall be done in accordance with the City's mitigation planting standards and shall be reviewed and approved by the City's Parks Department. (Open Space, Planning)
21. Pursuant to Section 9.80.220 (Flood-related erosion-prone areas) of the City's Flood Damage Prevention Ordinance, a permit is required with the intent to verify that the post-project creek bed and floodplain is restored appropriately to withstand the erosive conditions that could come the following fall/winter or subsequent wet seasons. This permit shall be submitted to the City Floodplain Manager. (Public Works-Floodplain Management)
22. All debris from the tree removal sites shall be removed from the floodplain and all approved mitigation shall be fully installed no later than September 15th of the year during the permitted construction with the exception of hydroseeding, which shall be scheduled with the Project Manager to maximize seed germination. (Public Works-Floodplain Management)
23. The approval of this Tree Permit shall expire on **December 13, 2019**. (Planning)

ATTACHMENT

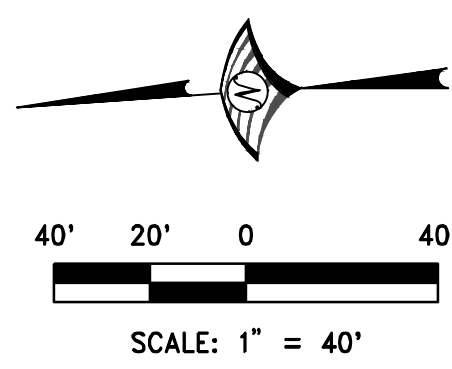
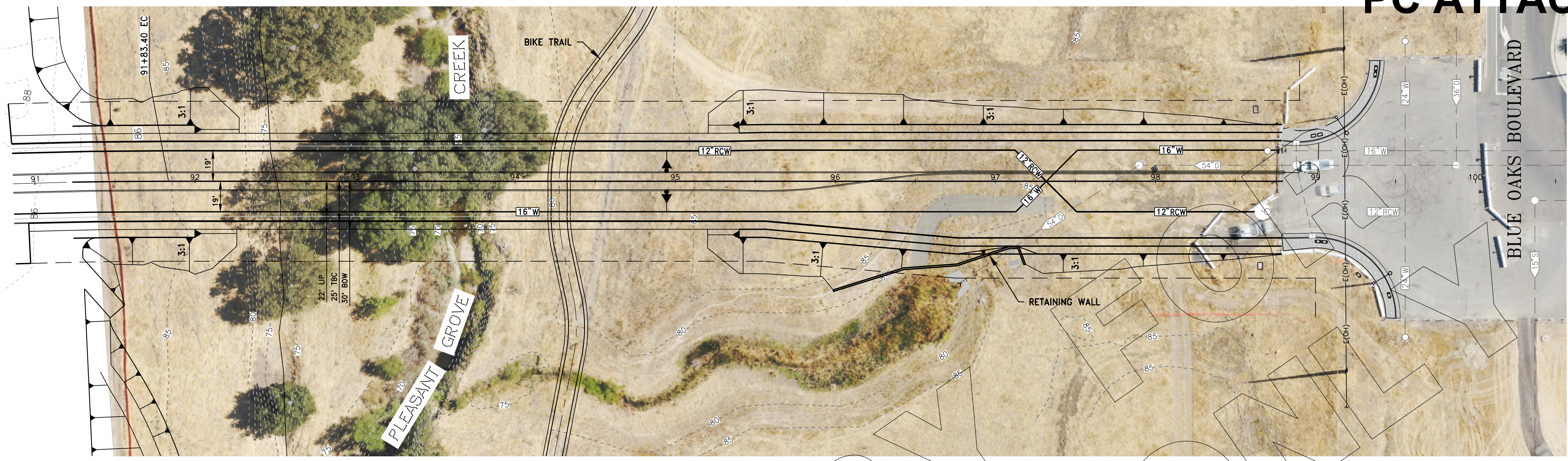
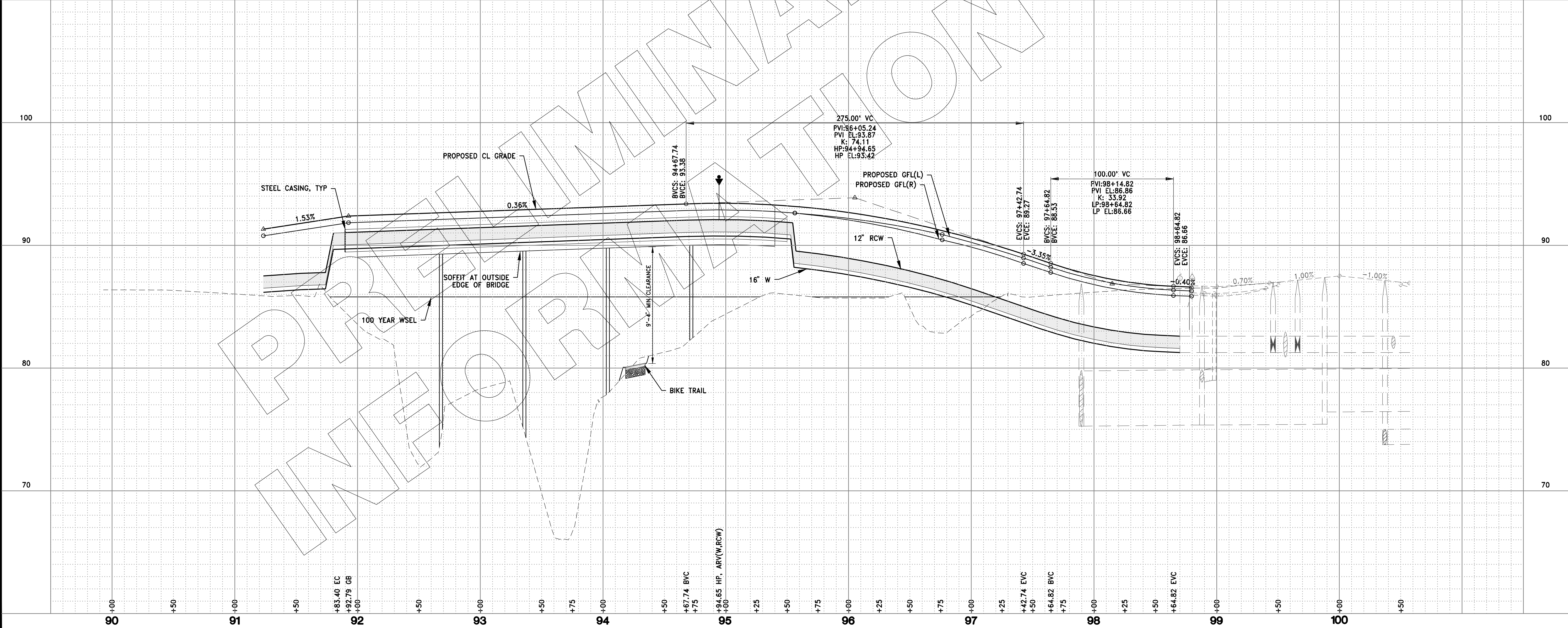
1. Preliminary Bridge and Roadway Design

EXHIBITS

- A. Arborist Report
B. Tree Removal Exhibit
C. Oak Tree Planting Plan

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

EXIST. CL GRADES
PROP. CL GRADES



DATE: NOVEMBER 17, 2017
SCALE: H: 1"=40' V: 1"=4'
DRAWN BY: M. TOWNE
DESIGNED BY: M. TOWNE
CHECKED BY: M. MOTRONI

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 D ST. BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

EXHIBIT FOR
HAYDEN PARKWAY BRIDGE
PRELIMINARY ROADWAY DESIGN

PROJECT NO.
1027157
DRAWING

NO. DESCRIPTION ENGR BY DATE
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**ARBORIST REPORT
TREE INVENTORY SUMMARY
AND
ASSESSMENT OF IMPACTS**

**HAYDEN PARKWAY BRIDGE PROJECT SITE
Fiddymment Ranch Ph. 3
Roseville, California**

Prepared for:

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January 21, 2018

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APPENDICES:

- A. Tree Inventory Summary (sorted by tree number)
- B. Tree Removal Exhibit Fiddymment Phase 2 & 3 North Hayden Bridge
(Prepared by Wood Rodgers)

COPYRIGHT STATEMENT

This consultant's report, dated November 3, 2017, is for the exclusive and confidential use of Signature Homes concerning potential development of the Hayden Parkway Bridge Project Site, located in Fiddymment Ranch Ph. 3, City of Roseville, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Sierra Nevada Arborists. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

Sierra Nevada Arborists is a fully insured, Rio Linda-based arboriculture consulting firm founded in January of 1998 by its Principal, Edwin E. Stirtz. Mr. Stirtz is an ISA Certified Arborist and is ISA Tree Risk Assessment Qualified. He is a member of the American Society of Consulting Arborists and International Society of Arboriculture. Mr. Stirtz possesses in excess of 30 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 23 years as a consulting and preservation specialist in the Sacramento and surrounding regions.

INTRODUCTION

Sierra Nevada Arborists is pleased to present this Arborist Report, Tree Inventory Summary and Impact Assessment for the trees located within and/or overhanging the Hayden Parkway Bridge Project Site in Fiddymment Ranch Phase 3, City of Roseville, California. This Arborist Report, Tree Inventory Summary and Impact Assessment memorializes tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on October 31, 2017.

SCOPE OF INVENTORY EFFORT

The City of Roseville Municipal Code, Chapter 19.66, Tree Preservation, defines a “Protected Tree” as any native oak tree equal to or greater than six inches’ diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks.

At the request of the Signature Management Company, on November 1, 2017, Edwin E. Stirtz of Sierra Nevada Arborists, visited the Fiddymment Ranch Phase 3 Project Site, specifically the location of the proposed Hayden Parkway Bridge Crossing over Kaseberg Creek, located in the City of Roseville, California. The purpose of this field reconnaissance effort was to identify, inventory and comment upon the current structure and vigor of the “protected trees” located within and/or overhanging the project boundaries as depicted on the Hayden Parkway Topo Survey Exhibit provided by Wood Rodgers.

This Arborist Report, Tree Inventory Summary and Impact Assessment presents information concerning the species, size, and current condition of the trees meeting the criteria detailed above within the proposed project area, along with initial pre-development recommendations on a tree-by-tree basis which logically follow the characteristics noted within the trees at the time of field inventory efforts. Information concerning the nature and extent of root system and canopy impacts which will be sustained by the trees from proposed development activities, along with specific tree-by-tree mitigation recommendations for the trees which will sustain encroachment into their protected root zones can be provided in a Supplemental Arborist Report and Construction Impact Assessment once development plans have been refined and finalized for the proposed project area.

METHODOLOGY

During field reconnaissance and inventory efforts, Edwin E. Stirtz of Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the selected lots within the project area as depicted on the Hayden Parkway Topo Survey. The trees which met the defined criteria were identified in the field by affixing round tags with

blue flagging to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers were rough-plotted on the attached Hayden Bridge Tree Tag Location Exhibit so that the precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land surveyor and data for the trees (i.e. tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree's species, diameter measured at breast height ("DBH") and dripline radius ("DLR"). Utilizing this data the tree's overall structural condition and vigor were separately assessed ranging from "excellent"¹ to "poor" based upon the observed characteristics noted within the tree and the Arborist's best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 9 trees measuring 4 inches in diameter and larger measured at standard height (dsh) within and/or overhanging the proposed project area. Composition of the 9 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
Interior Live Oak	=	2 trees	(87 aggregate diameter inches)
Valley Oak	=	7 trees	(180 aggregate diameter inches)
Total	=	9 trees	(267 aggregate diameter inches)

¹ It is rare that a tree qualifies in an "excellent" category, and it should be noted that there were no trees observed within the project area which fell within the criteria of an "excellent" or "good" rating. A complete description of the terms and ratings utilized in this report and accompany inventory summary are found on pages 8-9.

Recommended Removals

At this time, no trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. Although several of the trees have some type of moderate structural defect(s) which require annual inspections.

CONSTRUCTION IMPACT ASSESSMENT

On January 9, 2018 we received for review and assessment from Mike Motroni with Wood Rodgers a "Tree Removal Exhibit - Fiddymont Phase 2 & 3 - North Hayden Bridge" dated 01/09/2018. Along with this exhibit Sierra Nevada Arborists was asked to prepare an assessment of tree impacts which may be sustained by the protected native oak trees from the depicted construction activities. The accompanying Tree Inventory Summary and Impact Assessment replicates the tree data contained in the Native Oak Tree Inventory Summary dated November 3, 2017, and supplements that data by memorializing the trees which will require removal to facilitate the depicted development activities. In addition to identifying the tree removals the Impact Assessment typically documents those trees which will be retained within the project area and sustain encroachment from contemplated development activities as depicted on the Tree Removal Exhibit, however in this particular case there are no trees proposed to sustain encroachment that are not being removed.

Removals and Mitigation Overview

A review of the Tree Removal Exhibit indicates that six native oak trees will require removal to facilitate construction of the North Hayden Bridge project. In addition to these 6 removals there are 3 trees which are proposed as conditional removals, which in all likelihood will also be removals. The trees which will require removal to facilitate the depicted construction activities are highlighted in green within the accompanying Tree Inventory Summary and Impact Assessment and briefly summarized in the following table:

TREE #	COMMON NAME	SPECIES	SINGLE STEM (inches)	DLR (feet)	CONDITIONAL ASSESSMENT		IMPACTS
					STRUCTURE	VIGOR	
469	Valley Oak	(<i>Quercus lobata</i>)	33	32	Fair	Fair	Requires removal to facilitate construction activities as depicted.
470	Valley Oak	(<i>Quercus lobata</i>)	19	26	Fair	Fair	Conditional Removal
471	Valley Oak	(<i>Quercus lobata</i>)	21	22	Poor to fair	Fair	Requires removal to facilitate construction

							activities as depicted
472	Valley Oak	(<i>Quercus lobata</i>)	7	7	Fair	Fair	Requires removal to facilitate construction activities as depicted
473	Interior Live Oak	(<i>Quercus wislizeni</i>)	36	33	Poor to fair	Fair	Requires removal to facilitate construction activities as depicted
474	Valley Oak	(<i>Quercus lobata</i>)	22	26	Poor to fair	Fair	Requires removal to facilitate construction activities as depicted
475	Interior Live Oak	(<i>Quercus wislizeni</i>)	51	35	Poor to fair	Fair	Requires removal to facilitate construction activities as depicted.
476	Valley Oak	(<i>Quercus lobata</i>)	37	34	Fair	Fair	Conditional Removal
477	Valley Oak	(<i>Quercus lobata</i>)	42	40	Fair	Fair	Conditional Removal

Encroachments

Plan review found no trees proposed to sustain encroachment from the proposed activities. Should either tree 470, 476 or 477 not be removed due to conflicts there will be some type of mitigation measure to reduce impacts from the encroachment. When a determination regarding the status of the conditional removals is made then general and specific recommendations on a tree-by-tree basis will be provided to help reduce adverse impacts from construction on the tree(s) which will be retained within the project area. All recommended activities should be performed by an ISA Certified Arborist employed by a licensed and fully-insured tree maintenance company in accordance with current American National Standards Institute (ANSI) A300 standards, specifically including Parts 1 and 2, as updated in 2001 regarding arboricultural practices, tree pruning and subsurface liquid fertilization injection, as well as ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture published Best Management Practices.

GENERAL COMMENTS AND ARBORISTS' DISCLAIMER

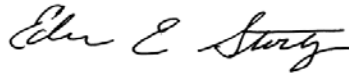
The City of Roseville regulates both the removal of “protected trees” and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Roseville prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. ***Sierra Nevada Arborists will not provide written Certification of Compliance unless we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction.*** Therefore, it will be necessary for the project applicant to notify Sierra Nevada Arborists well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees' ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees.*** Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage.*** Sierra Nevada Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees preserved within and/or overhanging the proposed project area will experience a physical environment different from the pre-development environment. As a result, tree health and structural stability should be regularly monitored. Occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required. In addition, ***provisions for monitoring both tree health and structural stability following construction must be made a priority***. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, ***the future management plan must include an annual inspection*** by a qualified ISA Certified Arborist to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Sierra Nevada Arborists to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,



Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.
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7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of

reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
12. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Sierra Nevada Arborists has assumed any responsibility for liability associated with the trees on or adjacent to this Project Site, their future demise and/or any damage which may result therefrom.
13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.
14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (“DBH”):	This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius (“DLR”):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting. When depicted on a map, the dripline will appear as an irregularly shaped circle that follows the contour of the tree’s branches as seen from overhead.
Protected Zone:	A circle equal to the largest radius of a protected tree’s dripline plus 1 foot.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree’s main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree’s leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both

GENERAL PROTECTION GUIDELINES FOR TREES PLANNED FOR PRESERVATION

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

- ☐ A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the critical root zone protection area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.
- ☐ Any protected trees on site which require pruning shall be pruned by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.
- ☐ Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the root protection zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.
- ☐ Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

**WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED
WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF
ROSEVILLE.**

Once approval has been obtained by the City of Roseville protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

- ☐ Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the dripline protection area of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.
- ☐ No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.
- ☐ No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
- ☐ Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.
- ☐ No trenching shall be allowed within the driplines of protected trees, except as specifically approved by the Planning Department as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the dripline of a protected tree the utility line within the protected zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.
- ☐ Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.
- ☐ Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.
- ☐ Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

- ☐ Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.
- ☐ If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.
- ☐ When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two options.
- ☐ In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.
- ☐ The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.
- ☐ Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.
- ☐ No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.
- ☐ All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

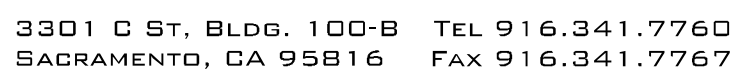
- Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter at breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. The only plant species which shall be planted within the dripline of native oak trees are those which are tolerant of the natural, semi-arid environs of the tree(s).

SIGNATURE HOMES
Hayden Bridge Project Site
City of Roseville, California
TREE INVENTORY SUMMARY and IMPACT ASSESSMENT

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	PERCEIVED IMPACTS	RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR			
469	Valley Oak	(<i>Quercus lobata</i>)		32	33	Fair	Fair	Fair	Fair	Fair	Fair	Roots exposed due to bank erosion.	Located within the proposed bridge alignment, requires removal	Remove to facilitate construction activities as depicted.
470	Valley Oak	(<i>Quercus lobata</i>)		19	26	Fair	Fair	Fair	Fair	Fair	Fair	Above average amount of deadwood.	Located just outside the bridge alignment, may require removal to be determined after construction commences; Conditional tree removal.	May require removal, TBD in the field after construction commences
471	Valley Oak	(<i>Quercus lobata</i>)		21	22	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Bark deformities on lower trunk; bacterial cankers; above average amount of deadwood; sparse foliage.	Located within the proposed bridge alignment, requires removal	Remove to facilitate construction activities as depicted.
472	Valley Oak	(<i>Quercus lobata</i>)		7	7	Fair	Fair	Fair	Fair	Fair	Fair		Located within the proposed bridge alignment, requires removal	Remove to facilitate construction activities as depicted.
473	Interior Live Oak	(<i>Quercus wislizeni</i>)		36	33	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	Old callousing basal/lower trunk wounds, various locations, with moderate decay; out of balance to the north; several failures of large scaffolding branches in upper canopy; above average amount of deadwood.	Located within the proposed bridge alignment, requires removal	Remove to facilitate construction activities as depicted.
474	Valley Oak	(<i>Quercus lobata</i>)		22	26	Fair	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	Out of balance to the south; above average amount of deadwood.	Located within the proposed bridge alignment, requires removal	Remove to facilitate construction activities as depicted.
475	Interior Live Oak	(<i>Quercus wislizeni</i>)		51	35	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Measured 2' above grade; out of balance to the north; above average amount of deadwood.	Located within the proposed bridge alignment, requires removal	Remove to facilitate construction activities as depicted.
476	Valley Oak	(<i>Quercus lobata</i>)		37	34	Fair	Fair	Fair	Fair	Fair	Fair	Inherently weak primary crotch structure with included bark.	Located just outside the bridge alignment, may require removal to be determined after construction commences; Conditional tree removal.	May require removal, TBD in the field after construction commences
477	Valley Oak	(<i>Quercus lobata</i>)		42	40	Fair	Fair	Fair	Fair	Fair	Fair	Above average amount of deadwood.	Located just outside the bridge alignment, may require removal to be determined after construction commences; Conditional tree removal.	May require removal, TBD in the field after construction commences

TOTAL INVENTORIED TREES = 9 Trees (267 aggregate diameter inches)
TOTAL CONSTRUCTION REMOVALS = 6 Trees (152 aggregate diameter inches)
TOTAL CONDITIONAL REMOVALS = 3 Trees (115 aggregate diameter inches)

JANURARY 25, 2018



- 1) ARBORIST REPORT PREPARED BY SIERRA NEVADA ARBORISTS, DATED JANUARY 21, 2018.
- 2) APPLICANT WILL MITIGATE FOR TREE REMOVALS ON-SITE TO THE EXTENT FEASIBLE WITH PAYMENT OF IN-LEIU FEES TO MAKE UP ANY SHORTFALL.

Hayden Parkway Bridge Project Oak Tree Planting Plan



Prepared by:

Dokken Engineering
110 Blue Ravine Road, Suite 200
Folsom, CA 95630

Prepared for:

Signature Homes
4670 Willow Road, Suite 200
Pleasanton, CA 94588

April 2019

Summary

Signature Homes, in cooperation with the City of Roseville (City), proposes the installation of the Hayden Parkway Bridge Project (project), a cast-in-place concrete, pre-stressed slab bridge over Pleasant Grove Creek, north of Blue Oaks Boulevard. The bridge will be 62 feet wide, 340 feet long, composed of five spans, and supported by concrete columns installed on top of a concrete pile cap supported by drive piles. Abutments will be located above the banks of Pleasant Grove Creek. Approximately 420 cubic yards of native soil will be removed to install the abutments, and 1,200 cubic yards of soil will be temporarily displaced to install the pile caps. Hayden Parkway will be graded and paved following construction of the bridge, and aboveground utilities will be attached to the bridge to cross Pleasant Grove Creek without causing further impacts.

The project has been designed to minimize temporary and permanent impacts to jurisdictional waters and associated native vegetation to the maximum extent practicable; however, construction of the bridge is anticipated to remove four (4) valley oaks (*Quercus lobata*) and two (2) interior live oaks (*Quercus wislizeni*), and an additional three (3) valley oaks may be removed if determined necessary during further field investigations. This report assumes the additional three trees will be required to be removed, and therefore, it is assumed that a total of nine (9) native oak trees will be removed for the project.

The native oak trees within the project footprint are within the associated riparian habitat of Pleasant Grove Creek and are under jurisdiction of the California Department of Fish and Wildlife (CDFW). Pursuant to the project's approved CDFW Streambed Alteration Agreement (SAA), for each healthy native tree with diameter of four (4) inches or more that is removed, Signature Homes will plant a minimum of three (3) trees of the same species at the same location or a nearby location as approved by CDFW, and that the replacement trees shall be monitored for a minimum of five years following planting.

This Oak Tree Planting Plan (Plan) provides a plan for the installation, 5-year maintenance, and 5-year monitoring of the replacement oak trees as required by the CDFW SAA. This includes a description of the planting site, including current biological conditions, topography, soils, and proposed land use in the vicinity, a planting layout diagram, planting specifications, irrigation specifications, and success criteria pursuant to the CDFW SAA.

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Appendix A. CDFW Streambed Alteration Agreement

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Abbreviations

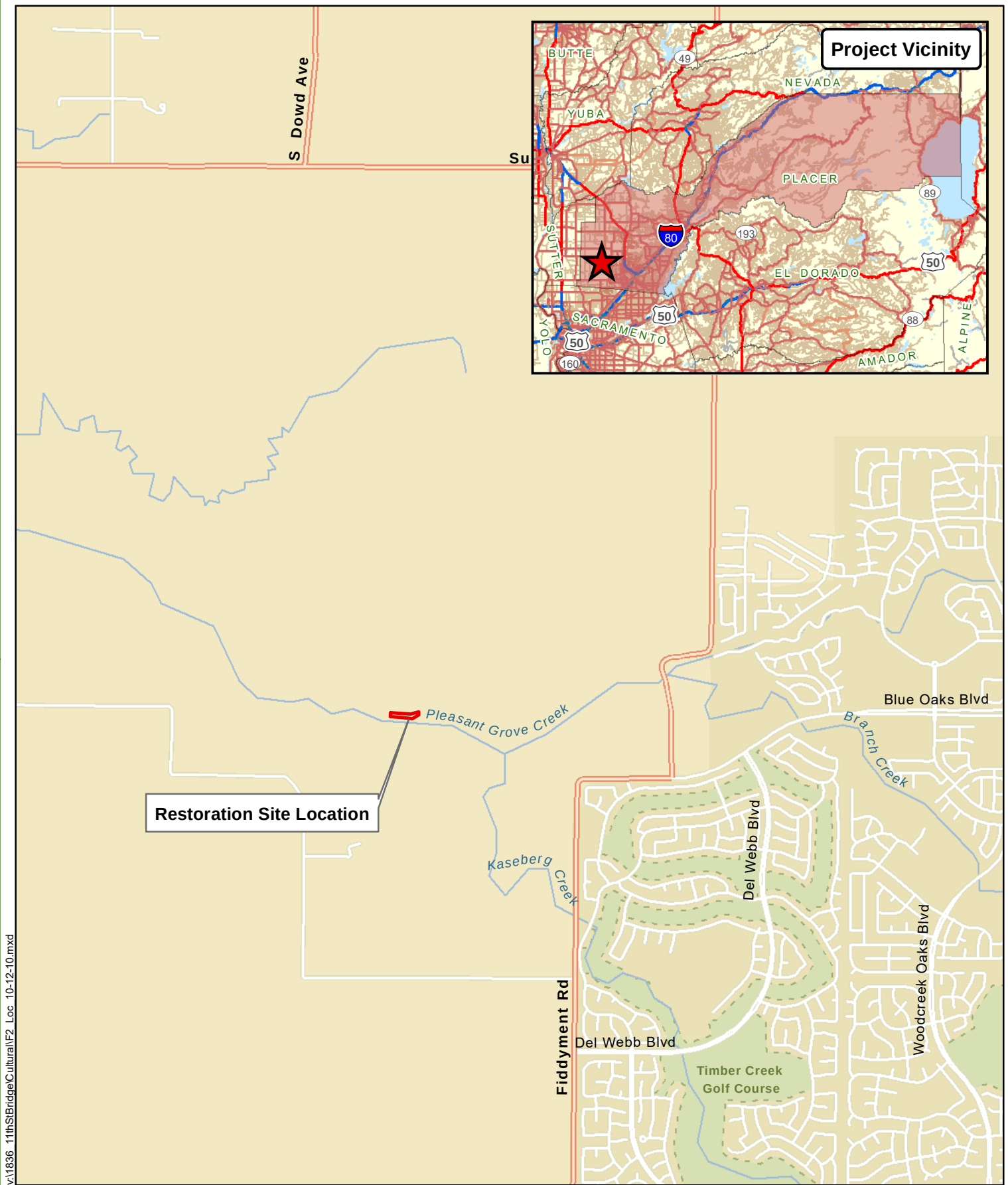
CDFW	California Department of Fish and Wildlife
City	City of Roseville
DBH	diameter breast height
NRCS	Natural Resources Conservation Service
project	Hayden Parkway Bridge Project
SAA	Streambed Alteration Agreement

Chapter 1. Introduction and Project Description

1.1. Introduction

Signature Homes, in cooperation with the City of Roseville (City), proposes the installation of the Hayden Parkway Bridge Project (project), as part of the Fiddymment Ranch Specific Plan Amendment (SPA) 3, and the larger West Roseville Specific Plan. The project will construct a cast-in-place concrete, pre-stressed slab bridge over Pleasant Grove Creek, north of Blue Oaks Boulevard. The bridge will be 62 feet wide, 340 feet long, composed of five spans, and supported by concrete columns installed on top of a concrete pile cap supported by drive piles. Abutments will be located above the banks of Pleasant Grove Creek. Approximately 420 cubic yards of native soil will be removed to install the abutments, and 1,200 cubic yards of soil will be temporarily displaced to install the pile caps. Hayden Parkway will be graded and paved following construction of the bridge, and aboveground utilities will be attached to the bridge to cross Pleasant Grove Creek without causing further impacts. The project is located at Pleasant Grove Creek, in the City of Roseville (City), County of Placer, California within Section 24, Township 11N, and Range 5E (Figure 1 Project Vicinity and Location).

On November 1, 2017, Sierra Nevada Arborists visited the Fiddymment Ranch SPA 3 site, specifically the location of the proposed project. The purpose of this field reconnaissance effort was to identify, inventory and comment upon the current structure and vigor (health) of the “protected trees” located within and/or overhanging the project boundaries. Sierra Nevada Arborists completed an Arborist Report on November 3, 2017 documenting the results of their survey efforts and presenting information concerning the species, size, and current condition of the trees. The survey found a total of 9 trees (7 valley oaks and 2 interior live oaks) within or overhanging the project area, all of which were in fair health. The report determined that 6 of the 9 trees would need full removal to facilitate construction activities, and 3 trees may require removal (to be determined during construction activities). This report assumes all 9 trees would be required to be removed for construction of the project.



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Source: ESRI World Street Maps Online; Dokken Engineering 4/25/2019; Created By: adellas

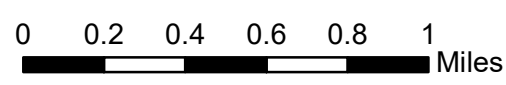


FIGURE 1
Restoration Site Location
 EO-ER-032L0 (425)
 Highland Way at Spanish Ranch Storm Damage Project
 Santa Cruz County, California

Chapter 2. Project Impacts

The project will result in both permanent and temporary effects to jurisdictional waters and riparian habitat under the jurisdiction of CDFW. Permanent effects include areas that will permanently be altered by deposition of fill material, removal of native vegetation, and placement of bridge features including abutments and concrete columns. Temporarily affected areas include all construction work areas outside of permanent effects that will be re-contoured to preconstruction conditions and re-vegetated after construction.

Permanent impacts within valley foothill riparian habitat associated with Pleasant Grove Creek would include the removal of 6-9 native oak trees over 4 inches in diameter breast height (DBH). This report assumes all 9 trees would be required to be removed for construction of the project. Below, Table 1 describes the species and size of the impacted trees, and Figure 2 displays the *Tree Removal Exhibit (Draft)* for the project.

Table 1: Project Effects to Tree Species

Common Name	Scientific Name	Trunk DBH
Valley Oak	<i>Quercus lobata</i>	7
Interior Live Oak	<i>Quercus wislizeni</i>	2
Total	--	9

2.1. Mitigation for Impacts to Jurisdictional Waters and Sensitive Habitats

Pursuant the approved CDFW SAA (Notification No. 1600-2017-0384-R2) Compensatory Measure 3.2, Signature Homes will compensate for loss of healthy native trees with a trunk diameter 4 inches or more DBH that are removed by planting a minimum of three trees of the same species at the same location or a nearby location as approved by CDFW. Mitigation ratios and necessary compensatory plantings are listed in Table 2 below. A description of the on-site mitigation area is included in Chapter 3.

Table 2: Mitigation Ratios and Required Plantings

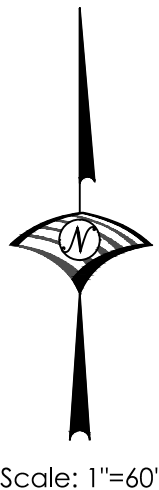
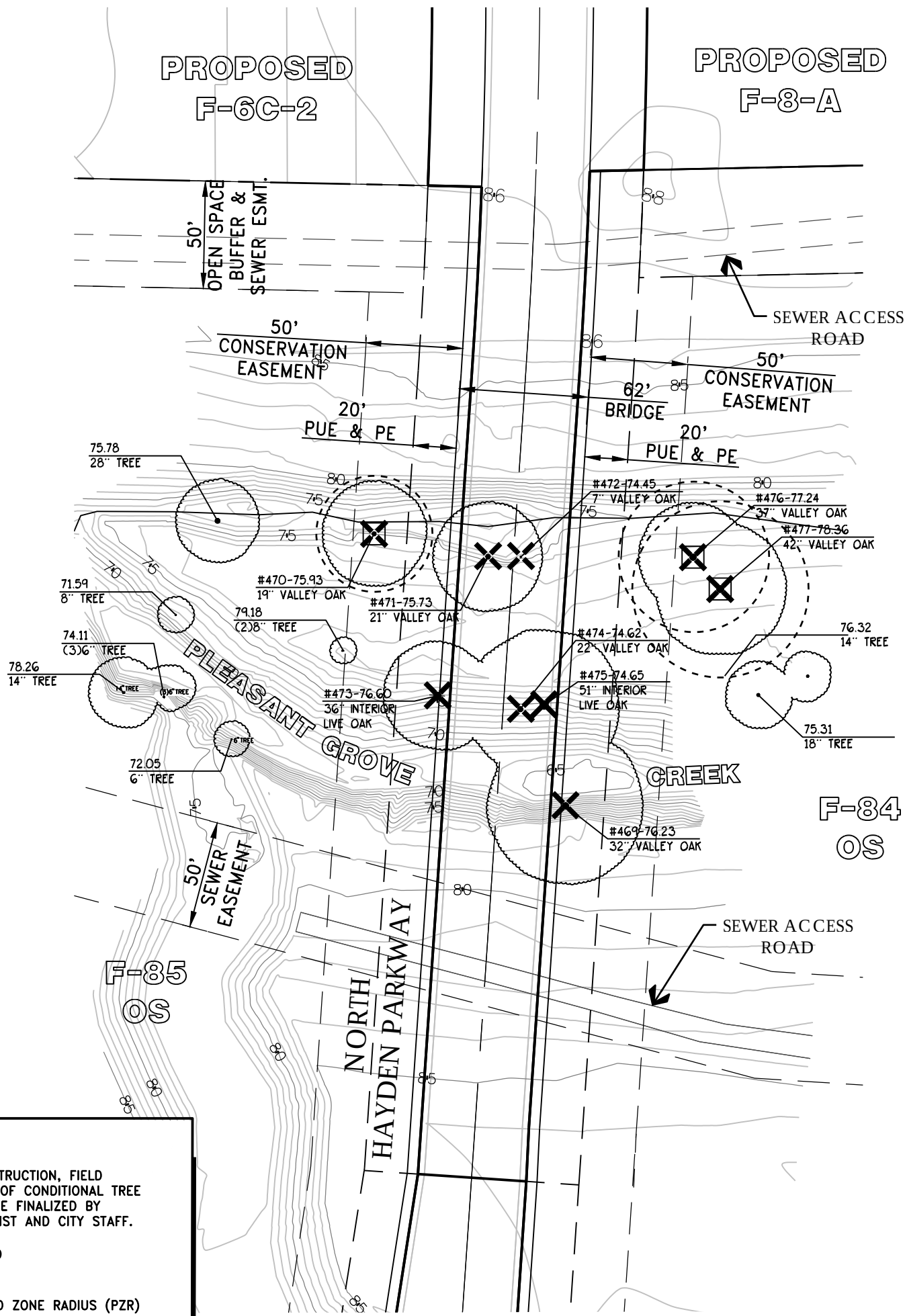
Common Name	Scientific Name	Number of Trees Removed	Required Plantings
Valley Oak	<i>Quercus lobata</i>	7	21
Interior Live Oak	<i>Quercus wislizeni</i>	2	6
Total	--	9	27

In order to secure the success criteria of the replacement trees

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TREE REMOVAL EXHIBIT
 FIDDYMENT PHASE 2 & 3
 NORTH HAYDEN BRIDGE
 CITY OF ROSEVILLE, CALIFORNIA
 JANURARY 9, 2018

DRAFT



LEGEND

PRIOR TO CONSTRUCTION, FIELD DETERMINATION OF CONDITIONAL TREE REMOVALS TO BE FINALIZED BY PROJECT ARBORIST AND CITY STAFF.

TO BE REMOVED

TREE PROTECTED ZONE RADIUS (PZR)

#1844-76.29
18" BLUE OAK = TREE NUMBER - ELEVATION OF TREE
DIAMETER AT BREAST HEIGHT & TYPE

OAK TREES TO BE CONDITIONALLY REMOVED

TAG NO.	ELEV.	DESCRIPTION	DLR	DBH	CONDITION	PZR
470	75.93	VALLEY OAK	26'	19"	FAIR	27'
476	77.24	VALLEY OAK	34'	37"	FAIR	35'
477	78.30	VALLEY OAK	40'	42"	FAIR	41'
POTENTIAL REMOVAL TOTAL			98"			

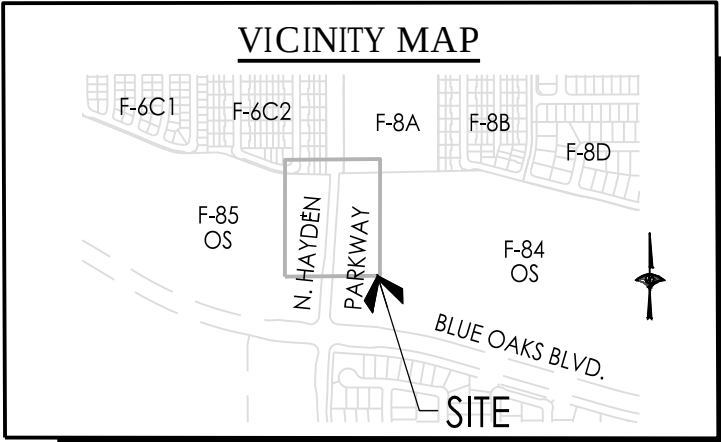
OAK TREES TO BE REMOVED

TAG NO.	ELEV.	DESCRIPTION	DLR	DBH	CONDITION	PZR
469	76	VALLEY OAK	33'	32"	FAIR	34'
471	75	VALLEY OAK	22'	21"	FAIR	23'
472	74	VALLEY OAK	7'	7"	FAIR	8'
473	76	INTERIOR LIVE OAK	33'	36"	FAIR	34'
474	74	VALLEY OAK	26'	22"	FAIR	27'
475	75	INTERIOR LIVE OAK	35'	51"	FAIR	36'
REMOVAL TOTAL - MITIGATION			169"			

NOTE:

1) ARBORIST REPORT PREPARED BY SIERRA NEVADA ARBORISTS, DATED _____

2) APPLICANT WILL MITIGATE FOR TREE REMOVALS ON-SITE TO THE EXTENT FEASIBLE WITH PAYMENT OF IN-LEIU FEES TO MAKE UP ANY SHORTFALL.



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

Chapter 3. On-Site Restoration Plan

3.1. Description of the Restoration Site

According to the project's CDFW SAA compensatory mitigation measure 3.2, "planting of replacement trees should be planted at the same location or a nearby location as approved by CDFW." Replanting efforts are planned to occur along the north bank of Pleasant Grove Creek, between the project site and the Fiddymont development outfall swale, approximately 500 feet to the east. The following sections describe the existing conditions within the restoration site.

3.1.1. Current Biological Conditions

Within the restoration site, Pleasant Grove Creek supports a small riparian corridor on the slopes of the north and south banks of the creek. This riparian corridor supports scattered willows (*Salix* sp.), cottonwoods (*Populus Fremontii*), interior live oaks (*Quercus wislizeni*), and valley oaks (*Quercus lobata*). Just above the top of bank of the creek, annual grassland habitat moves away from the creek toward the new Fiddymont development. The creek carries seasonal flows during the winter and spring and a small amount of seasonal runoff in the summer.

3.1.1. Topography

The topography of the restoration site is generally flat gently sloping down into the creek corridor with slopes averaging 0-5%. Elevation ranges between 75 and 80 feet above mean sea level.

3.1.2. Soils

Soils within the restoration site consist of *Alamo-Fiddymont complex, 9 to 15 percent slopes, and Xerofluvents, occasionally flooded*. This Alamo-Fiddymont soils are classified as well drained with a high to very high runoff rate. Water table depth is greater than 80 inches (NRCS 2019).

3.1.3. Present and Proposed Land Use

According to the City of Roseville Development Services, *Parcel Viewer*, the restoration area is currently classified as "Open Space" land use, and has an existing use class of "Park and Recreational."

3.2. Assurances

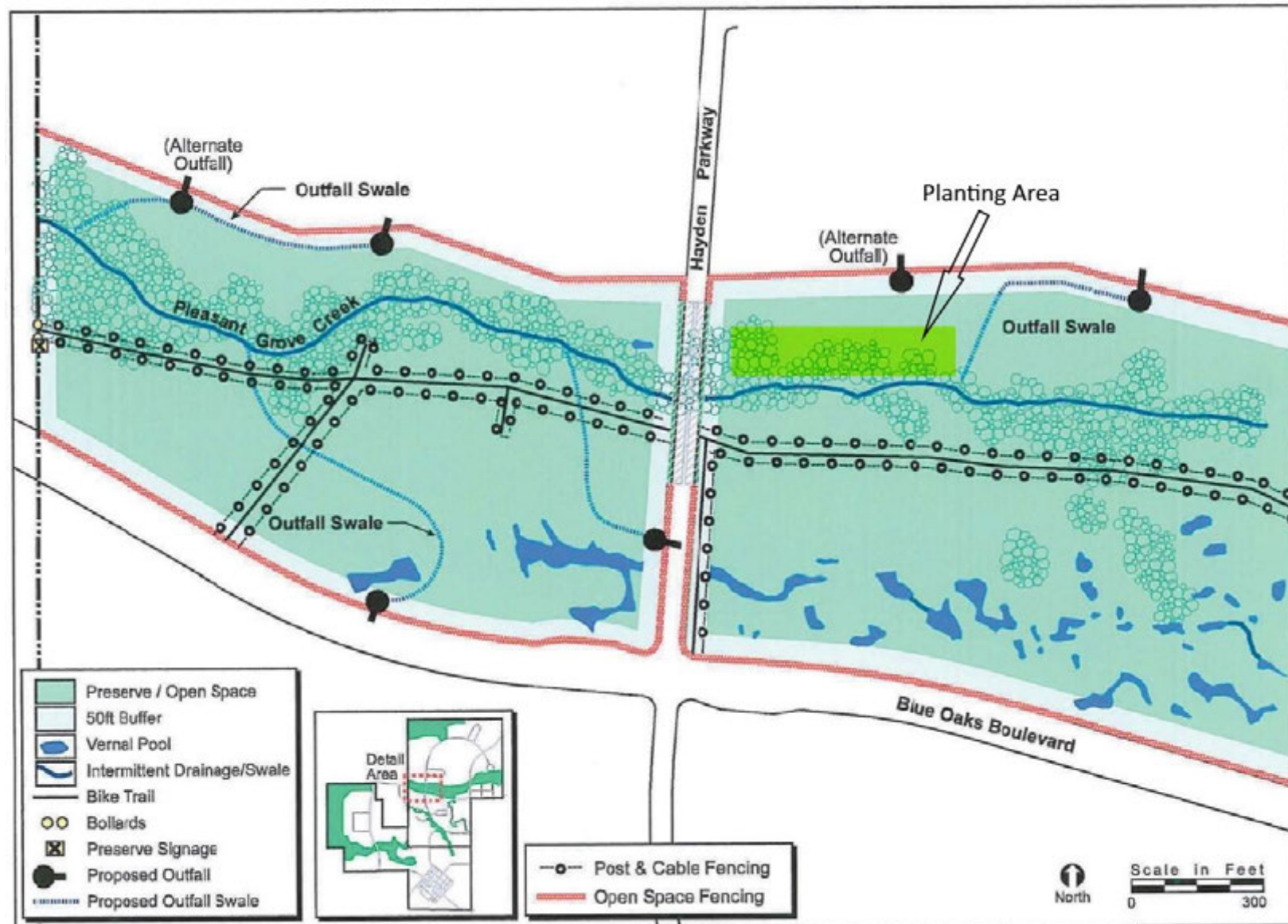
3.2.1. Ownership and Protection

The restoration area is currently designated as "Open Space" and as part of the West Roseville Specific Plan is designated as "Preserve/Open Space." Therefore, the corridor following Pleasant Grove Creek between Blue Oaks Boulevard and the Fiddymont development neighborhood would remain in "Preserve/Open Space" designation, unless zoning of the area changed (Figure 3. Preserve Detail in Project Vicinity).

3.2.2. Financial Assurances

Signature Homes is prepared to execute all required mitigation pursuant to the CDFW SAA including preparation of the oak tree planting plan, acquisition of the necessary trees and completion of the 5-year monitoring and reports.

Figure 3. Preserve Detail in Project Vicinity



Source: ECORP Consulting Inc. 2004

3.3. Installation of Native Trees

Tree planting efforts are planned to occur adjacent to the project site on the north side of Pleasant Grove Creek, beginning approximately 50 feet east of the project site and continuing along Pleasant Grove Creek to the east. Plantings will be placed in a meandering pattern above the top of slope of Pleasant Grove Creek, between the project site and the Fiddymment development's outfall swale, approximately 500 feet to the east.

3.3.1. Plant Material Selection

Pursuant the CDFW SAA, Compensatory Mitigation Measure 3.2, replacement of healthy native trees shall be at a minimum of 3:1 ratio and shall replace the same species at the same location. These would include, interior live oak (*Quercus wislizeni*), and valley oak (*Quercus lobata*). Original source material for any trees installed in the conservation area must be from within 50 miles of the City Roseville. If plant material sourced within 50 miles is unavailable, plant material sourced from further away may be used on a case by case basis subject to approval from CDFW.

Due to the limited availability of large sized locally sourced native plant material and increased disturbance associated with installation of large containers, smaller containers are recommended. If available, plant material in small containers should be in tall/narrow containers that encourage deeper root development while still in the nursery. An example of a tall/narrow pot size is the 4x14 inch treepots. Container size for supplemental plantings may be modified if agreed upon by the City, restoration biologist, and CDFW.

3.3.2. Planting Quantities

As discussed in Section 2.1 above, to compensate for the loss of 7 valley oak trees and 2 interior live oak trees, replacement trees must be installed at a 3:1 ratio meaning a minimum of 21 valley oak trees, and 6 interior live oak trees, for a total of 27 trees, must be installed and according to success criteria pursuant CDFW SAA Compensatory Mitigation Measure 3.3. If at any time the number of surviving trees drops below the minimum threshold, replacement plantings are required and the 5-year maintenance and monitoring period restarts. Additional trees may be installed to minimize the risk of falling below the 27-tree minimum.

To account for expected levels of die off, the number of installed trees and shrubs are proposed to be increased. To avoid dropping below the minimum success criteria established by the CDFW SAA, this planting plan proposes planting of approximately 40 valley oak trees and 15 interior live oak trees within the restoration site.

Table 3. Proposed Replacement Plantings

Species	Required Plantings	Success Criteria (100%)	Proposed Planting Quantities
<i>Irrigation – Up to 3 years</i>			
<i>Quercus lobata</i>	21	21	40
<i>Quercus wislizeni</i>	6	6	15

3.3.3. Planting Plan

Installed container plants may be installed using either scattered or clumped distribution with approximate 10 foot spacing. Container plants should not be installed within the low flow channel.

A schematic planting plan is shown on Figure 4. Final placement of container plants is at the discretion of Signature Homes and approval by CDFW. Once installed, the location of each container plant will be recorded with GPS to aid long term monitoring effort. GPS coordinates of container plants will be provided to CDFW in Post-Construction Mitigation Memo pursuant CDFW SAA Reporting Measure 4.1.

3.3.4. Installation Methods

All tree plantings must occur between November and January. Container plants should be installed by first digging a hole 2 times deeper than the container and 3 times as wide as the container. Plants should then be carefully removed from containers to prevent excess damage to the root structure. If the plant was root bound in the container, the root ball should be loosened by hand or trimmed to encourage roots to grow laterally away from the root ball. Plants should be placed with the main stem vertical and the top of the root crown level with original ground and backfilled. Soil should be lightly compacted to provide structural support for the tree. A small moat approximately 4-6 inches deep should be formed around each plant to allow water to pond and percolate into the soil without running off.

Wood mulch would be applied around each planting (leaving a 6-inch gap between mulch and root collar) to suppress weed competition, retain water, enrich soil organic matter, moderate soil temperature, and facilitate locating each individual during monitoring efforts. More mulch should be added as necessary.

\\1836_11thSt\Bridges\Cultural\F2_Loc_10-12-10.mxd

Restoration Area

Replacement Oak Plantings

Valley Oak (40)

Interior Live Oak (15)



Source: ESRI World Street Maps Online; Dokken Engineering 4/25/2019; Created By: adellas



0 50 100 150 200 250 Feet

FIGURE 4
Schematic Planting Plan
EO-ER-032L0 (425)
Highland Way at Spanish Ranch Storm Damage Project
Santa Cruz County, California

Chapter 4. 5-Year Maintenance Plan and Reporting

4.1. Invasive Species Control Plan

The project area may be invaded by invasive herbaceous and woody species. Invasive species control methods will vary depending on the target species and site conditions. As discussed in section 3.3.4 above, wood mulch would be applied to the planting locations to suppress weed competition. More mulch would be added as necessary, with weeds in the immediate vicinity of each plant hand pulled, or if necessary, treated with foliar application of post-emergent herbicide while the trees are dormant. Other plants categorized as “invasive” by the California Invasive Plant Council or “noxious” by the California Department of Food and Agriculture will be controlled by chemical, manual, or mechanical means as appropriate to reduce competition with installed oak trees. If chemical control is used, chemical applications must be registered for aquatic use given the proximity to the waterway (Pleasant Grove Creek) and all pertinent state and federal laws would be followed. Invasive species removal interval will depend on the selected method and site conditions and will be determined by Signature Homes restoration consultant and planting staff on a case by case basis.

4.2. Irrigation Plan

Pursuant to CDFW SAA Compensatory Measure 3.3 the plantings must have survived for a minimum of 3 years with no supplemental irrigation; however, based on a phone conversation with CDFW Environmental Scientist Gabriele Quillman water should be provided to installed oak trees for three years followed by two years of no irrigation. Irrigation may be provided by hand watering, drip irrigation system, or micro-sprays supplied by either a domestic/reclaimed water connection or mobile water container. A drip or micro-spray irrigation system is recommended to prevent weedy growth and conserve water. Drip or micro-spray irrigation systems would be designed to include at least one drip emitter or micro-spray head for each installed tree within the restoration area and would be designed to provide at least 5 gallons of water to each container plant per watering cycle.

A minimum of weekly watering is recommended during months with an average precipitation of less than 2 inches (typically April – October). Watering frequency or duration may be adjusted by Signature Homes restoration consultant staff depending on site conditions or seasonal precipitation. The irrigation schedule show in Table 4 is proposed for the planting site 5-year maintenance and monitoring period.

Table 4. Proposed 5-Year Watering Schedule

Year	Number of Watering Events													
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Total	
Year 1			2	4	4	8	8	8	8	4			46	
Year 2			2	4	4	8	8	8	8	4			46	
Year 3			1	2	2	4	4	4	4	2			23	
Year 4													0	
Year 5													0	
Total														115

4.3. Herbivory Protection

Installed container plants must be protected from deer, rabbits and other herbivores while they are establishing. As discussed in Section 3.3.4, oaks are planned to be protected by installing tree cones to protect young trees from herbivory. Alternatively, at the discretion of Signature Homes and the City of Roseville, the restoration site could be provided a perimeter fencing to exclude deer, rabbit, and other herbivores.

4.4. Access Restriction

Currently, the open space corridor along Pleasant Grove Creek is open to the public. During construction of the and during restoration and planting operations this are will have restricted access. During the 5-year maintenance and monitoring period, public access will be available.

Chapter 5. Monitoring and Reporting

5.1. Long Term Monitoring

Signature Homes and its' restoration consultant will monitor the long-term success of the project for 5 years following completion of the planting effort. The site will be measured against set success criteria to determine if corrective actions are necessary to achieve the restoration goals.

5.1.1. Success Criteria

Success criteria pursuant CDFW SAA Notification No. 1600-2017-0384-R2 for the Signature Homes Hayden Parkway Bridge and Swales Project, requires a 100% success rate of replacement trees planted after five (5) years. The CDFW SAA requires the compensatory planting of twenty-seven (27) trees (21 valley oak and 6 interior live oak). To account for expected levels of die off, the number of installed trees and shrubs are proposed to be increased, as described in Section 3.3.2 and Table 3 above. If, after 5 years, success criteria have not been met, corrective measures (e.g., additional planting, changes in species composition, appropriate revision of the success criteria with written approval from CDFW, etc.) will be taken and monitoring will continue until CDFW concurs that the restoration/revegetation is successful.

5.1.2. Monitoring and Reports

Pursuant CDFW SAA Reporting Measure 4.1, Signature Homes and/or their restoration consultant shall provide CDFW with a Post-Construction Mitigation Memo within 60 days following planting replacement trees. The memo to CDFW will describe the revegetation and tree replanting efforts and will contain at a minimum, the following:

- a. Date(s) that all revegetation activities were completed,
- b. A list of plants species seeded and/or planted,
- c. Post-planting photos from established photo-points, and
- d. "As built" drawings for the constructed swales noting any changes from the original plans.

Additionally, pursuant CDFW SAA Reporting Measures 4.2, Signature Homes and/or their restoration consultant shall provide CDFW with Annual Mitigation Reports. Following planting, the replacement trees shall be monitored for a minimum of 5 years, or until CDFW concurs that success criteria have been met. During this time, Signature Homes and/or their restoration consultant shall provide annual reports for each year of monitoring and shall contain, at a minimum, the following:

- a. Date(s) that all monitoring activities are completed,
- b. Summaries of the results of the monitoring activities,
- c. Summaries of any setbacks encountered during the relevant monitoring period,
- d. Descriptions of any corrective actions that have been or will be taken to address failures and/or setbacks, if necessary,
- e. A list of all plants and animal species observed within the planting area(s) during the relevant monitoring period, and
- f. Representative photographs of the planting area(s) taken from established photo-points.

5.1.3. Corrective Actions

If the success criteria is not met, or are not on a trajectory to be met, one or more of the following corrective actions will be taken:

- Supplemental Planting;
- Supplemental Watering;
- Supplemental Weed Control;
- Wildlife Fencing; and/or,
- Erosion Control.

Additional corrective actions may be implemented based on the recommendation of the monitoring restoration consultant or CDFW. If, after 5 years, success criteria have not been met, corrective measures (e.g., additional planting, changes in species composition, appropriate revision of the success criteria with written approval from CDFW, etc.) will be taken and monitoring will continue until CDFW concurs that the restoration/revegetation is successful.

Chapter 6. References

- CDFW 2018 Streambed Alteration Agreement. Notification No. 1600-2017-0384-R2. Signature Homes Hayden Parkway Bridge and Swales Project.
- ECORP 2004 West Roseville Specific Plan. Preserve Detail Map. ECORP Consulting Inc.
- NRCS 2019 Natural Resources Conservation Service – Web Soil Survey. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm> (accessed 4/18/2019).
- Wood Rodgers 2018. Tree Removal Exhibit: Fiddymont Phase 2 & 3. North Hayden Bridge. City of Roseville, California. January 9, 2018.

Appendix A. CDFW Streambed Alteration Agreement



California Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670-4599
916-358-2900
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



SEP 20 2018

Date

Steve Hicks
Signature Homes
4670 Willow Road, Suite 200
Pleasanton, CA 94588

Dear Mr. Hicks:

**Final Lake or Streambed Alteration Agreement
Notification No. 1600-2017-0384-R2
Signature Homes Hayden Parkway Bridge and Swales Project**

Enclosed is the final Streambed Alteration Agreement (Agreement) for the Signature Homes Hayden Parkway Bridge and Swales (Project). Before the California Department of Fish and Wildlife (CDFW) may issue an Agreement, it must comply with the California Environmental Quality Act (CEQA). In this case, CDFW acting as a responsible agency filed a Notice of Determination (NOD) within five working days of signing the Agreement. The NOD was based on information contained in the final Environmental Impact Report prepared by the lead agency.

Under CEQA, the filing of an NOD triggers a 30-day statute of limitations period during which an interested party may challenge the filing agency's approval of the Project. You may begin the Project before the statute of limitations expires if you have obtained all necessary local, state, and federal permits or other authorizations. However, if you elect to do so, it will be at your own risk.

If you have any questions regarding this letter, please contact Gabriele Quillman, Environmental Scientist at (916) 358-2955 or by email at gabriele.quillman@wildlife.ca.gov.

Sincerely,

Jeff Drongesen, Environmental Program Manager

cc: Gabriele Quillman, Environmental Scientist
gabriele.quillman@wildlife.ca.gov

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
NORTH CENTRAL REGION
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CA 95670



STREAMBED ALTERATION AGREEMENT
NOTIFICATION No. 1600-2017-0384-R2; VERSION 2
PLEASANT GROVE CREEK

SIGNATURE MANAGEMENT COMPANY, INC.
SIGNATURE HOMES HAYDEN PARKWAY BRIDGE AND SWALES PROJECT

This Streambed Alteration Agreement (Agreement) is entered into between the California Department of Fish and Wildlife (CDFW) and Signature Management Company, Inc. (Permittee) as represented by Mr. Steve Hicks.

RECITALS

WHEREAS, pursuant to Fish and Game Code section 1602, Permittee notified CDFW on November 27, 2017 that Permittee intends to complete the project described herein.

WHEREAS, pursuant to Fish and Game Code section 1603, CDFW has determined that the project could substantially adversely affect existing fish or wildlife resources and has included measures in the Agreement necessary to protect those resources.

WHEREAS, Permittee has reviewed the Agreement and accepts its terms and conditions, including the measures to protect fish and wildlife resources.

NOW THEREFORE, Permittee agrees to complete the project in accordance with the Agreement.

PROJECT LOCATION

The project is located at Pleasant Grove Creek, in the County of Placer, State of California; Latitude 38.796630°, Longitude -121.364507°; Sections 13, 18, 19, and 24, Township 11N, Range 5E and 6E, U.S. Geological Survey (USGS) maps Pleasant Grove and Roseville, California, Mt. Diablo base and meridian; Assessor's Parcel Numbers: 017-100-009 and 017-100-035. For a map of the project location, see **Exhibit A**.

PROJECT DESCRIPTION

The project is limited to four sub-projects associated with the construction of the Fiddymment Ranch portion of the West Roseville Specific Plan.

The project consists of the following sub-projects:

1. **Hayden Parkway Bridge:** installation of a cast-in-place concrete, pre-stressed slab bridge over Pleasant Grove Creek, north of Blue Oaks Boulevard. The bridge will be 62 feet wide, 340 feet long, composed of five spans, and supported by concrete columns installed on top of a concrete pile cap supported by driven piles. Abutments will be located above the banks of Pleasant Grove Creek. Approximately 420 cubic yards of native soil will be removed to install the abutments, and 1,200 cubic yards of soil will be temporarily displaced to install the pile caps. Temporary falsework will be constructed on each side of the bridge. Hayden Parkway will be graded and paved following construction of the bridge, and aboveground utilities will be attached to the bridge to cross Pleasant Grove Creek without causing further impacts.

If necessary, a temporary water diversion structure consisting of two 36-inch culvert pipes covered with filter fabric and soil will be installed to divert stream flows around the work area.

Following construction, the creek bed and banks will be recontoured, compacted, and stabilized with native seed and mulch.

2. **Village F-6C2 Swale:** construction of a 370-foot long, 40-foot wide drainage swale originating at the southeastern corner of the future Village F-6C2 adjacent to the future Hayden Parkway Bridge and draining into Pleasant Grove Creek. Approximately four (4) riprap check dams will be built within the swale to moderate the flow velocity. The swale is designed to allow flows of up to 90.5 cubic feet per second (cfs) during a 10-year storm event. Following construction, all temporarily disturbed areas will be stabilized with native seed mix and mulch. For a map of the Bridge and the F-6C2 Swale, see **Exhibit B**.
3. **Village F-10C Swale#1:** construction of an approximately 476-foot long, 35-foot wide drainage swale at the northwest corner of the Fiddyment Ranch Development, emptying into an unnamed stream. The swale is designed to allow flows of up to 34.9 cfs during a 10-year storm event. Following construction, all temporarily disturbed areas will be stabilized with native seed mix and mulch.
4. **Village F-10C Swale#2:** construction of an approximately 560-foot long, 35-foot wide drainage swale at the northwest corner of the Fiddyment Ranch Development, emptying into an unnamed stream. The swale is designed to allow flows of up to 48.6 cfs during a 10-year storm event. Following construction, all temporarily disturbed areas will be stabilized with native seed mix and mulch. For a map of the F-10C Swales, see **Exhibit C**.

PROJECT IMPACTS

Existing fish or wildlife resources the project could substantially adversely affect include: nesting and migratory birds including American crow (*Corvus brachyrhynchos*), American kestrel (*Falco sparverius*), American robin (*Turdus migratorius*), black phoebe (*Sayornis nigricans*), Brewer's blackbird (*Euphagus cyanocephalus*), burrowing owl (*Athene cunicularia*), California quail (*Callipepla californica*), Canada goose (*Branta Canadensis*), common raven (*Corvus corax*), house finch (*Carpodacus mexicanus*), long-billed curlew (*Numenius americanus*), mourning dove (*Zenaida macroura*), northern harrier (*Circus cyaneus*), northern mockingbird (*Mimus polyglottos*), red-tailed hawk (*Buteo jamaicensis*), red-winged blackbird (*Agelaius phoeniceus*), turkey vulture (*Cathartes aura*), western meadowlark (*Sturnella neglecta*), and white-tailed kite (*Elanus leucurus*); mammals such as black-tailed jackrabbit (*Lepus californicus*), bobcat (*Lynx rufus*), California ground squirrel (*Spermophilus beecheyi*), California vole (*Microtus californicus*), coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), and striped skunk (*Mephitis mephitis*); amphibians such as Pacific tree frog (*Pseudacris regilla*) and western spadefoot (*Spea hammondi*), reptiles such as common garter snake (*Thamnophis sirtalis*) and western pond turtle (*Actinemys marmorata*); wetland and riparian habitat; and any other fish and wildlife resources in the area. For a map of California Natural Diversity Database (CNDDB) records in the area, see **Exhibit D**.

The adverse effects the project could have on the fish or wildlife resources identified above include: temporary disturbance of foraging, nesting, and shelter habitat, disturbance of nesting due to increased human activity, noise, and vibrations, introduction of sedimentation or other pollutants into the watercourse, and direct mortality or injury to individual plants and animals caused by grading and excavation.

Construction of the bridge and swales will temporarily impact a total of 0.235 acre of streambed and wetland and will permanently impact a total of 0.0125 acre of streambed and wetland. Four valley oaks (*Quercus lobata*) and two interior live oaks (*Quercus wislizeni*) will be removed and an additional three valley oaks may be removed if necessary.

MEASURES TO PROTECT FISH AND WILDLIFE RESOURCES

1. Administrative Measures

Permittee shall meet each administrative requirement described below.

- 1.1 Documentation at Project Site. Permittee shall make the Agreement, any extensions and amendments to the Agreement, and all related notification materials and California Environmental Quality Act (CEQA) documents, readily available at the project site at all times and shall be presented to CDFW personnel, or personnel from another state, federal, or local agency upon request.

- 1.2 Providing Agreement to Persons at Project Site. Permittee shall provide copies of the Agreement and any extensions and amendments to the Agreement to all persons who will be working on the project at the project site on behalf of Permittee, including but not limited to contractors, subcontractors, inspectors, and monitors.
- 1.3 Notification of Conflicting Provisions. Permittee shall notify CDFW if Permittee determines or learns that a provision in the Agreement might conflict with a provision imposed on the project by another local, state, or federal agency. In that event, CDFW shall work with Permittee to resolve any conflict.
- 1.4 Project Site Entry. Permittee agrees that CDFW personnel may enter the project site at any time to verify compliance with the Agreement.
- 1.5 Does Not Authorize Take. This Agreement does not authorize take of any California Endangered Species Act (CESA) listed species. Take is defined in Fish and Game Code section 86, as hunt, pursue, catch, capture or kill or attempt to hunt, pursue, catch, capture, or kill. If there is potential for take of any listed species to occur, Permittee shall consult with CDFW as outlined in Fish and Game Code section 2050 et seq.
- 1.6 Nesting and Migratory Birds. Sections 3503, 3503.5, and 3513 of the FGC stipulate the following: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders *Falconiformes* or *Strigiformes* (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act (MBTA).

2. Avoidance and Minimization Measures

To avoid or minimize adverse impacts to fish and wildlife resources identified above, Permittee shall implement each measure listed below.

Wildlife and Vegetation

- 2.1 Designated Biologist. Permittee shall submit to CDFW in writing the name, qualifications, business address, and contact information for a biological monitor (Designated Biologist). Permittee shall obtain CDFW's written approval of the Designated Biologist prior to the commencement of project activities. The Designated Biologist shall be knowledgeable and experienced in the biology and natural history of local fish and wildlife resources present at the project site.

2.2 On-site Education. Permittee shall conduct an education program for all persons employed or otherwise working on the project site prior to performing any work on-site. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology of the habitats and species identified in this Agreement and present at this site. The Designated Biologist shall also include as part of the education program information about the distribution and habitat needs of any special status species that may be present, legal protections for those species, penalties for violations and project-specific protective measures included in this Agreement. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work on-site. Permittee shall prepare and distribute wallet-sized cards or a fact sheet that contains this information for workers to carry on-site. Upon completion of the education program, employees shall sign a form stating they attended the program and understand all protection measures. These forms shall be filed at the worksite offices and submitted as instructed in Contact Information section below. Email notification is preferred.

2.3 Nesting Bird Surveys. If Permittee begins project activities or resumes project activities after a pause of 14 days or more between February 1 and August 31, then Permittee shall initiate pre-commencement nesting bird surveys within three (3) days prior to initiating project activities. These surveys shall include all accessible areas within 500 feet of the edge of the proposed impact area(s). The results of the surveys shall be submitted as instructed in Contact Information section below. Email notification is preferred.

- a. If active nests are found, the Designated Biologist shall formulate appropriate avoidance measure such as, but not limited to, temporary no-disturbance buffers, sound walls, visual barriers, and/or changes in project phasing to protect the nest and the birds. Project activities shall not resume until CDFW has approved, in writing, the avoidance measures and until the measures have been implemented. Except as otherwise approved in writing by CDFW, no habitat removal or any other work shall occur within any temporary no-disturbance buffer until the young are fully fledged and foraging independently of their parents, even if the nest continues active after August 31.
- b. If no active nests are found, project activities may proceed as scheduled.

It is the Permittee's responsibility to comply with the MBTA and sections 3503, 3503.5, and 3513 of the FGC, regardless of the time of year. This Agreement does not authorize take of birds, their nests, or their eggs.

2.4 Special Status Species encountered during work. If the Permittee encounters any special status species during construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with CDFW prior to re-initiating the activity. If during the conduct of project activities, the Permittee encounters any species listed as threatened or endangered, rare or a

candidate species pursuant to CESA, work shall be suspended, and CDFW notified. Work may not re-initiate until the Permittee has consulted with CDFW and can demonstrate compliance with CESA.

- 2.5 Burrowing Owl. If suitable habitat for burrowing owl is present on and/or adjacent to project activities, the Designated Biologist shall complete surveys according to the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) or updated version. Surveys shall be conducted on the project site and within 150 meters of areas that will be directly or indirectly impacted by the project, where feasible. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible. If burrowing owls or evidence of burrowing owls (e.g., whitewash or pellets) are not observed during surveys, no additional mitigation is necessary. If the birds are present, then the area should be avoided.

2.5.1 *Biological Monitor*. In the event that maintenance is urgently required and full protocol surveys cannot be completed before maintenance activities begin, then the Permittee shall notify CDFW of the urgent nature of the maintenance and the Designated Biologist shall conduct pre-maintenance surveys no more than three (3) days prior to the start of the work or any site preparation activities. If sign of owls is not evident, then the Designated Biologist must also be present onsite during work activities to ensure any potential burrows or perch sites where burrowing owl may be present are avoided. If it is evident that the burrows are actively being used, the Permittee shall not commence activities, but shall consult with CDFW. After consultation, CDFW may determine when activities can commence or if another action must be taken to minimize impacts to the species.

2.5.2 *Exclusion Plan*. If burrowing owl is present and cannot be avoided, the Permittee shall develop a Burrowing Owl Exclusion Plan (Plan) approved by CDFW. The Plan shall include mitigation for the temporary and permanent loss of habitat as outlined in CDFW's current Burrowing Owl staff report to include permanent protection of mitigation land, a management plan, and endowment.

- 2.6 Western Pond Turtle. Preconstruction surveys shall be conducted to determine the presence of western pond turtle (*Actinemys marmorata*). If individuals are found in the area prior to construction, they shall be relocated to a suitable habitat area outside of the construction site by a qualified biologist with all required permits. The results of the survey shall be sent to CDFW within one week of survey completion. If western pond turtle is present or may be reasonably presumed to be present during construction activities, the biologist hired by Permittee shall provide Permittee a list of exclusion measures that construction staff shall use to minimize risk of take or injury to any individual animals in the vicinity of the project site. Permittee shall ensure that these exclusion measures are in place prior to construction.

- 2.7 Rare Plant Surveys. If suitable habitat is present, survey(s) for Bogg's Lake hedge hyssop (*Gratiola heterosepala*), dwarf downingia (*Downingia pusilla*) or other special-status plant species with the potential to be impacted by project activities (including areas that are hydrologically connected to the project site and therefore may be impacted by changes to the hydrology of the unnamed tributary) shall be conducted in accordance with CDFW's "*Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities* (revised May 8, 2000)." If any special-status plant species are present and will be affected by the project, adequate avoidance measures shall be incorporated into the project. If special-status plant species cannot be avoided, suitable species-specific mitigation must be developed in consultation with CDFW, which may include a combination of on-site and off-site plant preservation and compensation measures.
- 2.8 Western Spadefoot Toad. Preconstruction surveys shall be conducted to determine the presence of the western spadefoot toad. If individuals are found in the area prior to construction, they shall be relocated to a suitable habitat area outside of the construction site by a qualified biologist with all required permits. The results of the survey shall be sent to CDFW within one week of survey completion. If western spadefoot is present or may be reasonably presumed to be present during construction activities, the biologist hired by Permittee shall provide Permittee a list of exclusion measures that construction staff shall use to minimize risk of take or injury to any individual animals in the vicinity of the project site. Permittee shall ensure that these exclusion measures are in place prior to construction.
- 2.9 Leave Wildlife Unharmd. If any wildlife is encountered during the course of construction, said wildlife shall be allowed to leave the construction area unharmed. If any listed wildlife is encountered, the Permittee shall contact CDFW immediately or proceed as described in the Incidental Take Permit for the project.
- 2.10 Check for Wildlife in Pipes / Construction Materials. Permittee shall visually check all sections of pipe / construction materials for the presence of wildlife sheltering within them prior to the pipe sections being placed in the trench and attached together, or shall have the ends capped while stored on site so as to prevent wildlife from entering. After attachment of the pipe sections to one another, whether in the trench or not, the exposed end(s) of the pipeline shall be capped at the end of each day during construction to prevent wildlife from entering and being trapped within the pipeline.
- 2.11 Demarcate Work Area to Avoid Vegetation. Demarcation of the work area shall consider and avoid vegetation to the greatest extent possible. Vegetation shall not be removed or damaged beyond the work area, except for trimming with hand tools to the extent necessary to gain access to the work sites. No trees over four (4) inches in diameter at breast height shall be removed from the stream bed, banks, or channel without prior written approval from CDFW, except as allowed by this Agreement.

- 2.12 **Invasive Species.** Permittee shall conduct project activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants and animals, from one project site and/or waterbody to another. Prevention BMPs and guidelines for invasive plants can be found on the California Invasive Plant Council's website at: <http://www.cal-ipc.org/ip/prevention/index.php> and for invasive mussels and aquatic species can be found at the Stop Aquatic Hitchhikers website: <http://www.protectyourwaters.net/>.

Erosion and Sedimentation Control

- 2.13 **Work Period in Low Rainfall / Dry Weather Only.** The work period within and adjacent to the stream shall be restricted to periods of low rainfall (less than ¼" per 24 hour period) and periods of dry weather (with less than a 20% chance of rain). All erosion control measures shall be initiated prior to all storm events. Revegetation, restoration and erosion control work is not confined to this work period. Permittee shall monitor the National Weather Service (NWS) 72-hour forecast for the project area. No work shall occur during a dry-out period of 24 hours after rainfall of at ½" or greater per 24-hour period. Weather forecasts shall be documented upon request by CDFW. Revegetation, restoration and erosion control work is not confined to dry weather.
- 2.14 **Best Management Practices.** Permittee shall actively implement Best Management Practices (BMPs) to prevent erosion and the discharge of sediment and pollutants into streams during project activities. BMPs shall be monitored and repaired if necessary to ensure maximum erosion, sediment, and pollution control. Permittee shall prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (found in materials such as straw wattles/fiber rolls or erosion control matting) or similar material, within and adjacent to the work area. All fiber rolls, straw wattles, and/or hay bales utilized within and adjacent to the project site shall be free of nonnative plant seed. **Fiber rolls or erosion control mesh shall be made of loose-weave mesh that is not fused at the intersections of the weave, such as jute, or coconut (coir) fiber, or other products without welded weaves. Non-welded weaves reduce entanglement risks to wildlife by allowing animals to push through the weave, which expands when spread.**
- 2.15 **Mud, Silt and Other Pollutants.** Permittee shall prevent water containing mud, silt or other pollutants from grading, aggregate washing, equipment washing, or other activities to enter a lake or stream or to be placed in locations that may be subjected to high storm flows.
- 2.16 **Minimize Turbidity and Siltation.** Permittee shall take precautions to minimize turbidity/siltation during construction and post-construction periods. Precautions shall include, but are not limited to: pre-construction planning to identify site specific turbidity and siltation minimization measures and best management erosion control practices; best management erosion control practices during

project activity; and settling, filtering, or otherwise treating silty and turbid water prior to discharge into a stream or storm drain.

- 2.17 Maintain Sediment Barriers. Permittee shall maintain the sediment barrier(s) in good operating condition throughout the construction period and the following rainy season. Maintenance includes, but is not limited to, removal of accumulated silt and/or replacement of damaged silt fencing, coir logs, coir rolls, and/or straw bale dikes. If the sediment barrier fails to retain sediment, Permittee shall employ corrective measures, and CDFW notified, immediately. Materials used in the sediment barriers shall not pose an entanglement risk to fish/wildlife.
- 2.18 Stabilize Bare Soil. Loose or compacted soil areas in need of stabilization shall be seeded with a locally native seed mix, unless otherwise agreed upon with CDFW. Permittee shall apply seed mix to such sites shall be completed as soon as possible after project activities in those areas cease. Following placement of the seed mix, Permittee shall cover the seeded area with broadcast straw, jute netting, coconut fiber blanket or similar erosion control blanket.
- 2.19 Erosion Control Monitoring. Permittee shall monitor erosion control measures during and after each storm event and repair and/or replace ineffective measures immediately.

Debris and Waste

- 2.20 Remove Cleared Material from Watercourse. All excavated sediment, vegetation, and any other material shall be either replaced in the excavation site or removed from the area and deposited where it cannot re-enter the stream.
- 2.21 No Dumping. Permittee and all of its contractors, subcontractors, and employees shall not dump any litter or construction debris within the stream, or where it may pass into the stream.
- 2.22 Remove Temporary Flagging, Fencing, and Barriers. Permittee shall remove all temporary flagging, fencing, and/or barriers from the project area and vicinity of the stream immediately upon completion of project activities.
- 2.23 Location of Spoil Sites. Spoil sites shall not be located within a stream or locations that may be subjected to high storm flows, where spoil may be washed back into a stream, or where it may impact streambed habitat, aquatic or riparian vegetation.

Equipment and Vehicles

- 2.24 Minimize Vehicle Parking. Vehicles may enter and exit the work area as necessary for project activities, but may not be parked overnight within ten (10) feet of the drip line of any trees; nor shall vehicles be parked where mechanical fluid leaks may potentially enter the creek.

- 2.25 Operating Equipment and Vehicle Leaks. Any equipment or vehicles driven and/or operated within or adjacent to the creek shall be checked and maintained daily to prevent leaks of materials that could be deleterious to aquatic and terrestrial life or riparian habitat.
- 2.26 Stationary Equipment Leaks. Stationary equipment such as motors, pumps, generators, and welders, located within or adjacent to the stream shall be positioned over drip pans. Stationary heavy equipment shall have suitable containment to handle a catastrophic spill/leak.
- 2.27 Equipment Maintenance and Fueling. No equipment maintenance or fueling shall be done within or near the creek where petroleum products or other pollutants from the equipment may enter the creek's bed, bank, or channel.
- 2.28 Equipment Storage. Staging and storage areas for equipment, materials, fuels, lubricants and solvents, shall be located outside of the creek's bed, banks, and channel.
- 2.29 Decontamination of Project Equipment. Permittee shall decontaminate all tools, waders and boots, and other equipment that will enter the water prior to entering and exiting the project site to avoid the introduction and transfer of organisms. Permittee shall decontaminate project gear and equipment utilizing one of three methods: drying, using a hot water soak, or freezing, as appropriate to the type of gear or equipment. For all methods, Permittee shall begin the decontamination process by thoroughly scrubbing equipment, paying close attention to small crevices such as boot laces, seams, net corners, etc., with a stiff-bristled brush to remove all organisms. To decontaminate by drying, Permittee shall allow equipment to dry thoroughly (i.e., until there is a complete absence of water), preferably in the sun, for a minimum of 48 hours. To decontaminate using a hot water soak, Permittee shall immerse equipment in 140 degrees Fahrenheit or hotter water and soak for a minimum of 5 minutes. To decontaminate by freezing, Permittee shall freeze equipment for a minimum of eight (8) hours. Repeat decontamination is required only if the equipment/clothing is removed from the site, used within a different waterbody, and returned to the project site.
- 2.30 Decontamination Sites. Permittee shall perform decontamination of vehicles, watercraft, and other project gear and equipment in a designated location where runoff can be contained and not allowed to pass into wetlands, streams, or other sensitive habitat areas.

Revegetation and Restoration

- 2.31 Native Plant Materials Required. Revegetation shall include only local plant materials native to the project area, unless otherwise approved by CDFW in writing.

- 2.32 Prohibited Plant Species. Permittee shall not plant, seed or otherwise introduce invasive exotic plant species. Prohibited exotic plant species include those identified in the California Exotic Pest Plant Council's database, which is accessible at: <http://www.cal-ipc.org>.

Concrete and Hazardous Materials

- 2.33 Isolate Wet Concrete from Stream. If any structure is cast in place, the area poured shall be completely bermed and isolated to contain all and any wet cement, even if water is not present. The pH of hot concrete may be as high as 13 which is toxic to wildlife. The berm may be made of sandbags or dirt, but it shall be lined with plastic to prevent any material from seeping past the berm. Permittee shall maintain the berm in place until the concrete is fully cured.
- 2.34 No Pouring in Advance of Rain. No concrete or any cement product may be poured if measurable rain is forecasted within 15 days. If any concrete is poured after October 15, a quick cure ingredient shall be added to the concrete mix to ensure a faster set or drying time.
- 2.35 Concrete – Designated Monitor. At all times when Permittee is pouring or working with wet concrete there shall be a designated monitor to inspect the containment structures and ensure that no concrete or other debris enters into the channel outside of those structures.
- 2.36 Hazardous Materials. Debris, soil, silt, bark, slash, sawdust, rubbish, creosote-treated wood, raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, wildlife, or riparian habitat resulting from the project related activities shall be prevented from contaminating the soil and/or entering the stream.

3. Compensatory Measures

To compensate for adverse impacts to fish and wildlife resources identified above that cannot be avoided or minimized, Permittee shall implement each measure listed below.

- 3.1 Restoration of Disturbed Areas. Following construction of the project, all temporarily disturbed areas shall be re-contoured and restored to pre-existing conditions or ecologically equivalent or superior condition. Upland disturbed areas shall be seeded with a native seed mix, and wetland/swale areas shall be seeded with a native wetland seed mix. Some non-native seed may be included for faster stabilization if and only if it is sterile.
- 3.2 Replace Native Trees. For each healthy native tree with a trunk diameter of four (4) inches or more that is removed, Permittee shall plant a minimum of three trees of the same species at the same location or a nearby location as approved by CDFW. Permittee shall monitor the replacement trees for a minimum of five years following

planting. If a replacement tree dies during the monitoring period, Permittee shall replace it and shall monitor the new replacement tree for five years.

3.3 Success Criteria for Restored/Revegetated Areas. Success criteria for the restored and revegetated areas shall be as follows:

- a. The swales shall have a minimum of 80% native vegetative cover.
- b. A minimum of three (3) replacement trees for each removed healthy native tree with a trunk diameter equal to or greater than four (4) inches shall survive in good to excellent health for at least five (5) years.
- c. The plantings must have survived for a minimum of three (3) years with no supplemental irrigation.
- d. Evidence of new recruitment must be documented for herbaceous species.

4. Reporting Measures

Permittee shall meet each reporting requirement described below.

4.1 Post-Construction Mitigation Memo. Within 60 days following planting replacement trees, Permittee shall provide a memo to CDFW describing the revegetation and tree replacing efforts. The memo shall contain, at a minimum, the following:

- a. Date(s) that all revegetation activities were completed,
- b. A list of plant species seeded and/or planted,
- c. Post-planting photos from established photo points, and
- d. "As built" drawings for the constructed swales noting any changes from the original plans.

4.2 Annual Mitigation Reports. Following planting, the replacement trees shall be monitored for a minimum of five years, or until CDFW concurs that success criteria have been met. If, after five years, success criteria have not been met, corrective measures (e.g., additional planting, changes in species composition, appropriate revision of the success criteria with written approval from CDFW, etc.) will be taken and monitoring will continue until CDFW concurs that the restoration/revegetation is successful. Permittee shall provide annual reports for each year of monitoring. The annual reports shall contain, at a minimum, the following:

- a. Date(s) that all monitoring activities were completed,
- b. Summaries of the results of the monitoring activities,
- c. Summaries of any setbacks encountered during the relevant monitoring period,
- d. Descriptions of any corrective actions that have been or will be taken to address failures and/or setbacks, if necessary,

- e. A list of all plant and animal species observed within the planting area(s) during the relevant monitoring period, and
- f. Representative photographs of the planting area(s) taken from established photo-points.

The first annual report shall be provided to CDFW no later than 18 months following the planting and seeding activities.

- 4.3 Notification to the California Natural Diversity Database. If any special-status species are observed in project surveys, Permittee or designated representative shall submit California Natural Diversity Data Base (CNDDDB) forms to CDFW for all preconstruction survey data within five (5) working days of the sightings, and provide to CDFW's Regional office copies of the CNDDDB forms and survey maps.
- 4.4 End of Work Notification. Upon completion of project activities, the work site(s) shall be digitally photographed and submitted to CDFW within 15 days following completion of work. Email submission is preferred.

CONTACT INFORMATION

Any communication that Permittee or CDFW submits to the other shall be in writing and any communication or documentation shall be delivered to the address below by U.S. mail, fax, or email, or to such other address as Permittee or CDFW specifies by written notice to the other.

To Permittee:

Steve Hicks
Signature Management Company, Inc.
4670 Willow Road, Suite 200
Pleasanton, CA 94588
Phone: 916-240-2752
Email: shicks@sighomes.com

CC: Holly McClure
2525 Warren Drive
Rocklin, CA 95677
Phone: 916-765-8920
Email: hmcclure@ecorpconsulting.com

To CDFW:

Department of Fish and Wildlife
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

Attn: Lake and Streambed Alteration Program
Notification #1600-2017-0384-R2
Phone: (916) 358-2885
Email: R2LSA@wildlife.ca.gov

LIABILITY

Permittee shall be solely liable for any violations of the Agreement, whether committed by Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents or contractors and subcontractors, to complete the project or any activity related to it that the Agreement authorizes.

This Agreement does not constitute CDFW's endorsement of, or require Permittee to proceed with the project. The decision to proceed with the project is Permittee's alone.

SUSPENSION AND REVOCATION

CDFW may suspend or revoke in its entirety the Agreement if it determines that Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, is not in compliance with the Agreement.

Before CDFW suspends or revokes the Agreement, it shall provide Permittee written notice by certified or registered mail that it intends to suspend or revoke. The notice shall state the reason(s) for the proposed suspension or revocation, provide Permittee an opportunity to correct any deficiency before CDFW suspends or revokes the Agreement, and include instructions to Permittee, if necessary, including but not limited to a directive to immediately cease the specific activity or activities that caused CDFW to issue the notice.

ENFORCEMENT

Nothing in the Agreement precludes CDFW from pursuing an enforcement action against Permittee instead of, or in addition to, suspending or revoking the Agreement.

Nothing in the Agreement limits or otherwise affects CDFW's enforcement authority or that of its enforcement personnel.

OTHER LEGAL OBLIGATIONS

This Agreement does not relieve Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, from complying with, from obtaining any other permits or authorizations that might be required under, other federal, state, or local laws or regulations before beginning the project or an activity related to it. For example, if the project causes take of a species listed as threatened or endangered under the Endangered Species Act

(ESA), such take will be unlawful under the ESA absent a permit or other form of authorization from the U.S. Fish and Wildlife Service or National Marine Fisheries Service.

This Agreement does not relieve Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, from complying with other applicable statutes in the Fish and Game Code including, but not limited to, Fish and Game Code sections 2050 *et seq.* (threatened and endangered species), section 3503 (bird nests and eggs), section 3503.5 (birds of prey), section 5650 (water pollution), section 5652 (refuse disposal into water), section 5901 (fish passage), section 5937 (sufficient water for fish), and section 5948 (obstruction of stream).

Nothing in the Agreement authorizes Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, to trespass.

AMENDMENT

CDFW may amend the Agreement at any time during its term if CDFW determines the amendment is necessary to protect an existing fish or wildlife resource.

Permittee may amend the Agreement at any time during its term, provided the amendment is mutually agreed to in writing by CDFW and Permittee. To request an amendment, Permittee shall submit to CDFW a completed CDFW "Request to Amend Lake or Streambed Alteration" form and include with the completed form payment of the corresponding amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

TRANSFER AND ASSIGNMENT

This Agreement may not be transferred or assigned to another entity, and any purported transfer or assignment of the Agreement to another entity shall not be valid or effective, unless the transfer or assignment is requested by Permittee in writing, as specified below, and thereafter CDFW approves the transfer or assignment in writing.

The transfer or assignment of the Agreement to another entity shall constitute a minor amendment, and therefore to request a transfer or assignment, Permittee shall submit to CDFW a completed CDFW "Request to Amend Lake or Streambed Alteration" form and include with the completed form payment of the minor amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

EXTENSIONS

In accordance with Fish and Game Code section 1605, subdivision (b), Permittee may request one extension of the Agreement, provided the request is made prior to the

expiration of the Agreement's term. To request an extension, Permittee shall submit to CDFW a completed CDFW "Request to Extend Lake or Streambed Alteration" form and include with the completed form payment of the extension fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5). CDFW shall process the extension request in accordance with Fish and Game Code section 1605, subdivisions (b) through (e).

If Permittee fails to submit a request to extend the Agreement prior to its expiration, Permittee must submit a new notification and notification fee before beginning or continuing the project the Agreement covers (Fish & G. Code § 1605, subd. (f)).

EFFECTIVE DATE

The Agreement becomes effective on the date of CDFW's signature, which shall be: 1) after Permittee's signature; 2) after CDFW complies with all applicable requirements under the California Environmental Quality Act (CEQA); and 3) after payment of the applicable Fish and Game Code section 711.4 filing fee listed at <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>.

TERM

This Agreement shall expire **five years after the date of CDFW's signature**, unless it is terminated or extended before then. All provisions in the Agreement shall remain in force throughout its term. Permittee shall remain responsible for implementing any provisions specified herein to protect fish and wildlife resources after the Agreement expires or is terminated, as Fish and Game Code section 1605, subdivision (a)(2) requires.

EXHIBITS

The documents listed below are included as exhibits to the Agreement and incorporated herein by reference.

- A. Project Location Map
- B. Bridge and F-6C2 Map
- C. F-10C Swales Map
- D. BIOS Map

AUTHORITY

If the person signing the Agreement (signatory) is doing so as a representative of Permittee, the signatory hereby acknowledges that he or she is doing so on Permittee's behalf and represents and warrants that he or she has the authority to legally bind Permittee to the provisions herein.

AUTHORIZATION

This Agreement authorizes only the project described herein. If Permittee begins or completes a project different from the project the Agreement authorizes, Permittee may be subject to civil or criminal prosecution for failing to notify CDFW in accordance with Fish and Game Code section 1602.

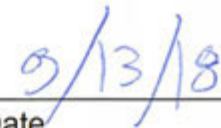
CONCURRENCE

The undersigned accepts and agrees to comply with all provisions contained herein.

**FOR SIGNATURE MANAGEMENT COMPANY,
INC.**



Steve Hicks



Date

FOR DEPARTMENT OF FISH AND WILDLIFE



Jeff Drongesen
Environmental Program Manager



Date

Prepared by: Gabriele Quillman
Environmental Scientist

Exhibit A: Project Location Map

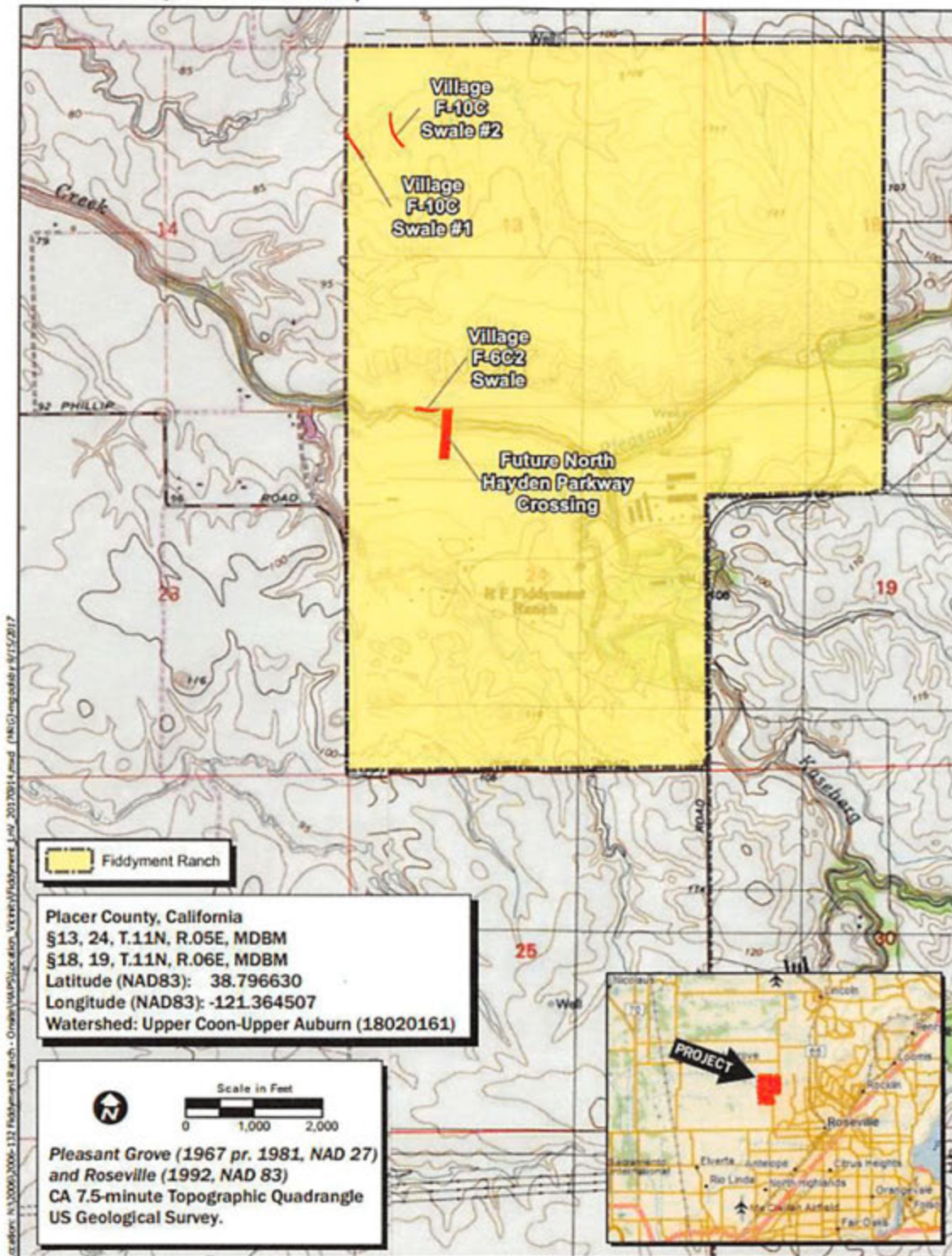


Figure 1. Fiddymont Ranch Location and Vicinity

2006-132 Fiddymont Ranch

Exhibit B: Bridge and F-6C2 Outfall Swale Map

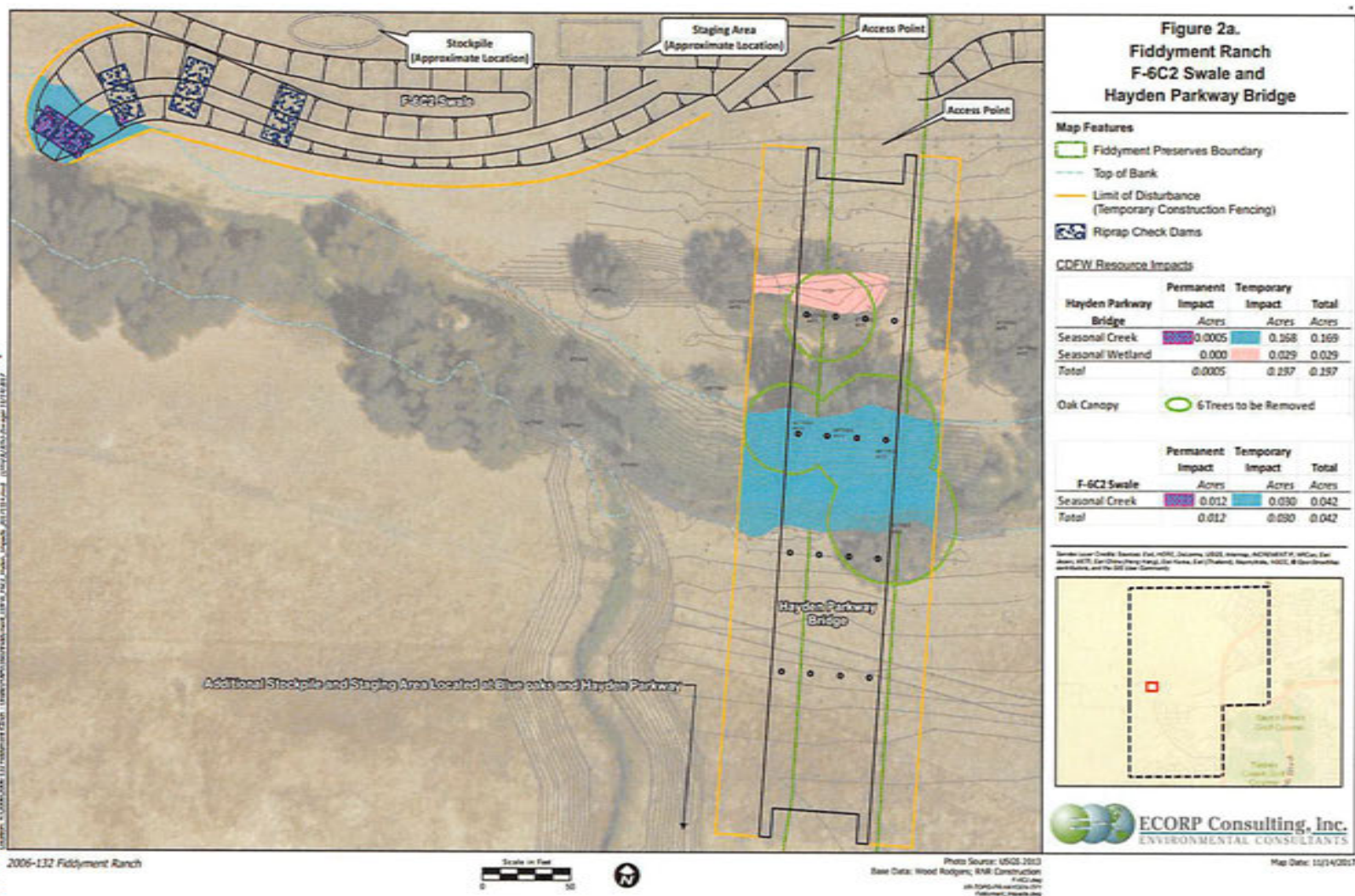


Exhibit C: F-10C Swales Map:

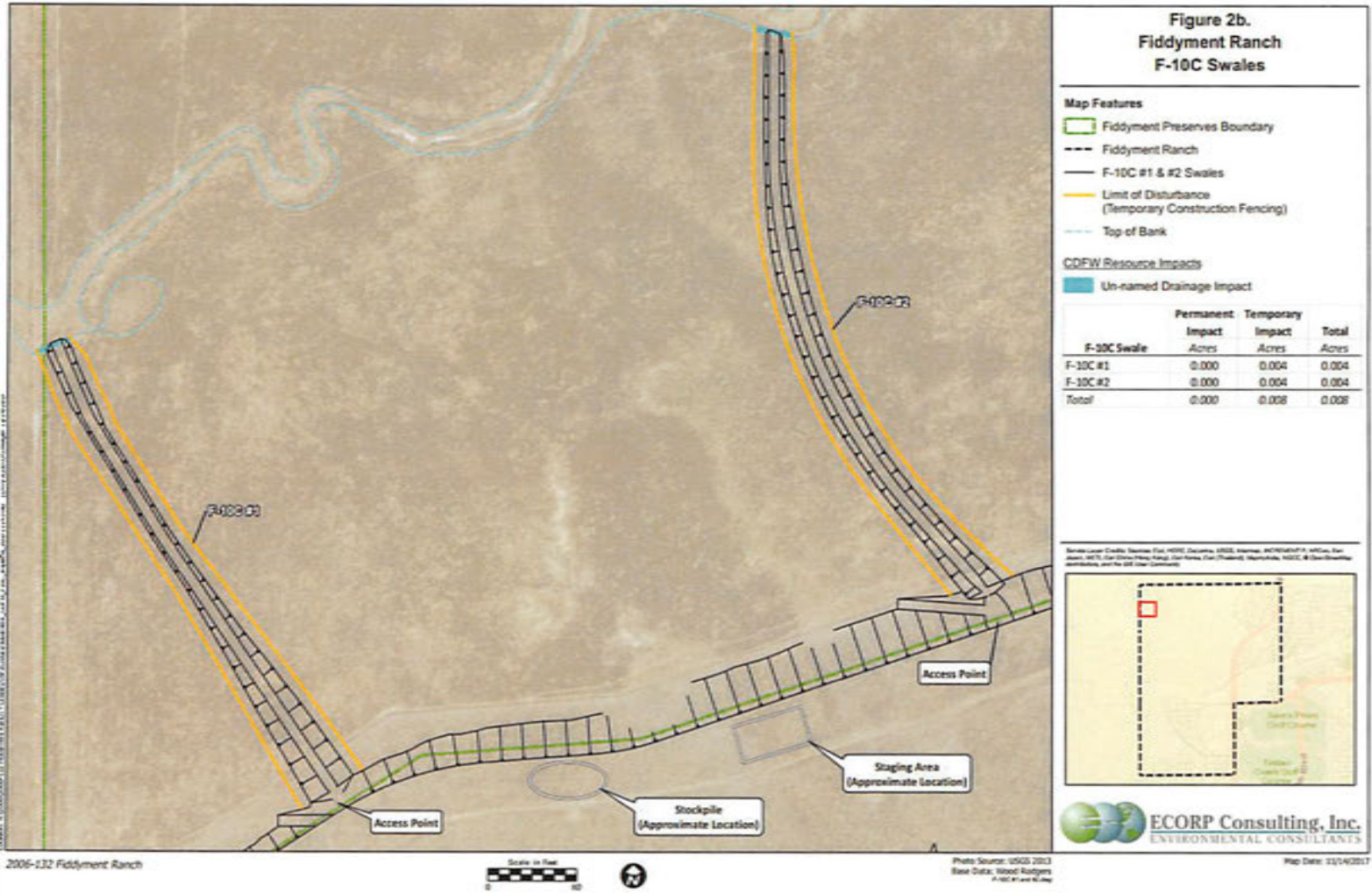
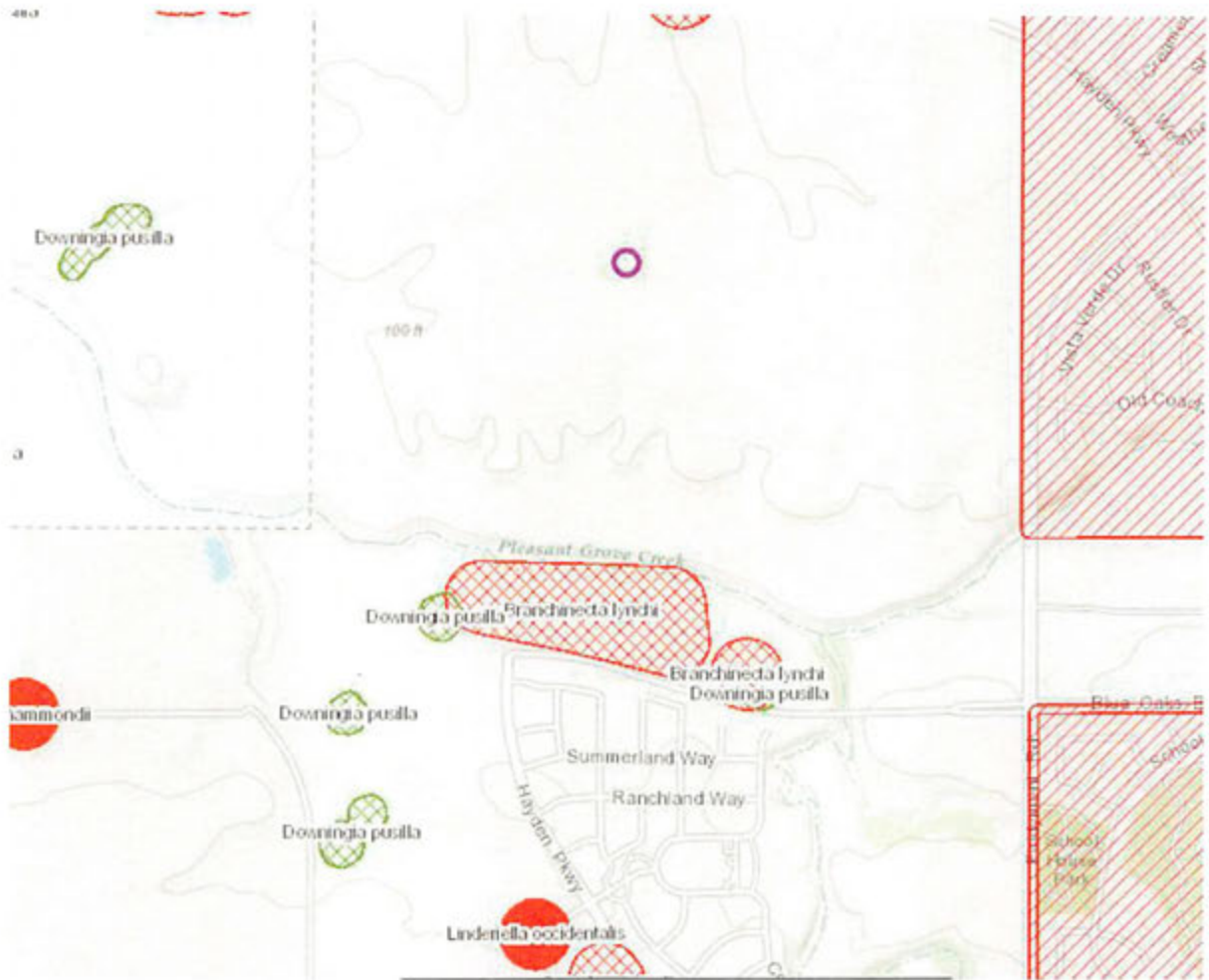


Exhibit D: BIOS Map





PLANNING COMMISSION COMMUNICATION

Title: NIPA PCL CO-22 - Campus Oaks Apartments Phase 2 - 350 Roseville Parkway - PL # 18-0372
Contact: Charity Gold, cgold@roseville.ca.us, 916-774-5247

Meeting Date: 6/13/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 HPCO MP Table of Applicable Mitigation Measures

Exhibit A Engineering Plans Alternative 1

Exhibit B Elevations Alternative 1

Exhibit C Landscape Plan Alternative 1

Exhibit D Engineering Plans Alternative 2

Exhibit E Elevations Alternative 2

Exhibit F Landscape Plan Alternative 2

ITEM 6.1: **Major Project Permit Stage 2 –350 Roseville Parkway – NIPA PCL CO-22 – Campus Oaks Apartments Phase 2 – PL18-0372**

REQUEST

The applicant requests a Major Project Permit Stage 2 for Phase 2 of the Campus Oaks Apartments project. The development consists of 210 apartment units on Campus Oaks Master Plan parcel CO-22.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Owner – Campus Oaks Apartments 2 LP

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 (for both Alternative 1 and Alternative 2) subject to ninety-five (95) conditions of approval.

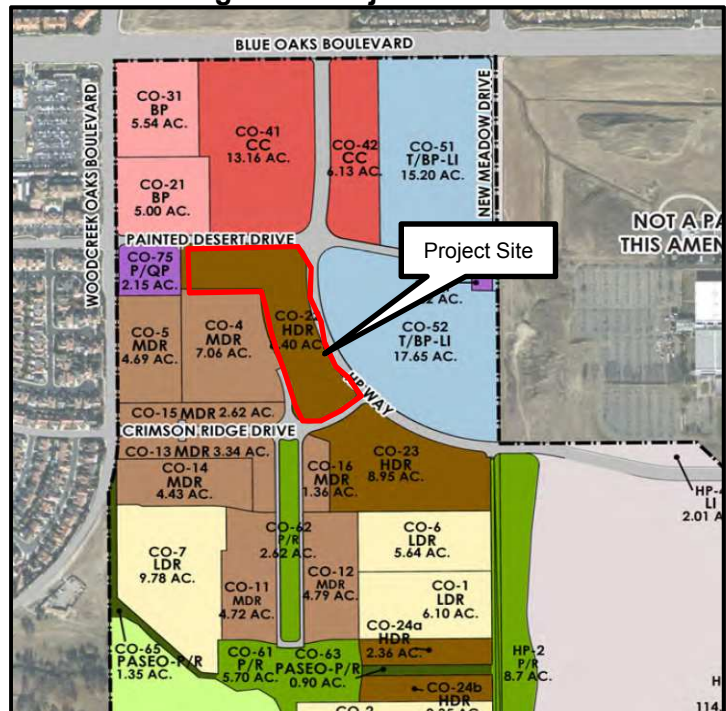
SUMMARY OF OUTSTANDING ISSUES

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 subject property is located on Parcel CO-22 within the Hewlett Packard Campus Oaks Master Plan (HPCO MP) area. In 2015 the Planning Commission approved a Major Project Permit Stage 1 for the HPCO MP to allow the development of a mix of residential, commercial, and office uses in the Hewlett Packard Campus. In 2017, the HP Campus Oaks Master Plan Design Guidelines (Design Guidelines) were adopted to provide direction for planning, design, and review of residential neighborhoods within the HPCO MP. In February 2017 the Planning Commission approved the first phase of the Campus Oaks Apartment project, which is located on Parcel CO-23 south of CO-22. That project is currently under construction and has begun leasing units. The proposed project is the second phase of the Campus Oaks Apartment Project.

Figure 1: Project Location



Parcel CO-22 is located on the west side of Roseville Parkway between Painted Desert Drive and Crimson Ridge Drive. The Parcel has frontage on each of these roadways. The parcels adjacent to the southwestern boundary of Parcel CO-22 are designated for residential uses, while the parcel adjacent to the northwestern boundary is planned for a future fire station. In September 2018 the Planning Commission approved a small-lot residential project on Parcel CO-4 west of CO-22. The approved site layout included buffers between that subdivision and Parcel CO-22 with the expectation that a multi-

family complex would be developed on that site. **Figure 1** shows the location of Parcel CO-22 as it relates to planned development within the HPCO MP.

The subject property has a General Plan land use designation of High Density Residential (HDR-25) site and is zoned Multi-family Residential with a Development Standard (R3/DS) overlay. Consistent with the land use and zoning designations, the applicant proposes a 210-unit apartment complex, which will include 45 affordable units.

The project is consistent with the previously approved Major Project Permit Stage 1 and no modifications to that entitlement have been requested. The applicant requests a Major Project Permit Stage 2 for review of the proposed architecture and landscape plans. Due to uncertainty in the market the applicant has requested review and approval of two variations of the site plan and building mix.

SITE INFORMATION

Location: Southwest side of the intersection of Roseville Parkway and Painted Desert Drive. APN 481-260-025

Total Size: 8.4 acres

Topography and Setting: The site was rough graded when the improvements for Roseville Parkway, Painted Desert, and Crimson Ridge Way were installed. The site is currently use for staging as needed for construction of Phase 1 of the multi-family development.

MAJOR PROJECT PERMIT PROCESS

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's Zoning Ordinance, the MPP review process is divided into three separate stages. Provided below is a summary of each Stage:

- **Stage 1:** Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.
- **Stage 2:** Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review and approval is also performed by the Planning Commission.
- **Stage 3:** Stage 3 is an administrative review (Planning Manager approval) of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO MP was approved through the MPP Stage 1 process. The applicant requests a MPP Stage 2 evaluation to ensure conformance with the intent of the HPCO MP MPP Stage 1 approval.

EVALUATION MPP STAGE 2

Section 18.82.030 of the City of Roseville Zoning Ordinance requires that two findings be made in order to approve a Major Project Permit Stage 2. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to the findings.

- 1. The Architecture and Landscaping is consistent with the General Plan, HPCO MP, and HP Campus Oaks Master Plan Design Guidelines; and**
- 2. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.**

Due to uncertainty in market demand, the applicant has requested review and approval of two variations of the site plan. These variations are referred to hereafter as Alternative 1 and Alternative 2 and are discussed separately below. Both of the proposed site plans are consistent with the MPP Stage 1 requirements with respect to the number of units, parking requirements, and architectural design and no modifications to the MPP Stage 1 have been requested. The two proposals vary in building mix and site plan layout as described below. The building mix for each variation is detailed in Table 1 and illustrated on **Figure 2** and **Figure 3** with the unit allocation shown in bold on each building.

Table 1: Building Mix					
Alternative 1			Alternative 2		
Project Type	Number of Buildings	Number of Units	Project Type	Number of Buildings	Number of Units
49 Unit	2	98	41 Unit	3	123
10 Unit	3	30	10 Unit	2	20
8 Unit	5	40	8 Unit	4	32
7 Unit	6	42	7 Unit	5	35
Total:	16	210	Total:	14	210

Alternative 1

Alternative 1 consists of 16 apartment buildings distributed throughout the site for a total of 210 residential units. The building mix includes two 49-unit apartment buildings, three 10-unit, five 8-unit, and six 7-unit townhome buildings. All of the townhomes are 35.5 feet in height while the apartment buildings are 45 feet in height. The apartment buildings will be located at the southernmost portion of the site along Crimson Ridge Drive and in the northwestern portion of the site along the western property boundary adjacent to the future fire station site. Six of the townhomes will front on Painted Desert Drive and Roseville Parkway frontage with the remaining eight distributed throughout the interior of the site, including two that will front toward a community gathering area. The gathering area will include outdoor seating, barbeque areas, and dining areas for residents to use.

The site is designed to integrate the planned pedestrian connection from Crimson Ridge Drive to Painted Desert Drive along the project's western boundary and through the interior of the site. The complete site plan and landscape plan are included as Exhibits A - C. The project includes enhanced landscaping at the intersection of Painted Desert Drive and Roseville Parkway, the intersection of N. Campus Parkway and Crimson Ridge Drive, the northern boundary of CO-4, and along the paseo between CO-4 and CO-22. Additionally, the project is required to provide landscaping within the pedestrian paseo as detailed in Condition 14.

Figure 2: Alternative 1 Site Plan

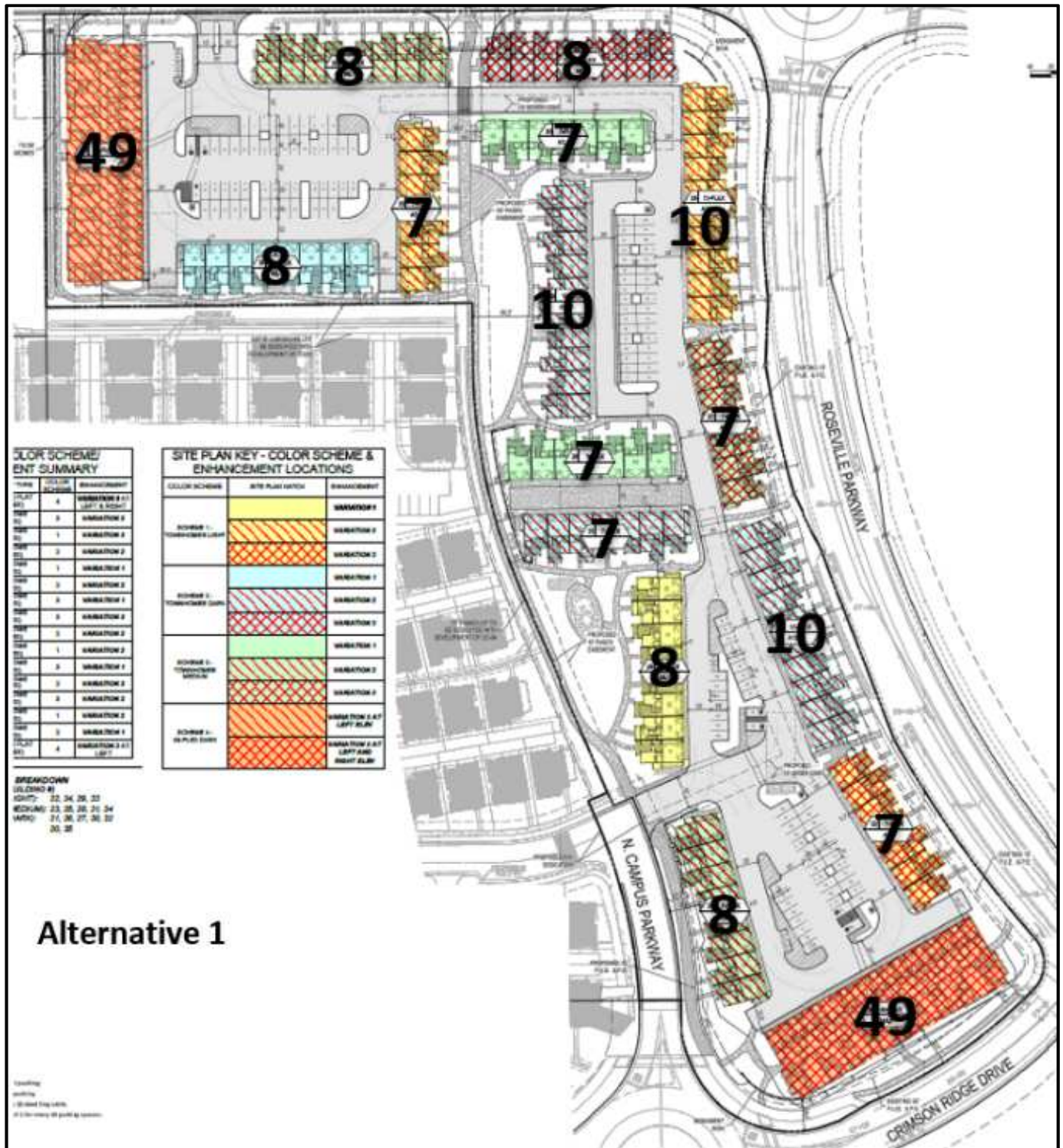
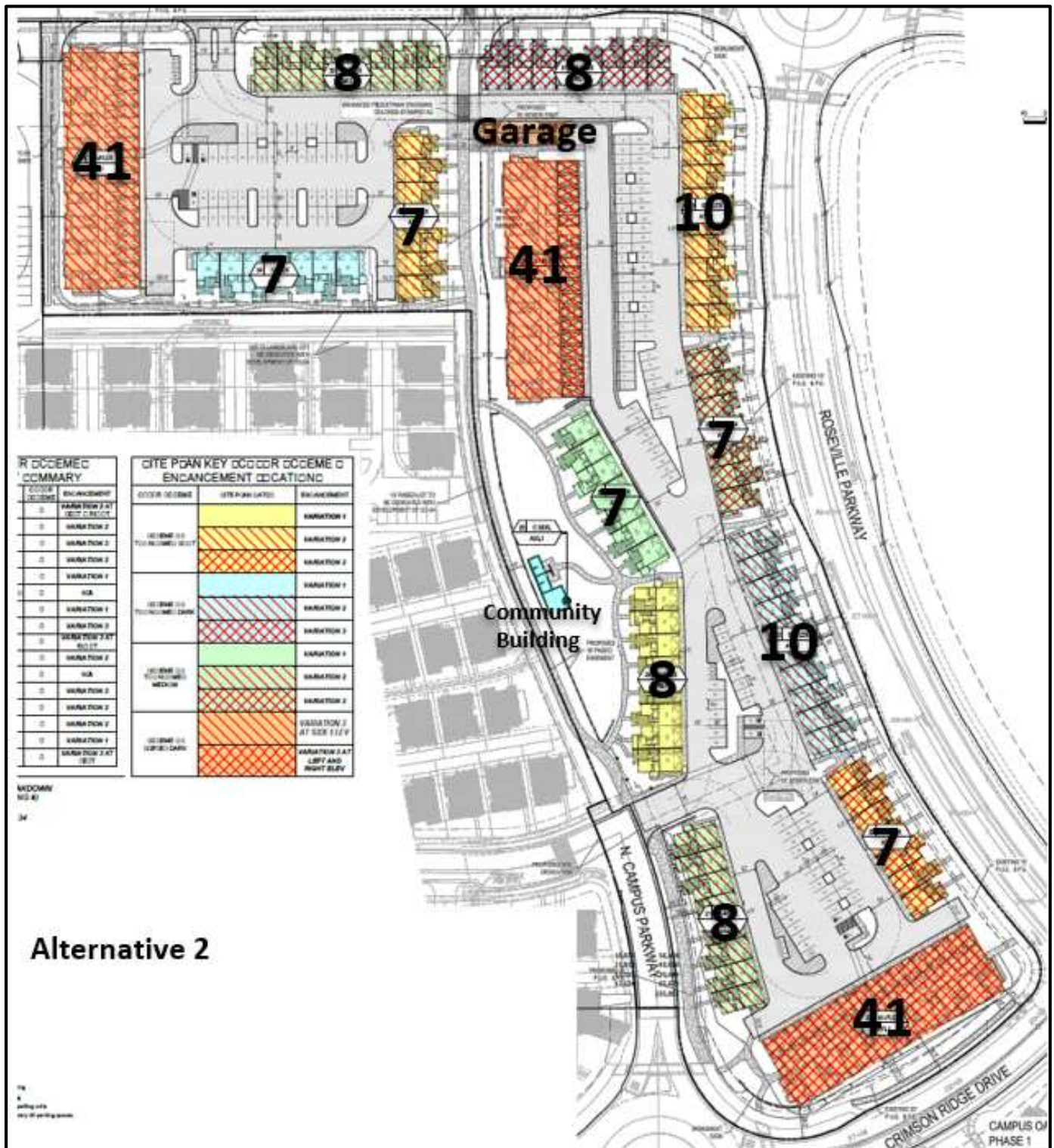


Figure 3: Alternative 2 Site Plan



Architecture

The architecture consists of concrete roof tiles, stucco facades, brick and stone accents, with iron and tile details and provides a variety of roof forms, building projections, enhanced window treatments, and enhanced entries. The proposed architecture mimics the Spanish style that ties in with the exiting Phase 1 architecture to the south. Key elements include balconies, curved arches, brick or stone accents, and iron window accents. The applicant has provided three building elevation variations and three color schemes for each building type. Each building and color variation provides for a mix of color and materials consistent with the Campus Oaks Design Standards and Guidelines as well as the Community Design Guidelines. The elevation variations allow for a greater mix of materials which creates visual interest along the streetscape and along the public paseos. An example of each elevation variation and color palette for the townhomes is shown in **Figure 4** while the apartment building elevations are shown in **Figure 5**. The complete set of elevations is included as Exhibit B. The site has been designed to distribute the building mix, colors, and elevations throughout the site as detailed in **Figure 2** above.

Figure 4: Townhome Elevation Variations



7-Plex; Variation 1



8-Plex; Variation 2



10-Plex; Variation 3

Figure 5: Apartment Building Elevations (49-Unit and 41-Unit)



Site Design and Circulation

Alternative 1 includes a mix of fourteen two-story and three-story townhomes and two four-story apartment buildings. Six of the townhome units will have frontage directly on to Painted Desert Drive and Roseville Parkway, three will have frontages that face the western property line toward Campus Parkway and the paseo, and one will face the southern property line toward the landscape buffer on CO-4. The remaining townhomes will be located internally with the sides of the buildings facing CO-4. The apartment buildings will be located on the southern and northernmost portions of Parcel CO-22. The southernmost apartment building will front on Crimson Ridge Drive while the northernmost apartment building will face the adjacent fire station parcel. The maximum height allowed for buildings within the R3 zone is 45 feet, however the Zoning Ordinance requires the building height be reduced to 35 feet when adjacent to residential uses. The pad grade on the subject property is expected to be one to three feet higher than the pad grade on the adjacent CO-4 property; however, the project has been designed with buffer areas between the HDR uses and the MDR uses. With these buffer areas the 45-foot tall buildings are at least 46 feet from the adjacent MDR uses and no conflict between these uses is expected.

Vehicular access to the site will be provided by two access points, one from Painted Desert Drive and the other from Campus Parkway. These driveways will provide access to internal drive isles within the complex. Campus Parkway is a planned residential connector that will provide access through the Master Plan area from the park couplet south of the project to the proposed pedestrian paseo west of the project. This roadway is currently stubbed at the project's southern property boundary and will be extended from the stub to the pedestrian paseo with this project.

A pedestrian paseo will be constructed along the western boundary of the project between the apartment complex and the adjacent single-family development on CO-4. This pathway will provide a public pedestrian connection from the terminus of Campus Parkway through the apartment complex to Painted Desert Drive. An enhanced midblock crossing will connect the paseo to the Campus Oaks commercial development north of the residential uses (Condition 30). In addition to the roadway connections, multiple pedestrian pathways are proposed between the buildings, which provide the internal pathways for residents to access adjacent roadways and points of interest within Campus Oaks.

Parking

Alternative 1 will provide 258 garages, 12 motorcycle spaces, 27 compact spaces, and 111 at-grade guest spaces for a total of 408 on-site parking spaces. Pursuant to the City's Zoning Ordinance multi-family residential projects are required to provide 1.5 spaces for every one-bedroom unit, 2 spaces for every unit with two or more bedrooms, and 1 guest space for every 10 units. Based on the number and mix of units, Alternative 1 is required to provide 412 parking spaces. This results in an "onsite" parking deficit of 4 spaces; however, Phase 1 of the development includes a surplus of nine parking spaces. When viewed collectively with Phase 1, the project as a whole has an excess of five parking spaces and is consistent with the Zoning Ordinance parking requirements. Bicycle parking will also be provided consistent with the Green Building Code standard, as conditioned. Additionally, the project will provide a bus shelter on Roseville Parkway, as required by Condition 25 and 26. As described and conditioned, the project is consistent with the Zoning Ordinance parking requirements.

Landscaping

The applicant submitted a landscape plan, which is included as Exhibit C of this report. The landscape design includes a conceptual layout and plant palette. The plant selection will be consistent throughout the project providing street trees along Roseville Parkway, Painted Desert, and Crimson Ridge Drive. Additionally, the yards of the townhomes fronting on Painted Desert and Roseville Parkway will be landscaped with a mix of accent trees and accent plants. Where the apartments front on to these roadways the landscape includes a layering of trees and accent plants. Enhanced landscaping has been provided at the intersection of Crimson Ridge Drive and Campus Parkway, and at the intersection of Painted Desert Drive and Roseville Parkway. Monument signage will be incorporated into the landscape design at the Painted Desert Drive and Roseville Parkway intersection. Additionally, trees will be planted within the common area parking lot to provide shade. In total, 61% shade coverage will be provided for the parking areas.

The project also includes landscaping along the 30-foot paseo between the project and the MDR Parcel CO-4. The landscape plan for this paseo includes trees and accent plants, as well as seating/rest areas at the northern and southern entrances to the paseo. The Campus Oaks Design Standards and Guidelines includes a plant list and design concepts for the streets and paseos within the plan area and requires that accent street trees be selected from the Campus Oaks Recommended Plant List. The conceptual plan submitted by the applicant is consistent with the intent of the Master Plan; however, the ultimate plant selection and layout will be reviewed for consistency with the plan during improvement plan review. Condition 30 requires construction of the pedestrian paseo while Condition 14 will ensure that the landscape plan and plant selection adjacent to the path is consistent with the Design Guidelines.

Summary

Staff finds that the architecture and landscape plans for Alternative 1 are consistent with the HPCO MP and Design Guidelines and will not be detrimental to the public health, safety, or welfare as described above. As proposed and conditioned, the project complies with the required findings for approval

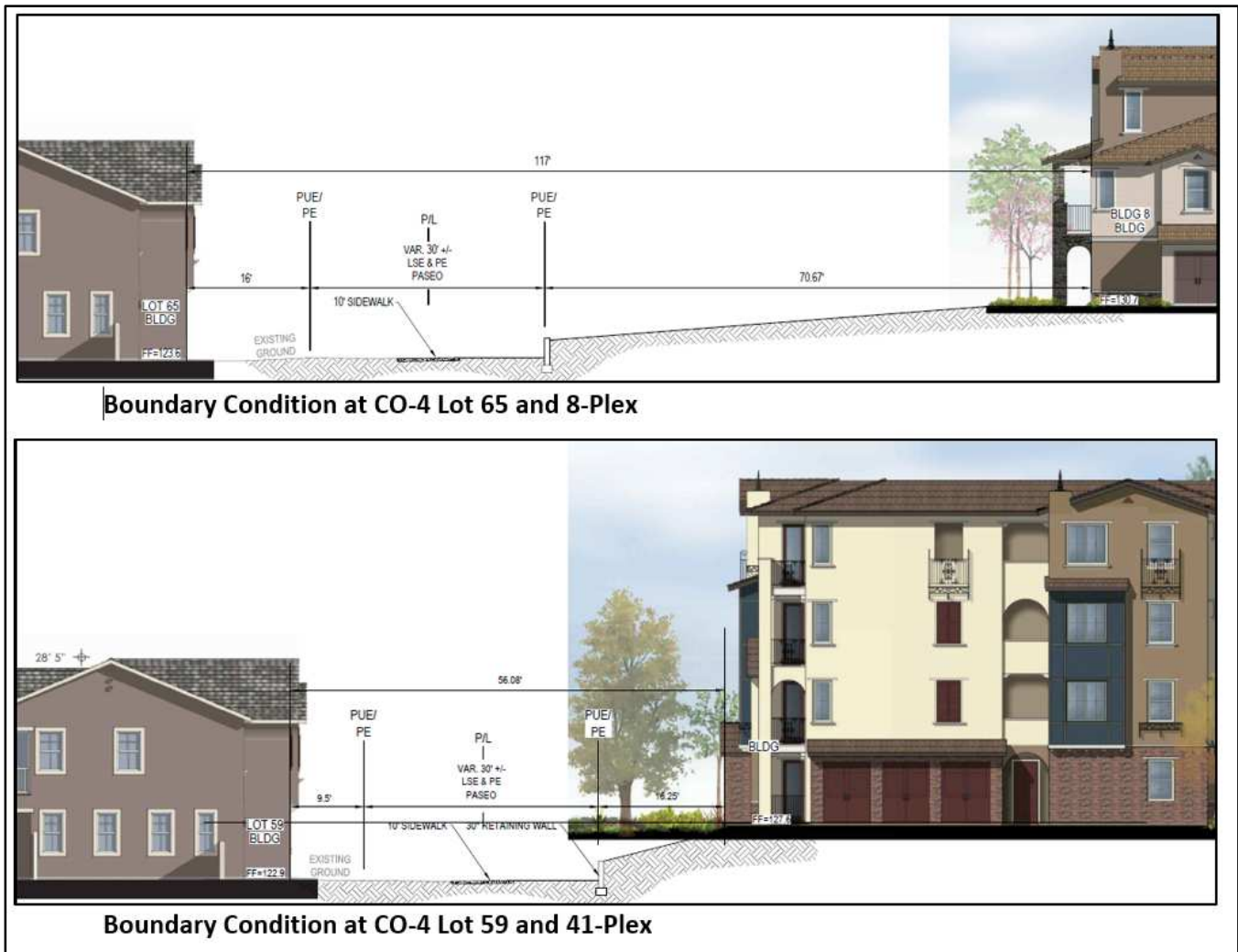
Alternative 2

Alternative 2 consists of 14 total buildings, two less than Alternative 1, however the overall unit count is the same as Alternative 1 with 210 units. The building mix includes three 41-unit, two 10-unit, and four 8-unit apartments, and five 7-unit townhome buildings. All of the townhomes are 35.5 feet in height while the apartment buildings are 45 feet in height. Similar to Alternative 1, apartment buildings will be located at the southernmost and northwestern portions of the site, however this alternative includes an additional apartment building located in the northern portion of the property fronting on to the pedestrian paseo. As with Alternative 1, six of the townhomes will front on to Painted Desert Drive and Roseville Parkway; however, the configuration of the remaining townhomes has been modified with four fronting toward the

pedestrian paseo. The building locations with unit allocations are shown on **Figure 3**, above, and cross sections showing the interface with the adjacent residences are shown on **Figure 6**, below. This alternative also includes an expanded gathering area that will include a community clubhouse and restrooms. The complete site plan and landscape plan are included as Exhibits D - F.

The sections below include discussions that focus on the differences between Alternative 2 and Alternative 1.

Figure 6: Alternative 2 CO-4/CO-22 Interface



Architecture

Alternative 2 includes three 41-unit apartment buildings instead of two 49-unit apartment buildings, a 7-unit garage building, and a community clubhouse. Although the unit allocation for the apartment buildings have been reduced, the change only affects the interior design of the buildings and not the building elevations or the building architecture. The townhomes and apartments in Alternative 2 consist of the same architectural design variations and color schemes as those in Alternative 1 and the building elevations are identical to those discussed above (refer to **Figure 4** and **Figure 5**). The garage building will be designed consistent with the other buildings in the complex with the same color scheme, concrete roof tiles, and Spanish accents as the 41-unit apartment building. The building elevations and design features for the community building will be submitted for review and approval prior to building permit issuance as required by Condition 3.

Site Design and Circulation

The site design of Alternative 2 includes two buildings that face the eastern boundary of CO-4 where Alternative 1 had two side-on buildings. These buildings are set back farther from the paseo than the buildings in Alternative 1. Between these townhomes and the paseo is a large community area that includes pedestrian pathways and a gathering area. Additionally, a community center building will be placed within the community area adjacent to the pedestrian paseo. This alternative includes three 45-foot tall buildings instead of two as with Alternative 1. Two of these buildings will be sited in the same locations as in Alternative 1 except for the third apartment building, which will be located along the pedestrian paseo in the northern portion of the site with the 7-unit garage adjacent to the north. The southern end of this building is adjacent to the eastern boundary of CO-4. As with Alternative 1, this building is buffered from the residential uses with at least 46 feet between the buildings. Additionally, the buffer includes the pedestrian paseo and landscaping to soften the interface. No conflict between these uses is expected.

Aside from some minor variations to the parking lot layout due to shifting the orientation of the central townhomes, the vehicular and pedestrian circulation patterns for Alternative 2 are the same as Alternative 1 and the major ingress and egress points as well as the pedestrian paseo locations are identical. Additionally, the perimeter apartment buildings and townhomes are the same locations and configurations as Alternative 1.

Parking

Alternative 2 will provide 232 garages, 12 motorcycle spaces, 25 compact spaces, and 144 at-grade guest spaces for a total of 413 on-site parking spaces. Based on the number and mix of units, Alternative 2 is required to provide 410 parking spaces, therefore the parking requirement is exceeded for this alternative. Additionally, the conditions related to bicycle parking and the bus shelter, as discussed for Alternative 1, are applicable.

Landscaping

The applicant submitted a landscape plan for Alternative 2, which is included as Exhibit F of this report. The landscape design includes a conceptual layout and plant palette. The plant palette is consistent throughout the project providing street trees along Roseville Parkway, Painted Desert, and Crimson Ridge Drive. Additionally, the yards of the townhomes fronting on Painted Desert and Roseville Parkway will be landscaped with a mix of accent trees and accent plants. Where the apartments front on to these roadways the landscape includes a layering of trees and accent plant. Enhanced landscaping has been provided at the intersection of Crimson Ridge Drive and Campus Parkway, and at the intersection of Painted Desert Drive and Roseville Parkway. Monument signage will be incorporated into the landscape design at the Painted Desert Drive and Roseville Parkway intersection. Trees will be planted within the common area parking lot to provide shade. In total 57% shade coverage will be provided for parking areas. As discussed above, the project will construct and landscape the 30-foot paseo between Alternative 2 and the single family residential development to the west consistent with the Design Guideline requirements and as stated in Condition 14 and 30.

Summary

Staff finds that the architecture and landscape plans for Alternative 2 are consistent with the HPCO MP and Design Guidelines and will not be detrimental to the public health, safety, or welfare as described above. As proposed and conditioned, the project complies with the required findings for approval

PUBLIC OUTREACH

Both Alternative 1 and Alternative 2 were distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations and no comments were received. A public notice of the May 23, 2019 Planning Commission hearing was published on May 10, 2019 and was distributed to all property owners and residents within 300 feet of the project site. Prior to the hearing the project was continued to the June 13, 2019 Planning Commission hearing. Notice of the continuance was included in the agenda for the May 23, 2019 Planning Commission hearing. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses contained in this staff report, both Alternative 1 and Alternative 2 are consistent with the policies and intent of the General Plan, HPCO Master Plan, HPCO Master Plan Design Guidelines, and the City's Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. The development of 210 apartment units on NIPA Parcel CO-22 was analyzed as part of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15168 and 15162, no further analysis is required.

The addendum is available for review at:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 2 – 350 Roseville Parkway – NIPA PCL CO-22 – Campus Oaks Apartments Phase 2 – PL18-0372 (for both Alternative 1 and Alternative 2)** subject to ninety-five (95) conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 2

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **June 13, 2019** and if not effectuated shall expire on **June 13, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 13, 2022**. (Planning)
2. The project is approved as shown in Exhibits A – C (Alternative 1) and Exhibits D- F (Alternative 2), and as conditioned or modified below. (Planning)
3. The building elevations and design features for the community building shall be submitted for review and approval prior to building permit issuance. (Planning)
4. All garages shall be made available for required vehicular parking. Personal storage that displaces required vehicular parking is prohibited. (Planning)

5. The project shall comply with all required environmental mitigation identified in the Campus Oaks Master Plan Addendum. (All Departments)
6. The project shall be addressed as 350 Roseville Parkway. 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)
7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
8. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
9. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

- iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
14. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
 - i. Landscape planters adjacent to all garages, such as those provided for Phase 1, shall be included on the Landscape Plans. (Planning)
 - j. Screening trees shall be provided at the interface between all four-story buildings and adjacent residential properties. (Planning)
 - k. Landscaping shall be provided for the entire 30-foot wide pedestrian paseo as shown in the Campus Oaks Design Guidelines.
15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
17. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
18. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
19. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
20. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. Therefore, 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)
22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Department of Development Services - Engineering Division prior to approval of any plans. This includes, but is not limited to, acquiring right of entry from the property owner of CO-4 for any proposed over grading and construction of Campus Parkway. (Engineering)
23. 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)
24. A note shall be added to the grading plans that states:

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

25. A standard bus shelter pad shall be installed on southbound Roseville Parkway south of Painted Desert Way. (Alternative Transportation, Public Works)
26. The Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the bus shelter on the on southbound Roseville Parkway near the corner of Roseville Parkway and Painted Desert Way. (shelter number 293) (Engineering, Alternative Transportation)
27. The applicant shall dedicate a separate easement to the City of Roseville for the bus stop located on southbound Roseville Parkway south of Painted Desert Way. The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's office. (Alternative Transportation, Engineering)
28. 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)
29. Prior to issuance of improvement plans, the applicant shall provide an Irrevocable Offer of Dedication (IOD) for Campus Parkway right of way. The IOD shall be dedicated in fee via separate document and shall be provided to the City for review and acceptance and recorded at the County Recorder's office. (Engineering)
30. The following improvements shall be constructed:
 - a. Campus Parkway shall be constructed as a standard primary residential roadway, with a 10-foot wide pedestrian path on the east side, from Crimson Ridge Way to Road "B".
 - b. A 5-foot wide detached pedestrian path shall be constructed along the Crimson Ridge Way frontage.
 - c. A 6-foot wide pedestrian path shall be constructed along the Roseville Parkway frontage.
 - d. A 5-foot wide pedestrian path shall be constructed along the Painted Desert Drive frontage.
 - e. Remove and replace the existing driveway on Painted Desert Drive with standard curb, gutter, and sidewalk.
 - f. A 10-foot wide pedestrian path and landscape paseo shall be constructed north from Campus Parkway to Painted Desert Drive, including a midblock crossing of Painted Dessert Drive. All landscaping shall comply with the Campus Oaks Design Guidelines. (Engineering, Planning).
31. 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)

32. 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)
33. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
34. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
35. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
36. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
37. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
38. 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)
39. 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)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
42. 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)
43. 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)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. 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. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
50. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
51. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. One standpipe shall extend to the roof dock if the roof slope is less than 4 & 12. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

52. 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. There shall be only one fire control room per building. 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. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance and if the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump will be required. If a listed fire pump is necessary, the fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
53. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
54. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all bedroom windows regardless of property lines. Provisions shall also be considered when installing trusses, trees, building expansion and other outdoor equipment. If access to rescue windows crosses property lines, a service agreement shall be maintained with all property owners acknowledging limitation of all future tenant improvement work within the areas of interest.
55. 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 (2016) 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)
56. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly 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). (Fire)
57. At least one elevator within this proposed complex shall accommodate an ambulatory stretcher in accordance with the provisions of Chapter 30 of the California Building Code. Said elevator shall be labeled with the fire service symbol as an identifier as noted in the CBC, Chapter 30. Space shall be made to also accommodate an elevator machine room. This room is required to be fire rated as required for the hoistway. (Fire)
58. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible about our standard of 160 cubic feet provided there are no source of ignition. (Fire)
59. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific padlock for the City of Roseville. (Fire)
60. 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 our Hazardous Materials Division within the Fire Department at (916) 774-5800

to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)

61. 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)
62. The Master Plan requires CO-22 to provide 45 units to be affordable to very low income households, consistent with the Alternative 1. (Housing)
63. An Affordable Rental Housing Agreement shall be executed and recorded against the parcel prior to the issuance of building permits for CO-22. (Housing)
64. All project units shall remain as rental housing units and shall be prohibited from conversion to any form of ownership housing, unless a condominium conversion is proposed and approved by the City in conformance with the requirements of the City of Roseville Zoning Ordinance Section 19.58. (Housing)
65. 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
66. This project shall be annexed into the appropriate Community Facilities District as determined by Finance and Parks for the service and maintenance of the paseo. (Parks and Finance)
67. 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)
68. 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)

69. 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:

70. 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)

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

- a. Water, sewer, and reclaimed water easements.
- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- c. The applicant shall dedicate a separate easement to the City of Roseville for the bus stop located on southbound Roseville Parkway south of Painted Desert. The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's office. (Alternative Transportation, Engineering)

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

73. 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)

- 74. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 75. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 76. 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)
- 77. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 78. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
- 79. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 80. 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)
- 81. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 82. 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)
- 83. 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)

84. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
85. 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)
86. 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)
87. 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)
88. 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)
89. 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)
90. 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)
91. 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)
92. 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)
93. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
94. 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)
95. Concurrent with the submittal for the building plan check and prior to a request for final building inspection, the applicant may submit for a phasing plan Building Permit. City approval of the phasing plan allows individual or multiple building occupancies. Contact the Building Division for complete phasing plan requirements. (Building)

Attachments

1. HPCO MP Table of Applicable Mitigation Measures

Exhibits

Alternative 1

- A. Engineering Plans Alternative 1
- B. Elevations Alternative 1
- C. Landscape Plan Alternative 1

Alternative 2

- D. Engineering Plans Alternative 2
- E. Elevations Alternative 2
- F. Landscape Plan Alternative 2

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

TABLE OF APPLICABLE MITIGATION MEASURES
HEWLETT PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT MITIGATION MONITORING PROGRAM

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
1996 Mitigation Measure 4.10-1: Provide Dust Controls. In order to reduce construction-generated PM10 emissions, the contractor shall comply with the dust control strategies developed by the Placer County APCD. The developer shall include in construction contracts the following requirements or measures shown to be equally effective: a) The contractor shall water as indicated by City inspectors to keep all earth surfaces moist during clearing, grading, earthmoving and other site preparation activities. b) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets. c) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors. d) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour. e) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads. f) The contractor shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County APCD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching and conversion of biomass fuel. For any open burning, an APCD permit must be obtained in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
1996 Mitigation Measure 4.10-2(a): Maintain construction equipment and vehicles. The contractor shall reduce NOx, ROG and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits. Add as note on Improvement Plans.	Engineering	None	
1996 Mitigation Measure 4.10-2(b): Develop and Implement Construction Employee Trip Reduction Plan. Consistent with the City's TSM Ordinance, the construction contractor shall develop and implement a trip reduction plan designed to reduce construction-phase employee vehicle trips. Elements of this plan could include the following: 1. Providing all construction employees with information relating to public transit facilities serving the site, such as bus routes and schedules; 2. Carpooling incentives, including incentives for carpool participants such as preferred on-site parking; and 3. Carpool rider matching services.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits. Add as note on Improvement Plans.	Engineering	None	
2015 Mitigation Measure 3-1. Participation in Mitigation Program. The Applicant shall participate in the District's Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the projects contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 10 lbs per day. The estimated payment for the proposed project is \$65,274 based on \$16,640 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).	The applicants shall submit proof of payment as part of the Grading Permit application.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits.	Engineering	Proof of payment.	

1996 Mitigation Measure 4.5-5 – Develop and implement construction protocols. The Proposed Project shall include policies that require the implementation of construction protocols that include, but may not be limited to, the following: - Restrict construction activities to areas away from preserved oak and riparian habitat Construction activities in the vicinity of oak trees shall be minimized. Laydown, staging, refueling and parking areas shall not be located adjacent to open space oak or riparian zones. Construction activities that by necessity occur in the vicinity of oak woodlands and riparian zones to be preserved. Encroachments or damage that have not been authorized by a tree permit shall be implemented as detailed in the Tree Preservation Ordinance. - Provide for construction parking away from sensitive habitat resources. Parking areas for construction personnel shall be located a minimum of 350 feet from the drip line of any mature oak tree intended for preservation, where parking will not compact or contaminate soils, damage tree roots, or otherwise degrade trees intended for open space or landscape preservation. - Erect temporary barrier fencing to delimit protected areas. Temporary fencing, consisting of five-foot orange construction drift fence, flagging, signs or other markings shall be erected around open space areas and restricted areas, and maintained for the duration of construction, to prevent inadvertent damage to natural resources. Fencing shall be maintained bi-weekly, and shall be the responsibility of an on-site compliance officer designated by the developer. The Applicant shall monitor and prepare annual reports as required by USCOE.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Planning and Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	None	
1996 Mitigation Measure 4.5-7 – Conduct pre-construction survey and implement restrictions. To ensure that fully protected and raptor species are not injured or disturbed, the Applicant shall implement one of the three following measures: A. All tree removal shall occur between August 30 and March 15 to avoid the breeding season of any raptor species that could be using the area. This period may be modified with the authorization of the DFG [DFW]. -OR- B. Prior to the beginning of construction during the period between March 15 to August 30, all trees within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist. If active raptor nests are found, a fence or equally effective demarcation shall be erected around the tree at a distance of 350 feet from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. -OR- C. The Applicant shall confer with CDFG [CDFW] and develop measures that satisfy the requirements of CDFG [CDFW] and the City. Any raptor nest should be relocated according to CDFG [CDFW] protocol, or in consultation with CDFG [CDFW], to the nearest suitable nest tree. Alternatively, the Applicant could develop protocol to the satisfaction of CDFG [CDFW] and the City.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	Nesting bird Survey	
1996 Mitigation Measure 4.6-1. Unidentified Cultural Resources. In the event of the discovery of buried archaeological deposits it is recommended that project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recover excavations.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Planning and Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	None	

1996 Mitigation Measure 4.3-2. Site-specific geotechnical evaluation to assess development on soils characterized by slow permeability, low strength and high shrink-swell potential. To comply with General Plan Policies SA-2 and SA-3, a site-specific geotechnical evaluation shall be conducted as part of the development review process per the determination of the Public Works Director. Additionally, the site-specific geotechnical evaluations shall provide recommendations for development in areas with identified soil constraints, which shall be implemented during construction.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	<i>Construction:</i> Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
1996 Mitigation Measure 4.4-4. Implement erosion control plan. Mitigation Measure 4.4-4 requires that for any construction activities that would disturb fewer than five acres of land, all contractors must prepare and retain on site an erosion control plan that includes a description of post-construction sediment, erosion control measures and maintenance responsibilities, and non-storm water management controls. The State General Permit requires implementation of BMPs. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce pollution (e.g., straw bales, dikes, silt fences, sediment traps, or similar methods). These measures would reduce water quality impacts associated with construction activities to a less-than-significant level.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	<i>Pre-Construction and Construction:</i> Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
2015 Mitigation Measure 12.1a: Construction contractors shall be required to limit construction activities to daytime hours from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering	None	
2015 Mitigation Measure 12.1b: Construction contractors shall post signs at construction sites that include information on permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. An onsite complaint and enforcement manager shall respond to and track complaints and questions related to noise.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering	None	
2015 Mitigation Measure 12.1c: The applicant shall require construction contractors working within 800 feet of an occupied residence to implement the following measures: - Equipment and trucks used for proposed project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible. - Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent this does not interfere with construction purposes.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering, Code Enforcement	None	

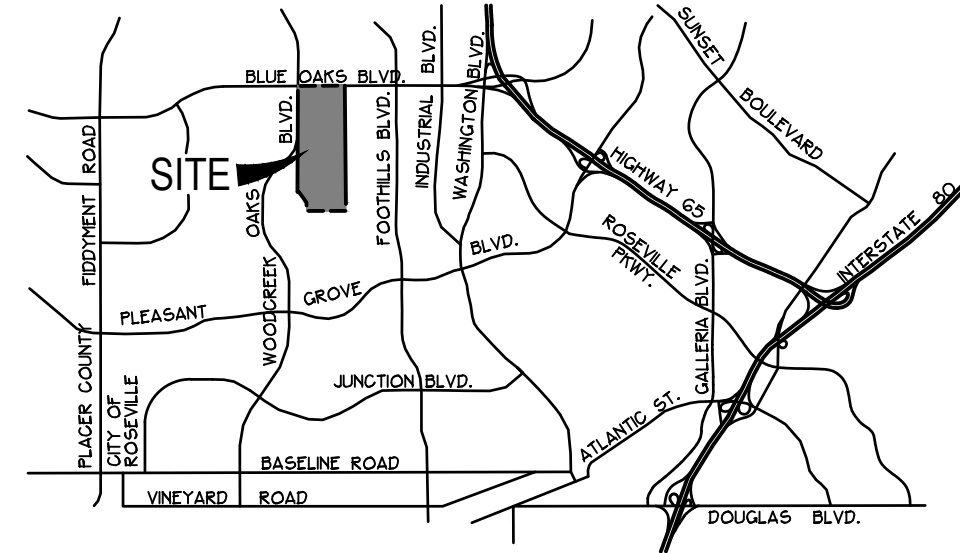
NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).



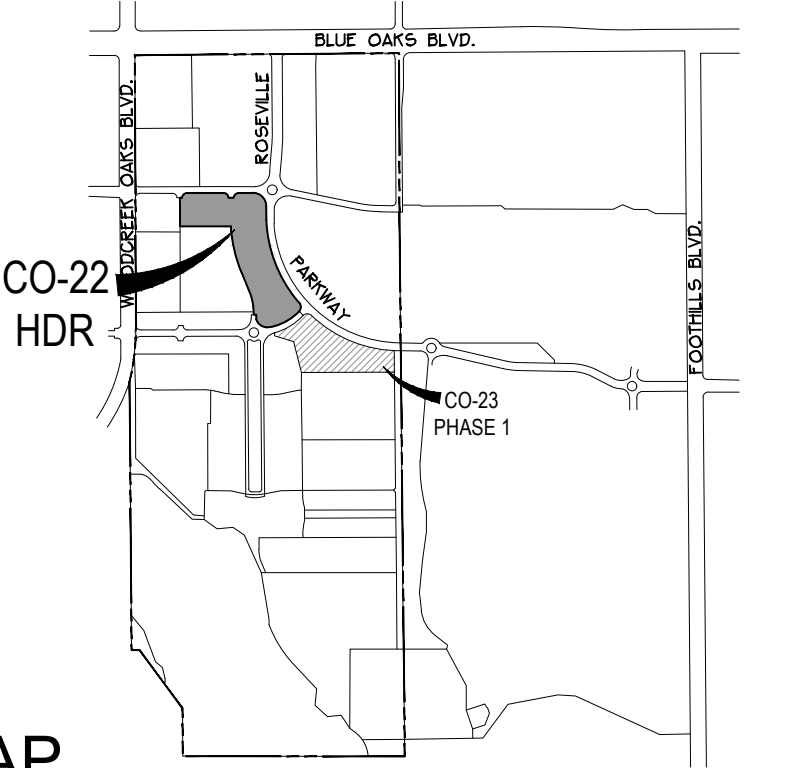
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
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phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staling@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS



VICINITY MAP



KEY MAP

OWNER/DEVELOPER :

CAMPUS OAKS APARTMENTS 1 LLC
CONTACT: SCOTT CANEL
1949 ST. JOHNS AVE., SUITE 200
HIGHLAND PARK, IL 60035
PHONE: (312) 580-0085

ENGINEERS

MORTON & PITALO, INC.
CONTACT: GREG BARDINI
75 IRON POINT CIRCLE, #120
FOLSOM, CA 95630
PHONE: (916) 927-2400
FAX: (916) 357-7888

CITY OF ROSEVILLE

STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION

ZONING

R3/DS

LAND USE

HDR-24.5

SCHOOLS

ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION
HIGH SCHOOL DISTRICT

APN

481-260-025-000

AREA

8.89± AC.

GAS

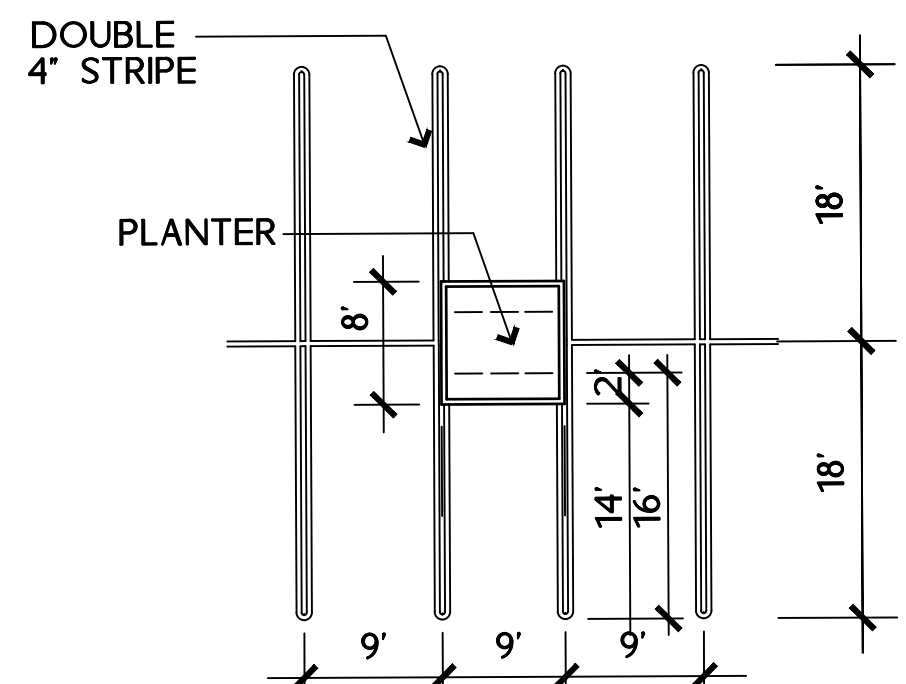
PACIFIC GAS & ELECTRIC

TELEPHONE

CONSOLIDATED COMMUNICATIONS

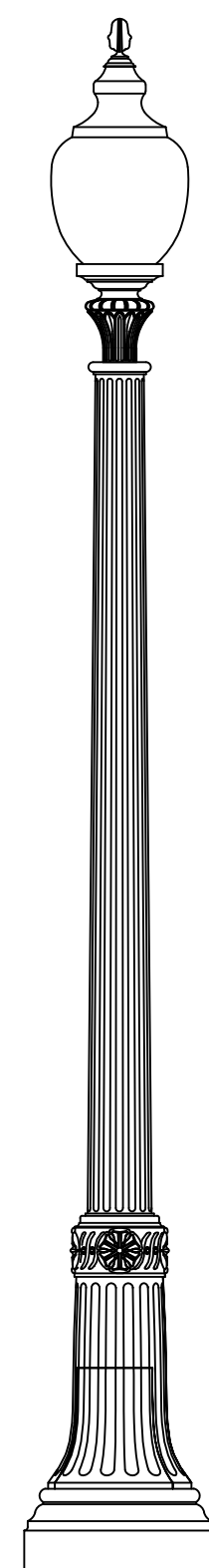
PROPOSED UNITS

210 MULTI-FAMILY LOTS



Striping Detail

NTS



LUMINAIRE SPECIFICATIONS

STYLE: FOURTEEN "N" CASING - 192 GLOBE WITH
HEIGHT: 35' 7/8"
WIDTH: 14 3/8" DIAMETER
MATERIAL: (A) CAST ALUMINUM ALLOY ANSI 356 PER
ASTM B26-95
GLOBE: (C) CAST IRON PER A.S.T.M. A48-93 CLASS 30
FINISH: STIPPLED POLYCARBONATE
LAMPING: PRIME PAINT THEN FINISH SHERVIN WILLIAMS
VOLTAGE: ACRIOLIN - PLEASE ADVISE COLOR
SOCKET: WATT HPS MH
PHOTO CONTROL: INC OTHER 277
120 208 240
480 QUAD
MEDIUM BASE MODUL BASE
OTHER
OPTIONAL - BUTTON TYPE

LAMP POST SPECIFICATIONS

STYLE: NORTHAMPTON
HEIGHT: 18'0" DIAMETER
BASE: (A) 1 PIECE, CAST ALUMINUM ALLOY ANSI 356
PER ASTM B26-95
MATERIAL: (C) 1 PIECE, CAST IRON PER A.S.T.M. A48-93
CLASS 30
FINISH: (D) 1 PIECE, CAST DUCTILE IRON PER
ASTM A536-94 GRADE 65-45-12
GROUND STUD: PRIME PAINT THEN FINISH SHERVIN WILLIAMS
PROVISIONS: ACRIOLIN - PLEASE ADVISE COLOR
LOCATED IN BASE SECURED WITH TAMPER
PROOF
ANCHOR BOLTS: HEX SOCKET SECURITY MACHINE SCREWS
DRILL AND TAP INSIDE WALL OF BASE
BOLT: OPPOSITE ACCESS DOOR TO
PROJECTION: ACCOMMODATE A 1/4"-20 GROUND STUD (STUD
TEND: SUPPLIED BY OTHERS)
(C) 3/4" DIA. X 24" LONG + 3" HOOK FULLY
GALVANIZED WITH
1 GALVANIZED NUT AND 1 GALVANIZED
WASHER PER BOLT
3" REQUIRED
DIA. X _____' HIGH

SITE LIGHT
PRODUCT TO BLEND
WITH OVERALL HPCD
LIGHTING MASTERPLAN

Bldg Type	1bd	2bd	3bd	Garage	No. Bldg.	Totals				Provided Parking				Required Parking	
						Units	1bd	2bd	3bd	Garage	Motorcycle	Compact	Guest	Units	Guest
49	29	20	0	17	2	98	58	40	0	34				167	9.8
10	0	2	8	20	3	30	0	6	24	60				60	3
8	0	2	6	16	5	40	0	10	30	80				80	4
7	0	2	5	14	6	42	0	12	30	84				84	4.2
Totals CO-22:						16	210	58	68	84	258	12	27	391	21
								28%	32%	40%				408	41.2
Totals CO-23:						17	186	95	75	16	192	5	-	324.5	18.6
														352	34.3
Project Totals for Phase 1 and Phase 2:						33	396	153	143	100	450	17	27	715.5	39.6
														760	75.5

19.26.030 Parking space requirements:
Multi-Family
1 Bedroom 1.5 per unit, plus guest parking
2+ Bedrooms 2 per unit, plus guest parking
Guest 1 guest space for each 10 dwelling units
Motorcycle parking allowed at a ratio of 1 for every 40 parking spaces.

City of Roseville Approval

ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS APARTMENTS PHASE 2
350 ROSEVILLE PRKWY
PARCEL CO-22
ROSEVILLE, CA

SITE PLAN

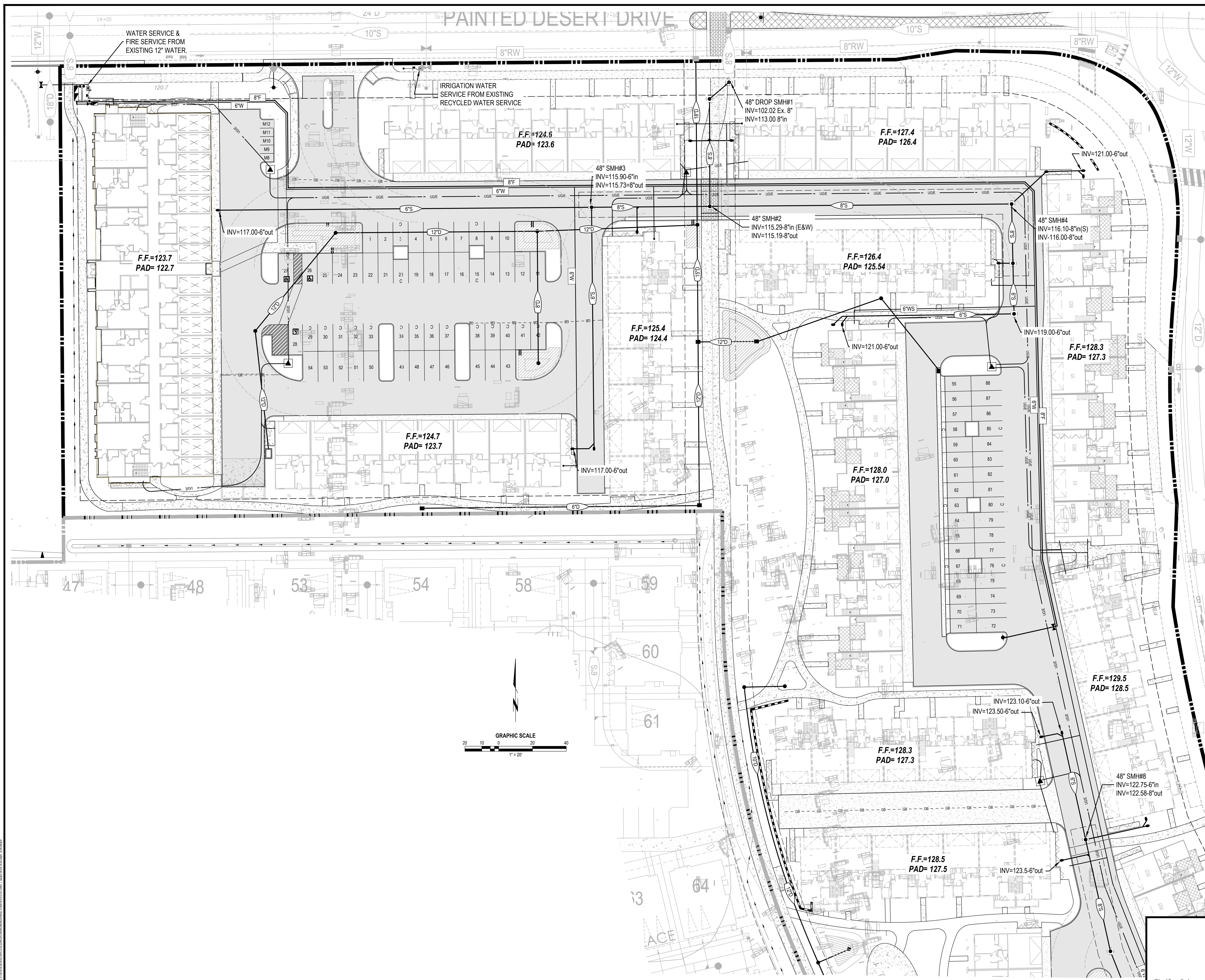
DATE	MAY 08, 2019	SHEET	C1
SCALE	H: 1"=40'	OF	7
JOB NUMBER	16-0018-01		

NOT FOR CONSTRUCTION

PROJECT

DRAWING

JOB NUMBER	16-0018-01	OF	7
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survey email: staling@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION
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REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

GJB

DRAWN BY

PROJECT ENGINEER

GJB

PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS
APARTMENTS PHASE 2
350 ROSEVILLE PRKWY
PARCEL CO-22**
ROSEVILLE, CA

DRAWING

**UTILITY PLAN
SOUTH AREA**

DATE

MAY 14, 2019

SCALE

H: 1"=20'

JOB NUMBER

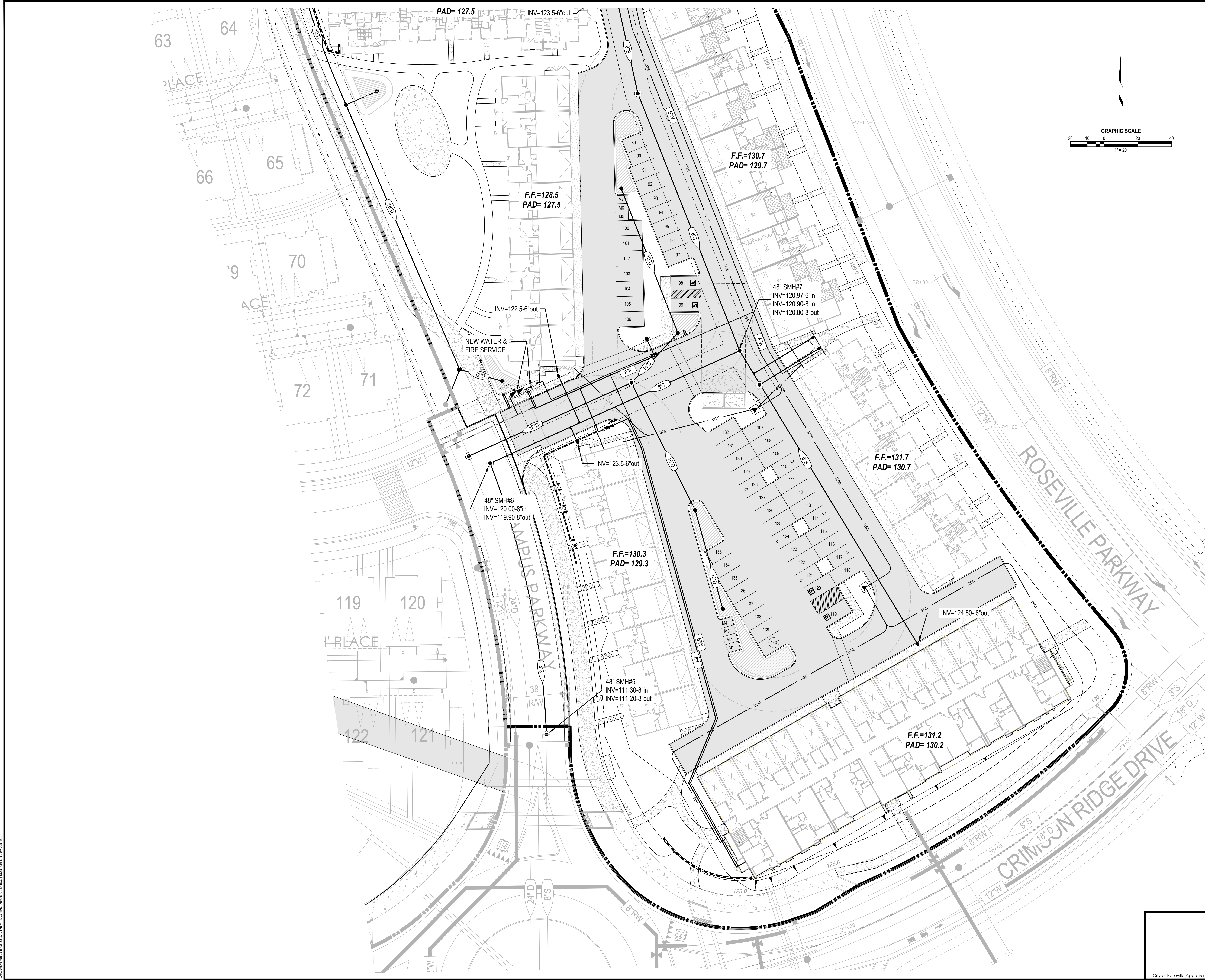
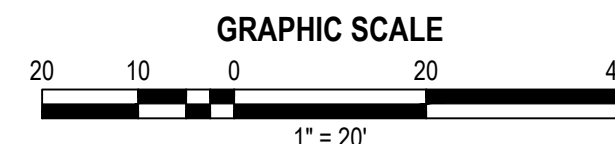
16-0018-01

SHEET

C3

OF

7



City of Roseville Approval

NOT FOR CONSTRUCTION



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survey email: staking@mpeaer.com • web: www.mpeaer.com

CONSULTANT

APPROVALS

REVISIONS

BENCHMARK

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3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY:

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

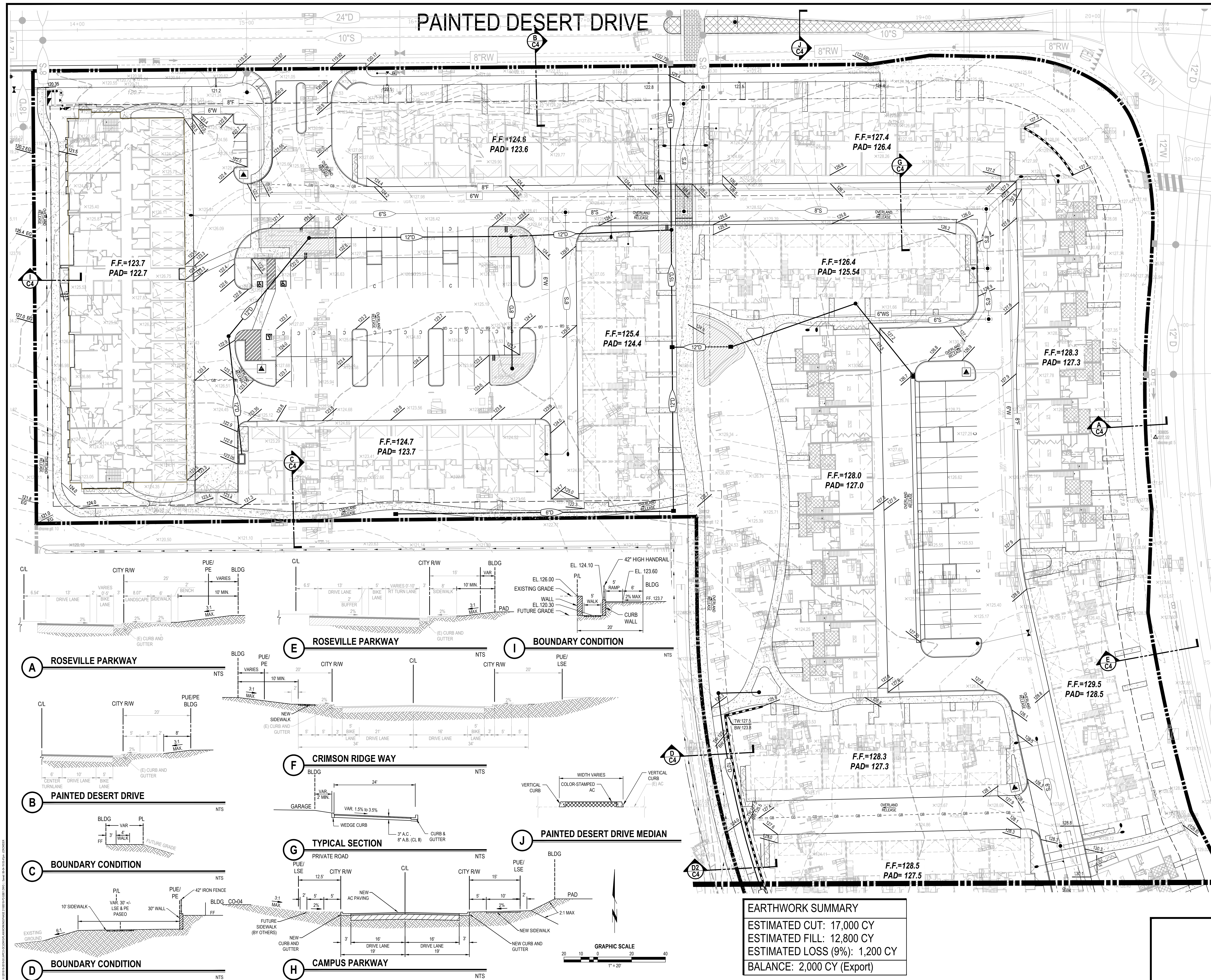
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS
APARTMENTS PHASE 1
350 ROSEVILLE PRKW
PARCEL CO-22
ROSEVILLE, CA

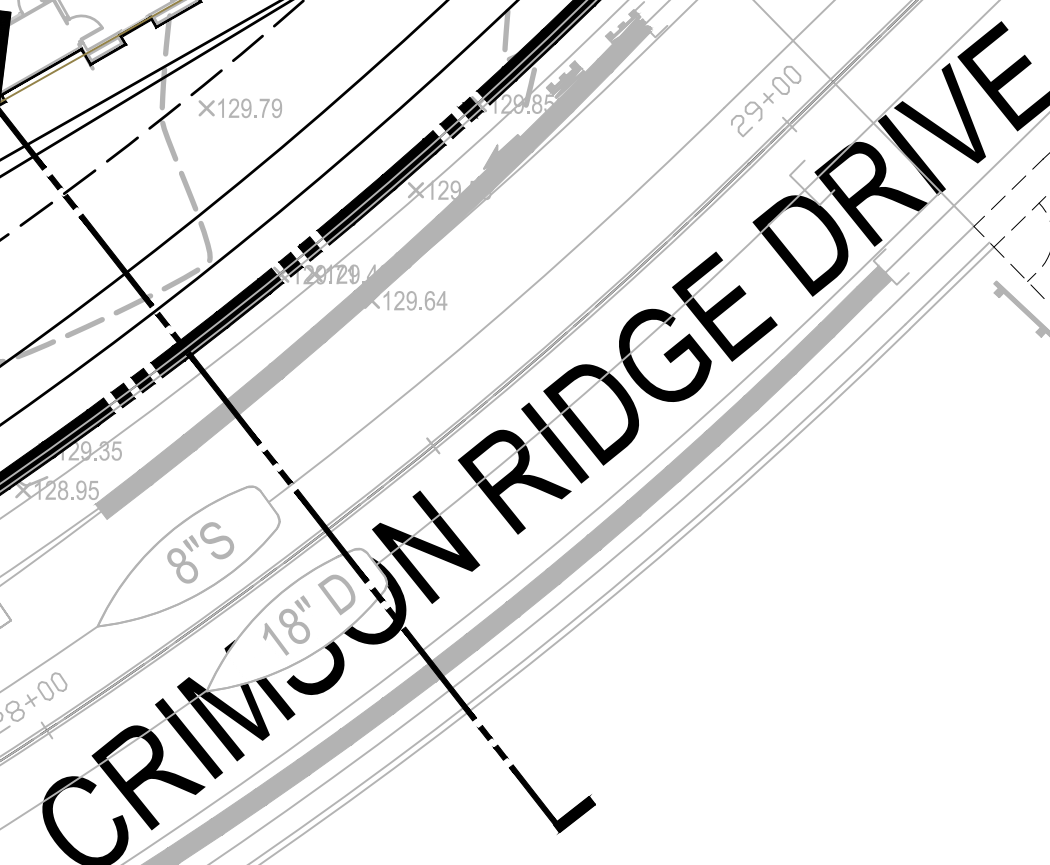
DRAWING

PRELIMINARY GRADING PLAN NORTH AREA

DATE	MAY 08, 2019	SHEET	
SCALE	H: 1"=20'	C4	
JOB NUMBER	16-0018-01		OF
			7

NOT FOR CONSTRUCTION





DATE	MAY 08, 2019	SHEET	C5
SCALE	H: 1"=20'	OF	
JOB NUMBER	16-0018-01	7	

NOT FOR CONSTRUCTION

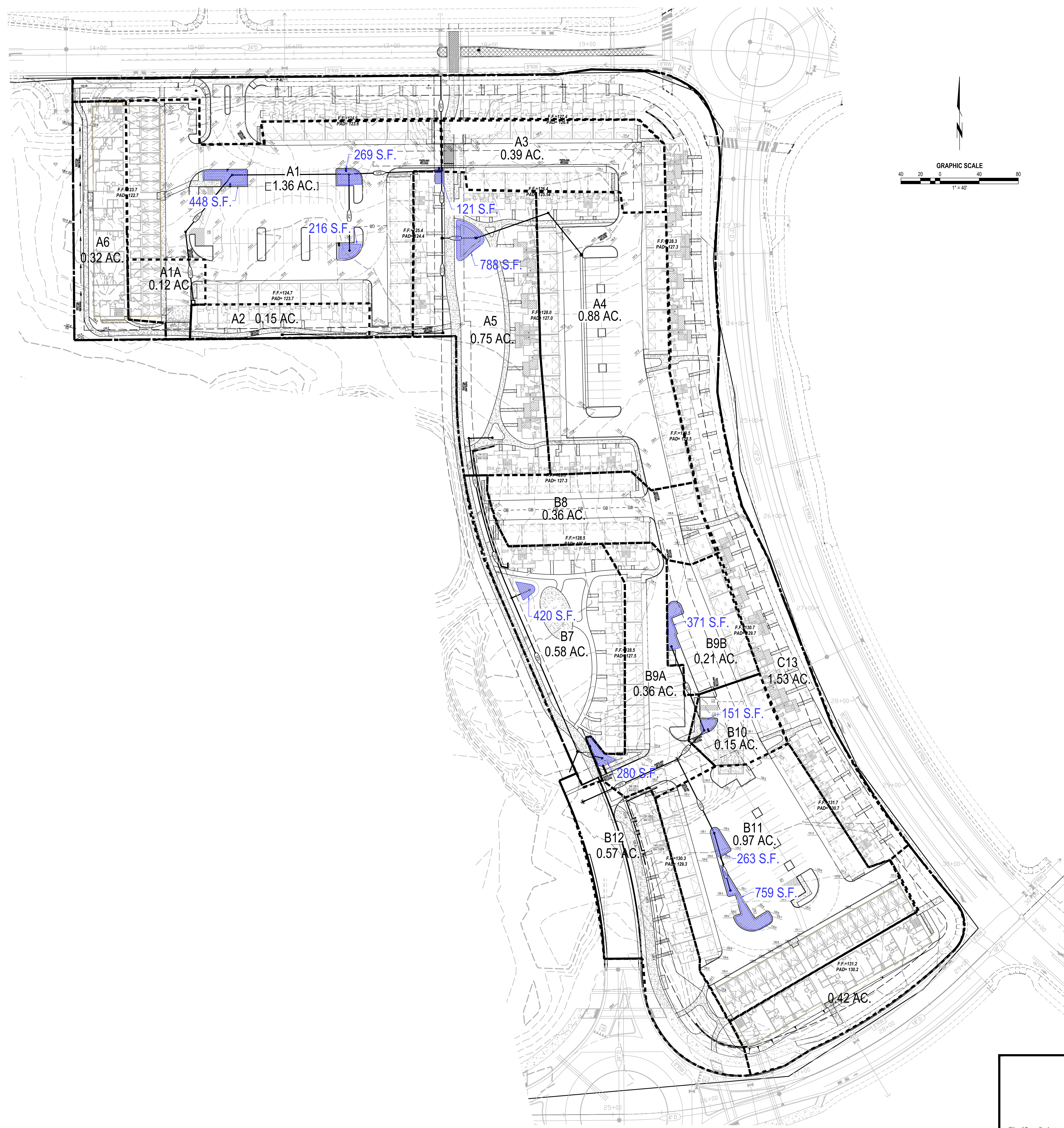
ENTITLEMENT DRAWINGS FOR

ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS
APARTMENTS PHASE 2
350 ROSEVILLE PRKWAY
PARCEL CO-22
ROSEVILLE, CA

DRAWING

WATER QUALITY PLAN & DRAINAGE SHED MAP

DATE	MAY 08, 2019	SHEET	
SCALE	H: 1"=40'	C6	
JOB NUMBER	16-0018-01	OF	7





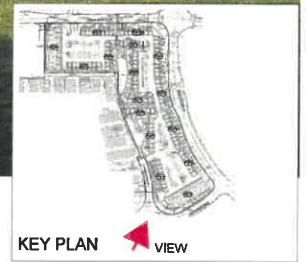
ROSEVILLE, CA
CAMPUS OAKS APARTMENTS PHASE 2
CONCEPTUAL DESIGN - SITE OPT. 1
MPP SUBMITTAL SET
APRIL 18, 2019

SHEET INDEX

A0.1	TITLE SHEET
A0.2	SHEET INDEX
A0.3	PERSPECTIVE A
A0.4	PERSPECTIVE B
A0.5	COLOR & MATERIAL SELECTION
A0.6	OVERALL SITE PLAN
A1.0	CONCEPTUAL TOWNHOME FLOOR PLAN 1
A2.0	CONCEPTUAL TOWNHOME FLOOR PLAN 2
A3.0	CONCEPTUAL TOWNHOME FLOOR PLAN 3
A4.0	CONCEPTUAL TOWNHOME FLOOR PLAN 4
A7.1	CONCEPTUAL 7-PLEX BUILDING PLANS
A7.2	CONCEPTUAL 7-PLEX BUILDING PLANS
A7.3	CONCEPTUAL 7-PLEX COLORED FRONT ELEVATION - ENHANCED VARIATION 1
A7.4	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A7.5	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A7.6	CONCEPTUAL 7-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A7.7	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A8.1	CONCEPTUAL 8-PLEX BUILDING PLANS
A8.2	CONCEPTUAL 8-PLEX BUILDING PLANS
A8.3	CONCEPTUAL 8-PLEX COLORED FRONT ELEVATION - ENHANCED VARIATION 1
A8.4	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A8.5	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A8.6	CONCEPTUAL 8-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A8.7	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A10.1	CONCEPTUAL 10-PLEX BUILDING PLANS
A10.2	CONCEPTUAL 10-PLEX BUILDING PLANS
A10.3	CONCEPTUAL 10-PLEX COLORED FRONT ELEVATION - ENHANCED VARIATION 1
A10.4	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A10.5	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A10.6	CONCEPTUAL 10-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A10.7	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A49.0	CONCEPTUAL 49-PLEX UNIT PLANS
A49.1	CONCEPTUAL 49-PLEX BUILDING PLANS
A49.2	CONCEPTUAL 49-PLEX ROOF PLAN
A49.3	CONCEPTUAL 49-PLEX COLORED EXTERIOR ELEVATIONS
A49.4	CONCEPTUAL 49-PLEX EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
(NEW SHEETS AS OF 01/25/2019)

A7.8	CONCEPTUAL 7-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A7.9	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A8.8	CONCEPTUAL 8-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A8.9	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A10.8	CONCEPTUAL 10-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A10.9	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 2



Architecture + Planning
The Leaning Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

The Canell Companies
1849 St. Johns Avenue, #200
Highland Park, IL 60035

CAMPUS OAKS APARTMENTS PHASE 2
ROSEVILLE, CA # 2017-1010

CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 16, 2019

PERSPECTIVE A

A0.3



Architects + Planning
The Leamington Building
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Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

The Canal Companies
1949 St. Johns Avenue, #200
Highland Park, IL 60035

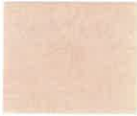
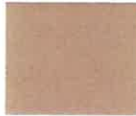
CAMPUS OAKS APARTMENTS PHASE 2
ROSEVILLE, CA # 2017-1010

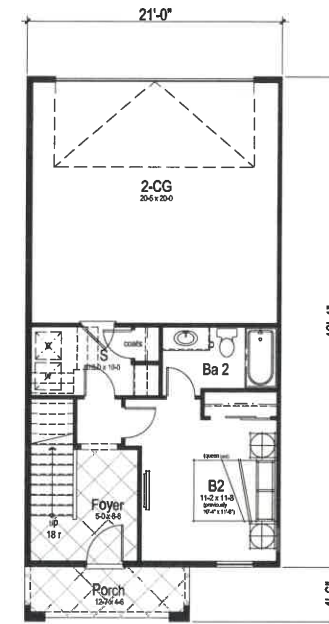
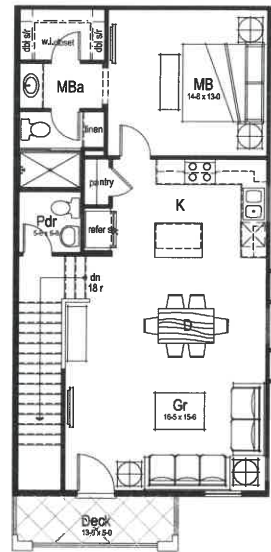
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APRIL 18, 2019

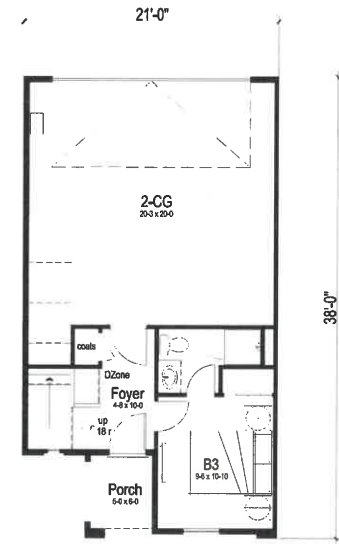
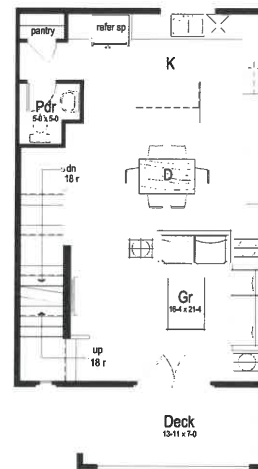
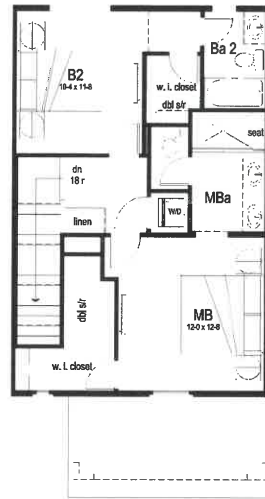
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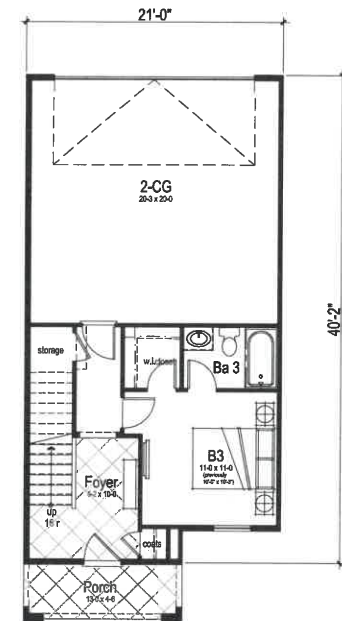
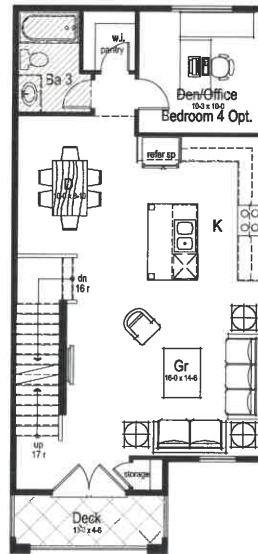
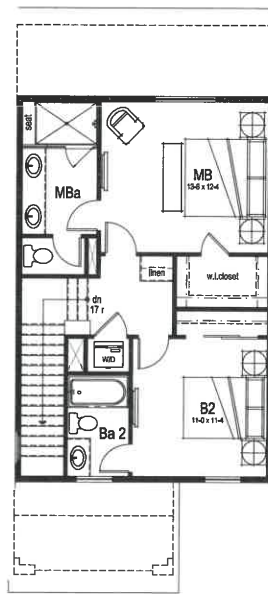
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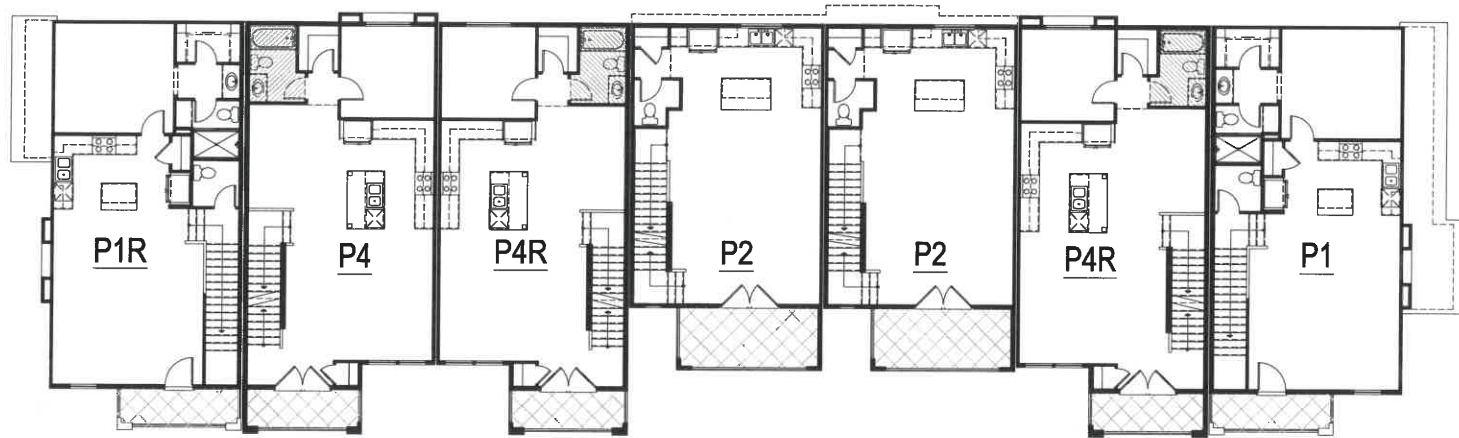
CAMPUS OAKS COLOR SCHEMES

	PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA / EAVE / TOWNHOME GARAGE DOOR	TRIM	ENTRY DOOR / ACCENT / 49-PLEX GARAGE DOOR	DECORATIVE METAL	BUILDING MATERIAL ROOF (CAPISTRANO STYLE) / BRICK (STANDARD) / STONE (ENHANCED) / SIDING (STANDARD AT 49-PLEX)		
SCHEME 1 TOWNHOMES LIGHT SCHEME	 SW 7517 CHINA DOLL	 SW 7502 DRY DOCK	 SW 6167 GARDEN GATE	 SW 7100 ARCADE WHITE	 SW 0005 DEEPEST MAUVE	 SW 6994 GREENBLACK	 3646 SUNSET BLEND	 WIRECUT BRICK (OLD CHICAGO)	 ITALIAN VILLA (ASPEN)
SCHEME 2 TOWNHOMES DARK SCHEME	 SW 6107 NOMADIC DESERT	 SW 6109 HOP SACK	 SW 7068 GRIZZLE GRAY	 SW 6385 DOVER WHITE	 SW 7593 RUSTIC RED	 SW 6994 GREENBLACK	 3606 VALLEJO RANGE	 WIRECUT BRICK (COUNTRY)	 TUSCAN VILLA (PRAIRIE MOSS)
SCHEME 3 TOWNHOMES MEDIUM SCHEME	 SW 6171 CHATROOM	 SW 2851 SAGE GREEN LIGHT	 SW 6146 UMBER	 SW 7049 NUANCE	 SW 9141 WATERLOO	 SW 6994 GREENBLACK	 SCC 8829 SANTA FE BLEND	 WEATHERED BRICK (SAVANNAH)	 COUNTRY RUBBLE (COASTAL BROWN)
SCHEME 4 49-PLEX DARK SCHEME	 SW 7537 IRISH CREAM	 SW 6151 QUIVER TAN	 SW 7034 STATUS BRONZE	 SW 7551 GREEK VILLA	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 SCC 3743 COCOA RANGE	 SICILIAN BRICK (MARSALA)	 SW 7615 SEA SERPENT

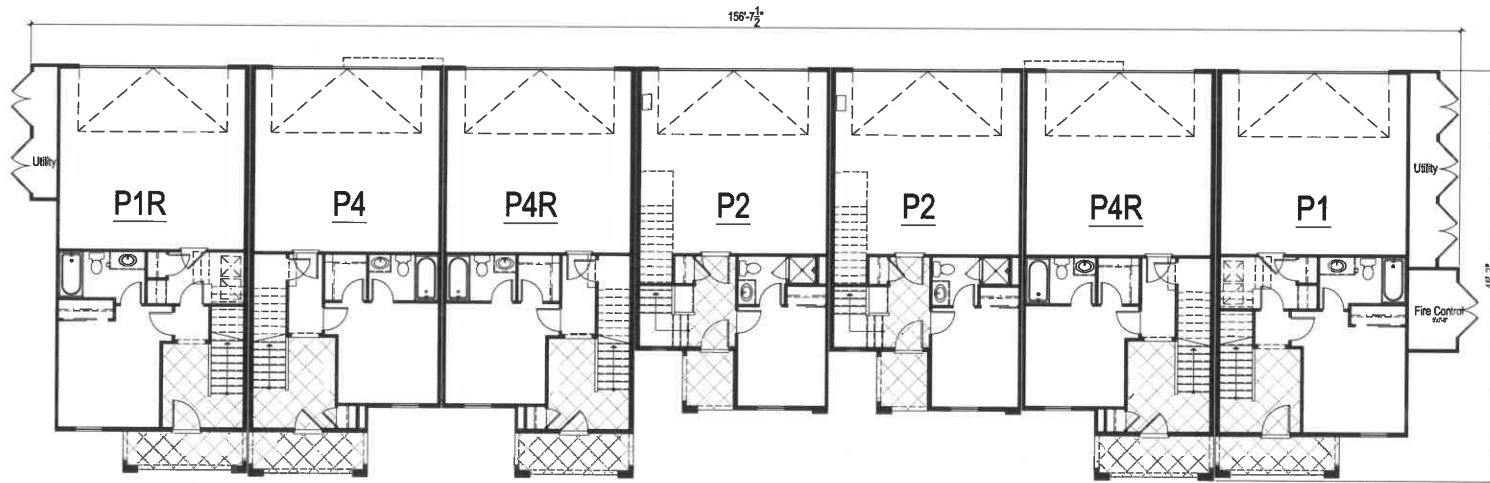








7-Plex Second Floor Composite Plan



7-Plex First Floor Composite Plan

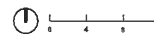


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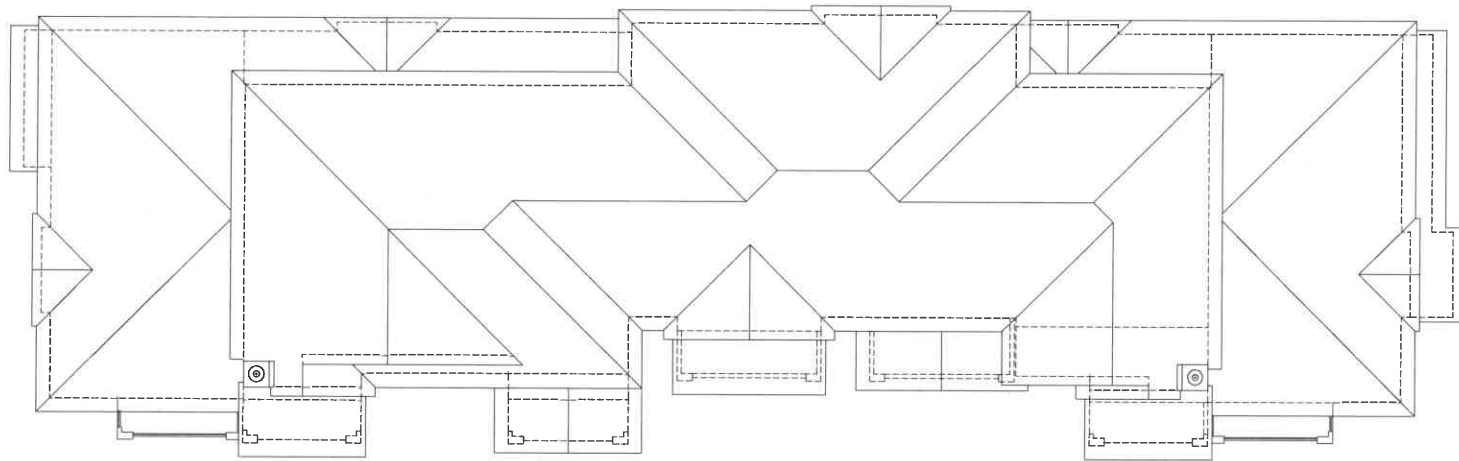
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ROSEVILLE, CA # 2017-1010

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APRIL 18, 2018

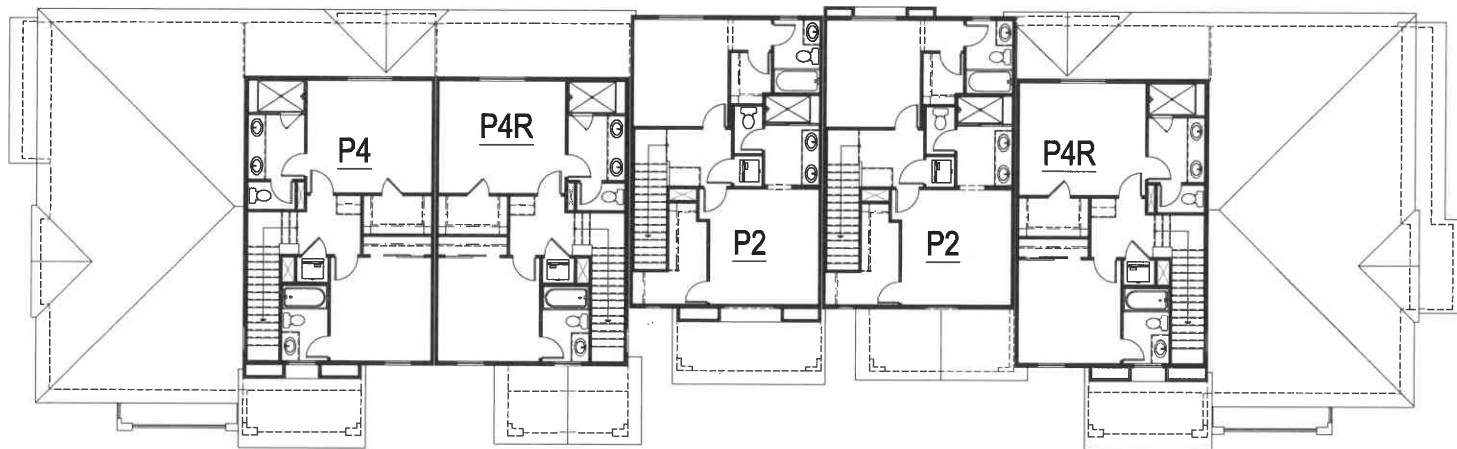


CONCEPTUAL 7-PLEX BUILDING PLANS

A7.1



7-Plex Composite Roof Plan



7-Plex Third Floor Composite Plan

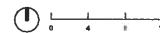


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CONCEPTUAL 7-PLEX BUILDING PLANS

A7.2



Conceptual 7-Plex Front Elevation
Enhanced Variation - 1

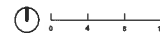


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CONCEPTUAL 7-PLEX COLORED FRONT ELEVATION
- ENHANCED VARIATION 1

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
5. Foam Trim w/ Plaster Over
6. Adhered Thin Brick Veneer
7. Adhered Masonry Veneer
8. Composite Diagonal Siding
9. Composite Trim
10. Decorative Metal Railing
11. Decorative Metal Potsheff
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis

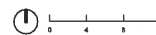


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APRIL 18, 2019



CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A7.4

Exhibit B

- Building Material List**
1. "S" Concrete Roof Pipe
 2. Decorative Clay Pipe
 3. 2x6 Fascia Board
 - 3B. 2x6 Shaped Rafter Tail
 - 4A. 3-Coat Exterior Plaster - Primary Color
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 12. Decorative Metal Juliet Balcony
 13. Foam Corbel w/ Plaster Over
 14. Decorative Faux Shutter
 15. Decorative Composite Finial
 16. Composite Post
 17. Overhead Steel Sectional Door
 18. Composite Trellis



Conceptual 7-Plex Left Elevation
Enhanced Variation - 1



Conceptual 7-Plex Right Elevation
Enhanced Variation - 1

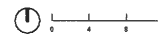


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APRIL 16, 2019



CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A7.5



Conceptual 7-Plex Left Elevation
Enhanced Variation - 3



Conceptual 7-Plex Right Elevation
Enhanced Variation - 3



Conceptual 7-Plex Front Elevation
Enhanced Variation - 3



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CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 16, 2019



CONCEPTUAL 7-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 3

A7.6

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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7. Adhered Masonry Veneer
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9. Composite Trim
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12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 7-Plex Left Elevation
Enhanced Variation - 3



Conceptual 7-Plex Right Elevation
Enhanced Variation - 3



Conceptual 7-Plex Front Elevation
Enhanced Variation - 3

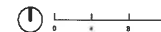


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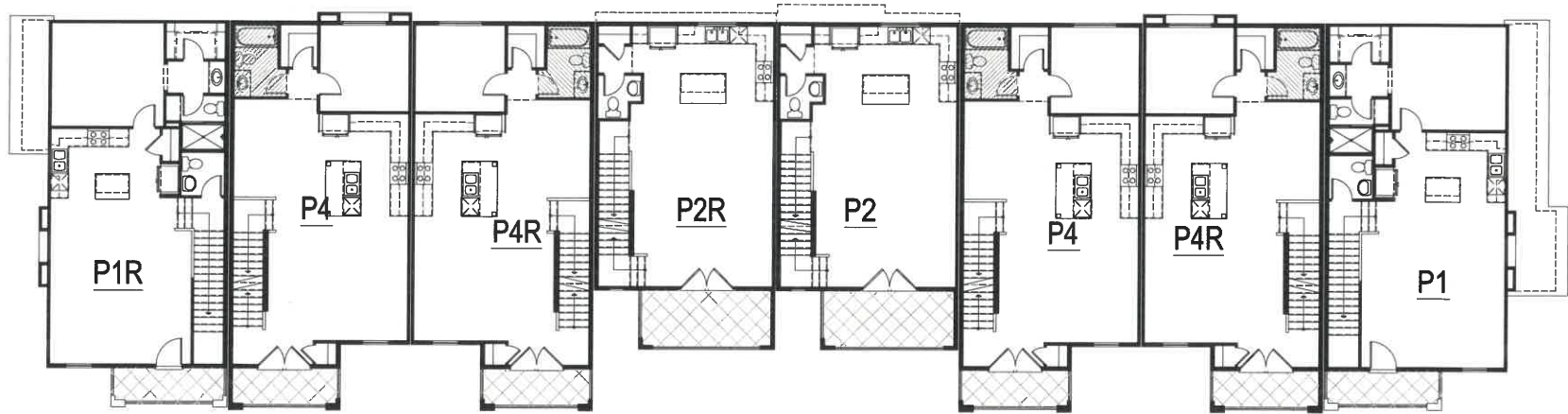
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APRIL 18, 2019

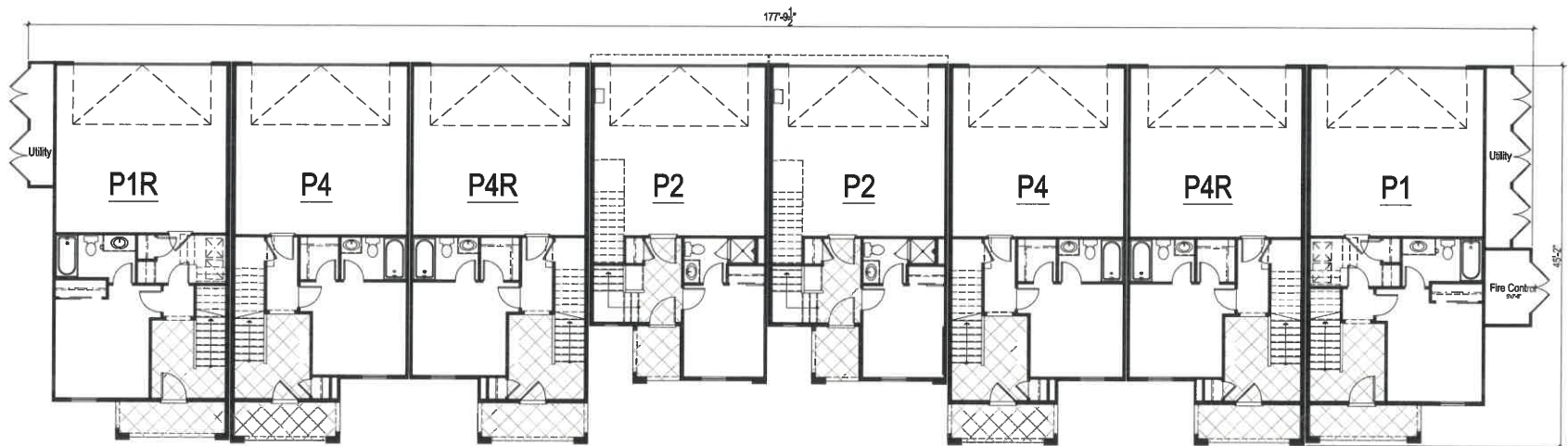


CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
-ENHANCED VARIATION 3

A7.7



8-Plex Second Floor Composite Plan



8-Plex First Floor Composite Plan



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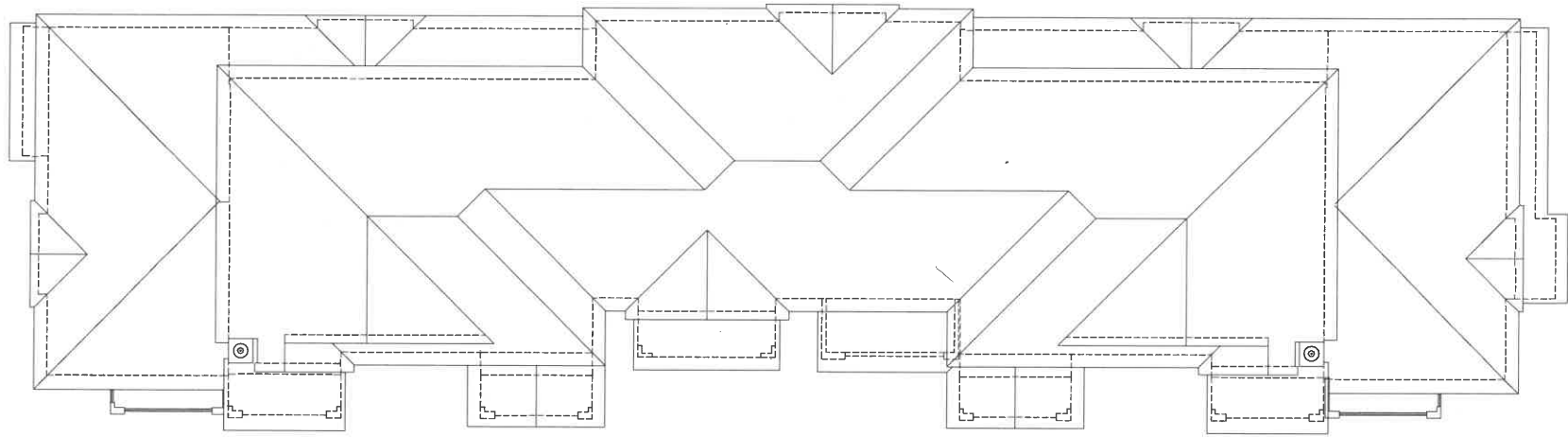
CAMPUS OAKS APARTMENTS PHASE 2
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CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 18, 2019

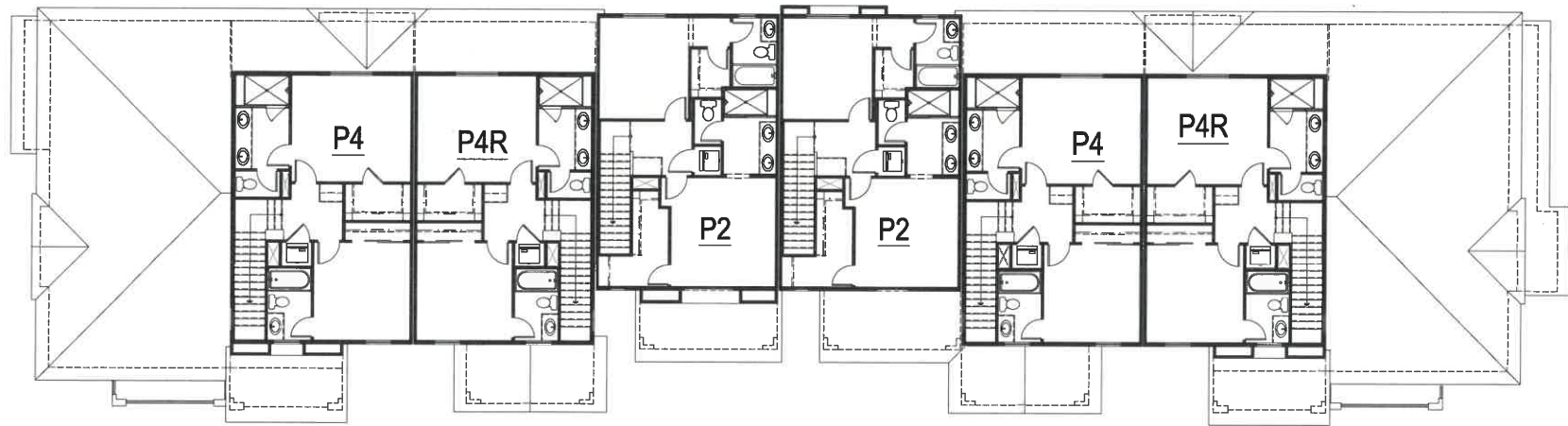


CONCEPTUAL 8-PLEX BUILDING PLANS

A8.1



8-Plex Composite Roof Plan



8-Plex Third Floor Composite Plan

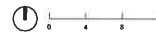


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CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 18, 2019



CONCEPTUAL 8-PLEX BUILDING PLANS



Conceptual 8-Plex Front Elevation
Enhanced Variation - 1

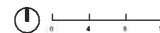


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CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 16, 2019



CONCEPTUAL 8-PLEX COLORED FRONT ELEVATION
- ENHANCED VARIATION 1

A8.3

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
5. Foam Trim w/ Plaster Over
6. Adhered Thin Brick Veneer
7. Adhered Masonry Veneer
8. Composite Diagonal Siding
9. Composite Trim
10. Decorative Metal Railing
11. Decorative Metal Potshelf
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 8-Plex Rear Elevation



Conceptual 8-Plex Front Elevation
Enhanced Variation - 1

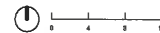


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CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS
ENHANCED VARIATION 1

A8.4

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
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3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
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18. Composite Trellis



Conceptual 8-Plex Left Elevation
Enhanced Variation - 1



Conceptual 8-Plex Right Elevation
Enhanced Variation - 1

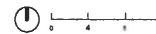


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CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS
-ENHANCED VARIATION 1

A8.5



Conceptual 8-Plex Left Elevation
Enhanced Variation - 3



Conceptual 8-Plex Right Elevation
Enhanced Variation - 3



Conceptual 8-Plex Front Elevation
Enhanced Variation - 3

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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18. Composite Trellis



Conceptual 8-Plex Left Elevation
Enhanced Variation - 3



Conceptual 8-Plex Right Elevation
Enhanced Variation - 3



Conceptual 8-Plex Front Elevation
Enhanced Variation - 3

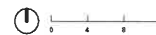


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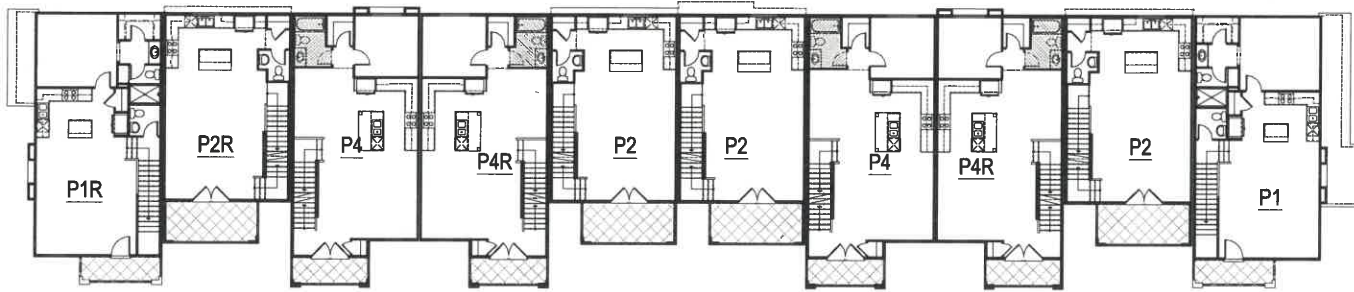
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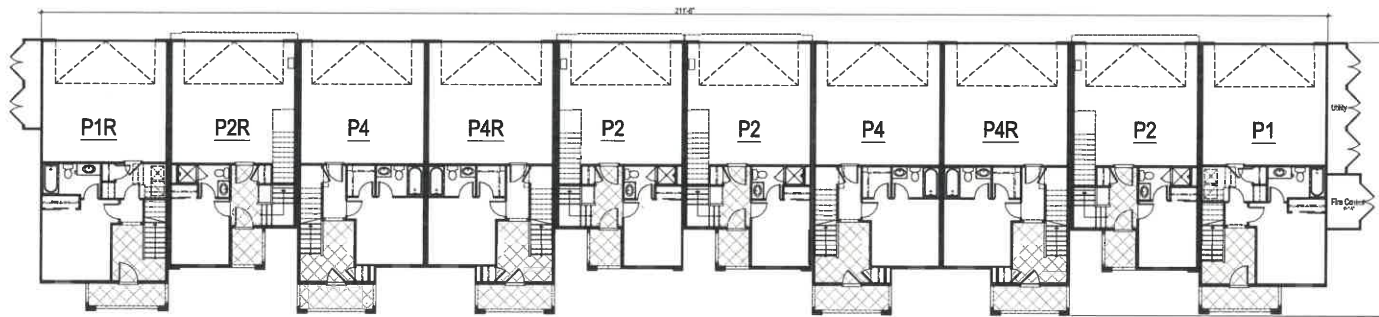


CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 3

A8.7



10-Plex Second Floor Composite Plan



10-Plex First Floor Composite Plan

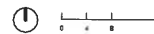


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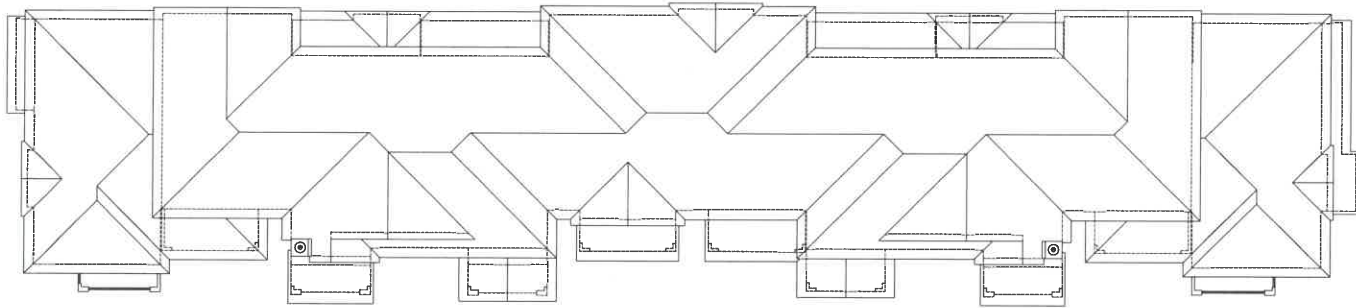
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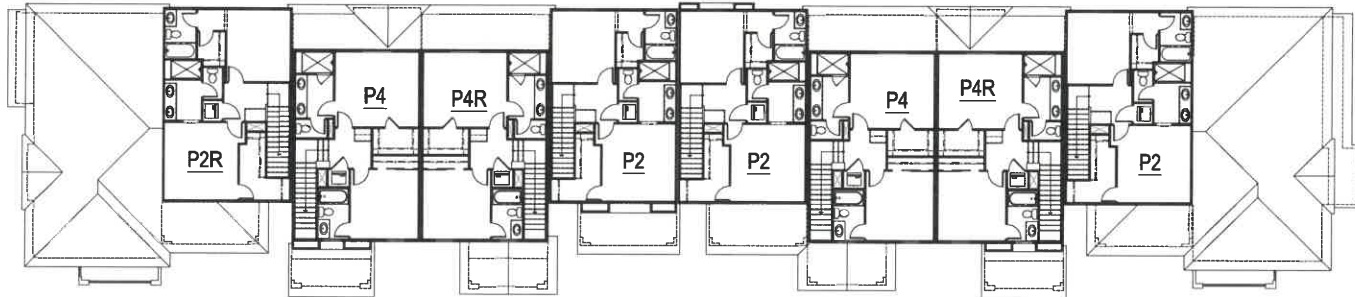


CONCEPTUAL 10-PLEX BUILDING PLANS

A10.1



10-Plex Composite Roof Plan



10-Plex Third Floor Composite Plan

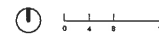


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CONCEPTUAL 10-PLEX BUILDING PLANS

A10.2



Conceptual 10-Plex Front Elevation
Enhanced Variation - 1



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APRIL 18, 2019



CONCEPTUAL 10-PLEX COLORED FRONT ELEVATION
- ENHANCED VARIATION 1

A10.3

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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12. Decorative Metal Juliet Balcony
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14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



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APRIL 18, 2019



CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A10.4

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
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10. Decorative Metal Railing
11. Decorative Metal Potshelf
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 10-Plex Left Elevation
Enhanced Variation - 1
Scale: $\frac{1}{8}'' = 1'-0''$



Conceptual 10-Plex Right Elevation
Enhanced Variation - 1
Scale: $\frac{1}{8}'' = 1'-0''$

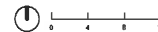


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ROSEVILLE, CA # 2017-1010

CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 16, 2019



CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A10.5



Conceptual 10-Plex Left Elevation
Enhanced Variation - 3
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 3
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 3



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CONCEPTUAL 10-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 3

A10.6

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
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7. Adhered Masonry Veneer
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15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 10-Plex Left Elevation
Enhanced Variation - 3
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 3
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 3



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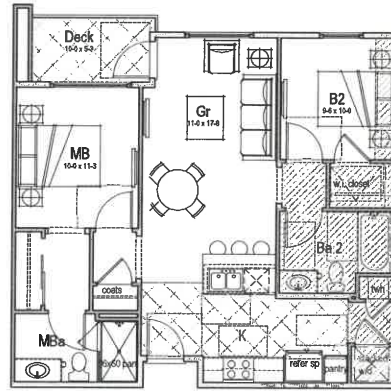
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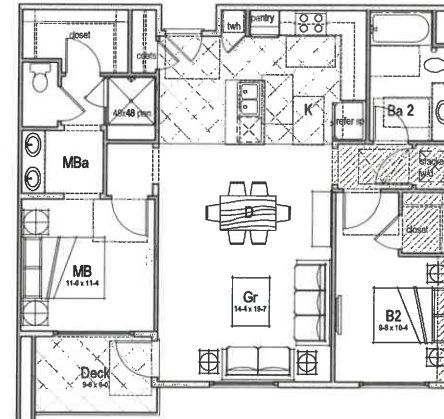


CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 3

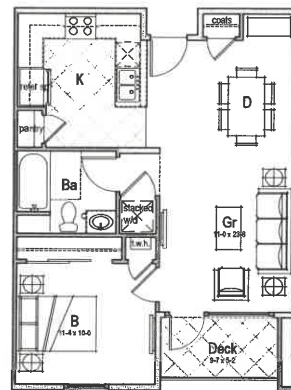
A10.7



Unit Floor Plan 3
2 Bed, 2 Ba
Total Floor Area: 823 sqft



Unit Floor Plan 4
2 Bed, 2 Ba
Total Floor Area: 1,029 sqft



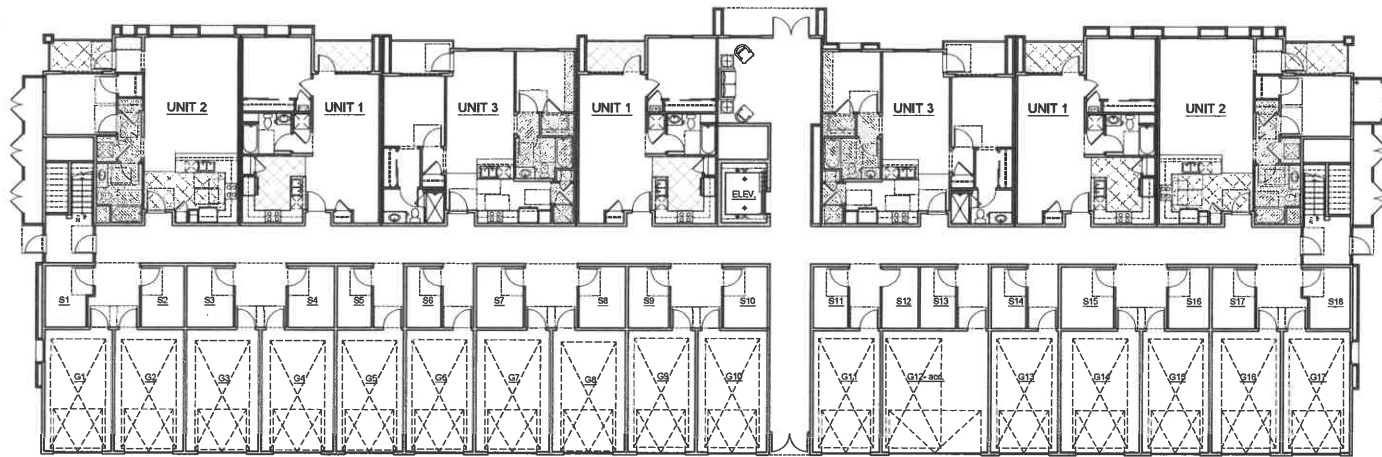
Unit Floor Plan 1
1 Bed, 1 Ba
Total Floor Area: 609 sqft



Unit Floor Plan 2
1 Bed, 1 Ba
Total Floor Area: 764 sqft



49-Plex Second Floor Building Plan
(Third/Fourth Floor Building Plan Similar)



49-Plex First Floor Building Plan

	BED	UNIT COUNT
UNIT 1	1-BED	(21) @ 603 S.F.
UNIT 2	1-BED	(8) @ 764 S.F.
UNIT 3	2-BED	(8) @ 823 S.F.
UNIT 4	2-BED	(12) @ 1029 S.F.
PARKING		(17) GARAGES



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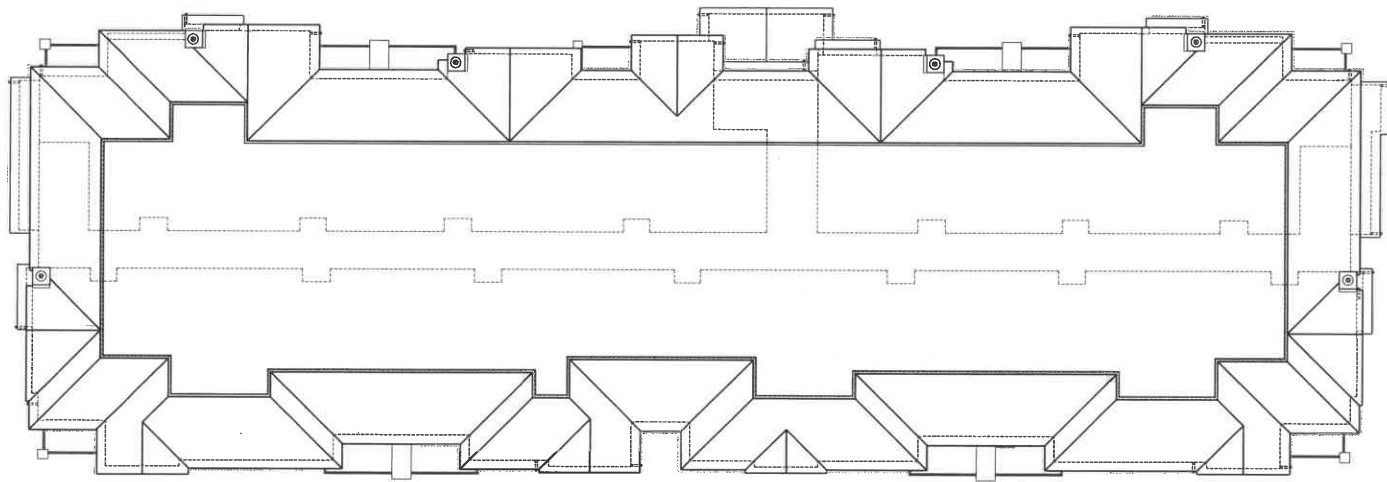
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CONCEPTUAL 49-PLEX BUILDING PLANS

A49.1



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CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 15, 2019



CONCEPTUAL 49-PLEX ROOF PLAN

A49.2



Conceptual 49-Plex Left/Right Elevation Enhanced



Conceptual 49-Plex Left/Right Elevation



Conceptual 49-Plex Rear Elevation



Conceptual 49-Plex Front Elevation

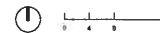


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APRIL 16, 2019



CONCEPTUAL 49-PLEX COLORED EXT. ELEVATIONS

A49.3

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
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18. Composite Trellis



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APRIL 16, 2019



CONCEPTUAL 49-PLEX EXTERIOR ELEVATIONS

A49.4



Conceptual 7-Plex Left Elevation
Enhanced Variation - 2



Conceptual 7-Plex Right Elevation
Enhanced Variation - 2



Conceptual 7-Plex Front Elevation
Enhanced Variation - 2

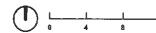


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CONCEPTUAL 7-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 2

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 7-Plex Left Elevation
Enhanced Variation - 2



Conceptual 7-Plex Right Elevation
Enhanced Variation - 2



Conceptual 7-Plex Front Elevation
Enhanced Variation - 2

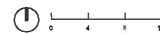


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CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
ENHANCED VARIATION 2

A7.9



Conceptual 8-Plex Left Elevation
Enhanced Variation - 2



Conceptual 8-Plex Right Elevation
Enhanced Variation - 2



Conceptual 8-Plex Front Elevation
Enhanced Variation - 2

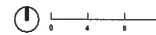


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CONCEPTUAL 8-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 2

Exhibit B

- Building Material List**
1. "S" Concrete Roof Tile
 2. Decorative Clay Pipe
 3. 2x6 Fascia Board
 - 3B. 2x6 Shaped Rafter Tail
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Conceptual 8-Plex Left Elevation
Enhanced Variation - 2



Conceptual 8-Plex Right Elevation
Enhanced Variation - 2



Conceptual 8-Plex Front Elevation
Enhanced Variation - 2

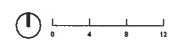


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CONCEPTUAL DESIGN - SITE OPT. 1
APRIL 18, 2019



CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS
-ENHANCED VARIATION 2



Conceptual 10-Plex Left Elevation
Enhanced Variation - 2
Scale: $\frac{1}{8}" = 1'-0"$



Conceptual 10-Plex Right Elevation
Enhanced Variation - 2
Scale: $\frac{1}{8}" = 1'-0"$



Conceptual 10-Plex Elevation
Enhanced Variation - 2



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APRIL 16, 2019



CONCEPTUAL 10-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 2

A10.8

Exhibit B

Building Material List

1. "S" Concrete Roof Tile
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3. 2x6 Fascia Board
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- 4A. 3-Coat Exterior Plaster - Primary Color
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15. Decorative Composite Finial
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17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 10-Plex Left Elevation
Enhanced Variation - 2
Scale: 1/2" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 2
Scale: 1/2" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 2



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APRIL 18, 2019



CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 2

A10.9

CAMPUS OAKS APARTMENTS - PHASE 2
LANDSCAPE DEVELOPMENT PLANS
350 ROSEVILLE PARKWAY
ROSEVILLE, CALIFORNIA

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Sheet Title

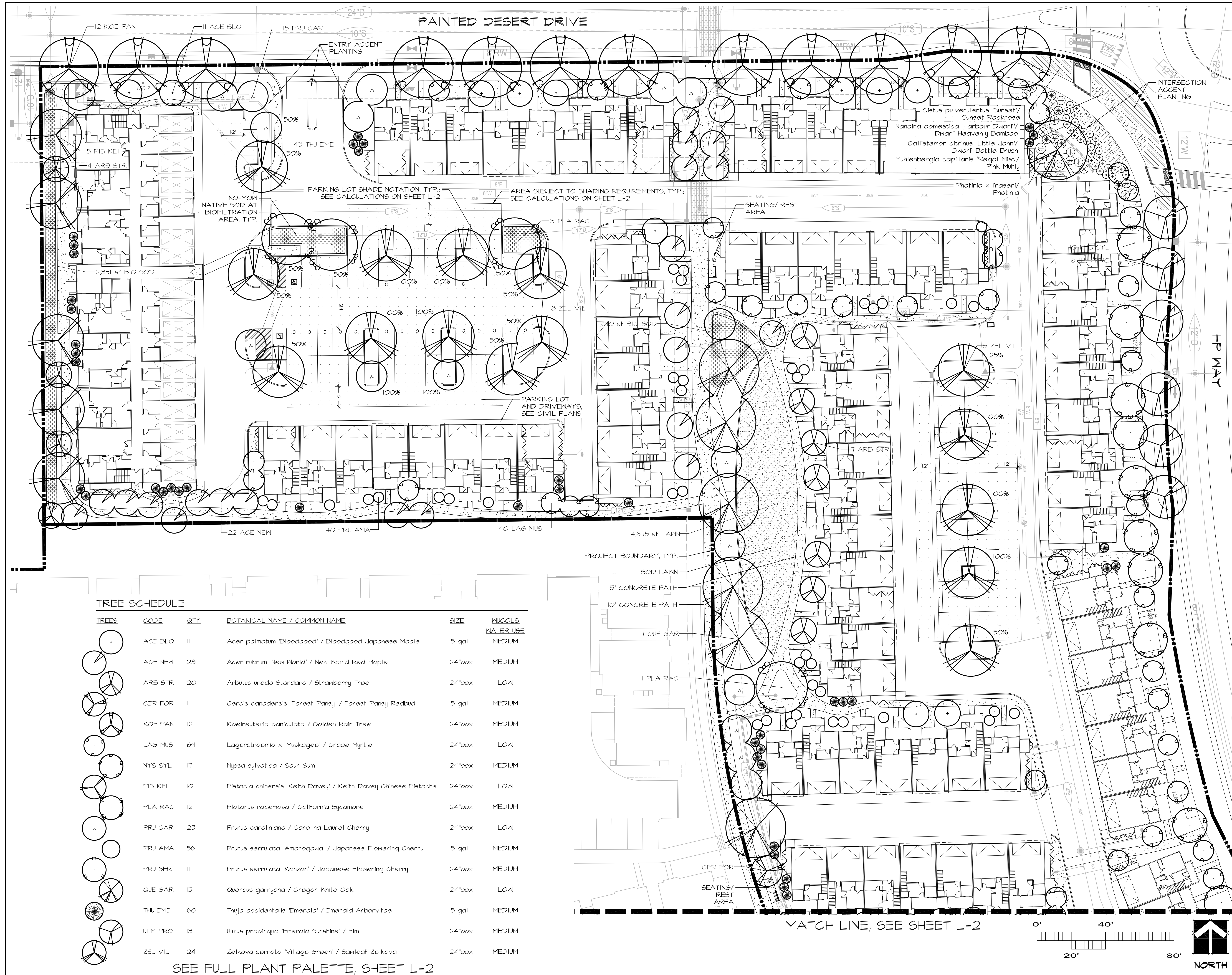
LANDSCAPE PLAN

8



No.	Date	Revision
△		
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△		
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△		

Project Mgr.: JMA
 Drawn By: TVZ
 Scale: 1" = 20'
 Date: 18 APR 19
 File Name: of 2 sheets



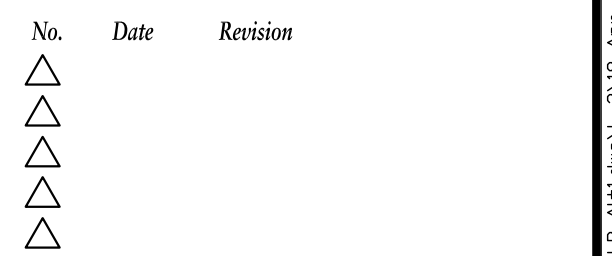
JEFF AMBROSIA, ASLA C4057

CAMPUS OAKS APARTMENTS - PHASE 2
LANDSCAPE DEVELOPMENT PLANS
350 ROSEVILLE PARKWAY
ROSEVILLE, CALIFORNIA

Sheet Title

LANDSCAPE PLAN

Seal



Project Mgr.: JMA

Drawn By: TVZ

Scale: 1" = 20'

Date: 18 APR 19

File Name:

Sheet No.: L-2

of 2 sheets

SHRUBS

BOTANICAL NAME / COMMON NAME

<i>Berberis thunbergii</i> 'Helmond Pillar' / Columnar Red Barberry	5 gal	MEDIUM	4' x 2'
--	-------	--------	---------

<i>Callistemon citrinus</i> 'Little John' / Dwarf Bottle Brush	1 gal	LOW	2' X 5'
--	-------	-----	---------

Carpenteria californica 'Elizabeth' / Bush Anemone	5 gal	LOW	4' X 4'
--	-------	-----	---------

<i>Cistus x purpureus</i> / Orchid Rockrose	5 gal	LOW	4' X 4'
---	-------	-----	---------

<i>Coleonema pulchrum</i> 'Sunset Gold' / Golden Breath Of Heaven	1 gal	MEDIUM	2' X 5'
---	-------	--------	---------

Frangula californica 'Mound San Bruno' / Coffeeberry	5 gal	LOW	3' X 8'
--	-------	-----	---------

<i>Grevillea</i> x 'Noellii' / <i>Grevillea</i>	5 gal	LOW	4' x 4'
---	-------	-----	---------

<i>Loropetalum chinense</i> 'Sizzling Pink' / Sizzling Pink Fringe Flower	5 gal	MEDIUM	5' X 5'
---	-------	--------	---------

Manonia aquifolium Compacta / Compact Oregon Grape	1 gal	MEDIUM	3 x 3
--	-------	--------	-------

[illegible]

HEINEMANN, S. 1993. *Computerized System for Monitoring Seals*. Report to the U.S. Fish and Wildlife Service, Washington, D.C.

ACCENT PLANTS

BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	H. X W.
------------------------------	------	--------	---------

GRASSES

Muhlenbergia rigens / Deer Grass 1 gal WUCOLS H. X W.

<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
-------------------------------------	-------------

GROUNDCOVERS

<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>COLOR</u>
-------------------------------------	-------------	----------------	--------------

<i>Berberis aquifolium repens</i> / Creeping Barberry	1 gal	36" o.c.	LOW
---	-------	----------	-----

<i>Ceanothus griseus horizontalis</i> 'Yankee Point' / California Lilac	1 gal	6" o.c.	LOW
---	-------	---------	-----

Trachelospermum jasminoides / Star Jasmine	1 gal	48" o.c.	LOW
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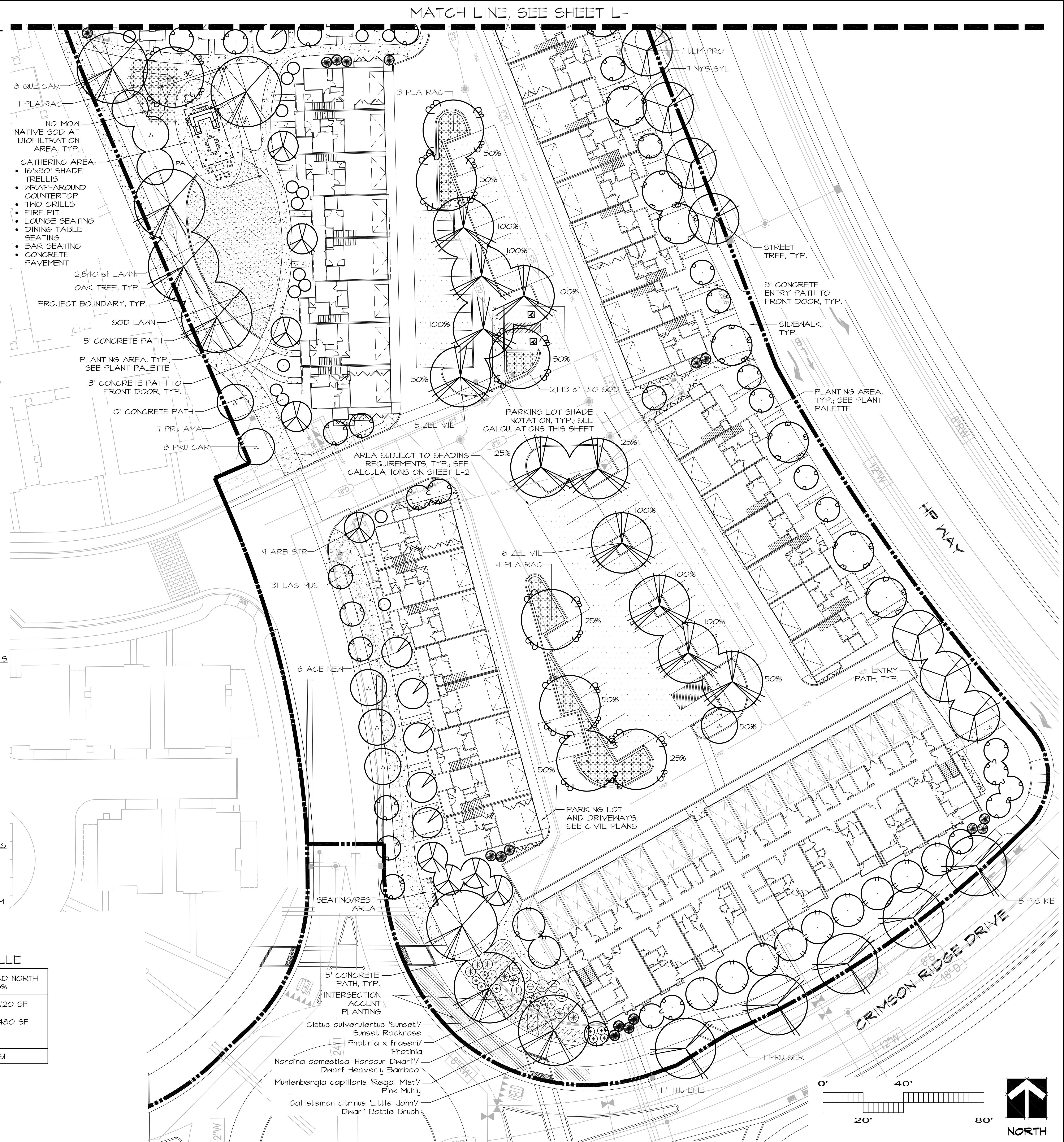
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Turf Sod - Bolero / Available from Delta Bluegrass	sod	n/a	MEDIUM
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PARKING LOT SHADE CALCULATIONS - CITY OF ROSEVILLE

TOTAL SHADE PROVIDED:	23,787 SF
AREA OF PAYING SUBJECT TO SHADING REQUIREMENTS:	38,690 SF
AREA REQUIRED TO BE SHADED:	$38,690 \times 50\% = 19,345$ SF
SHADE PROVIDED EXCEEDS AMOUNT REQUIRED:	$23,787 > 19,345$

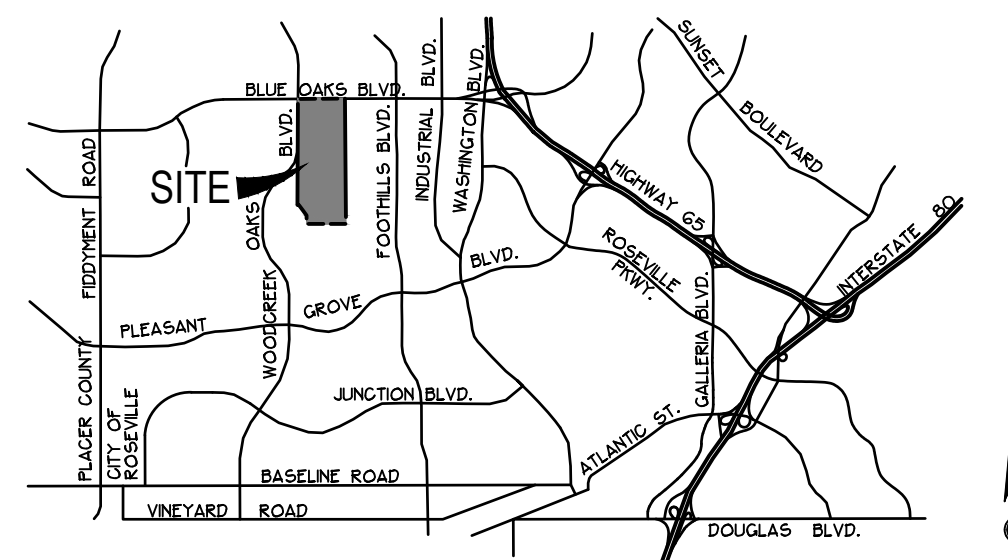




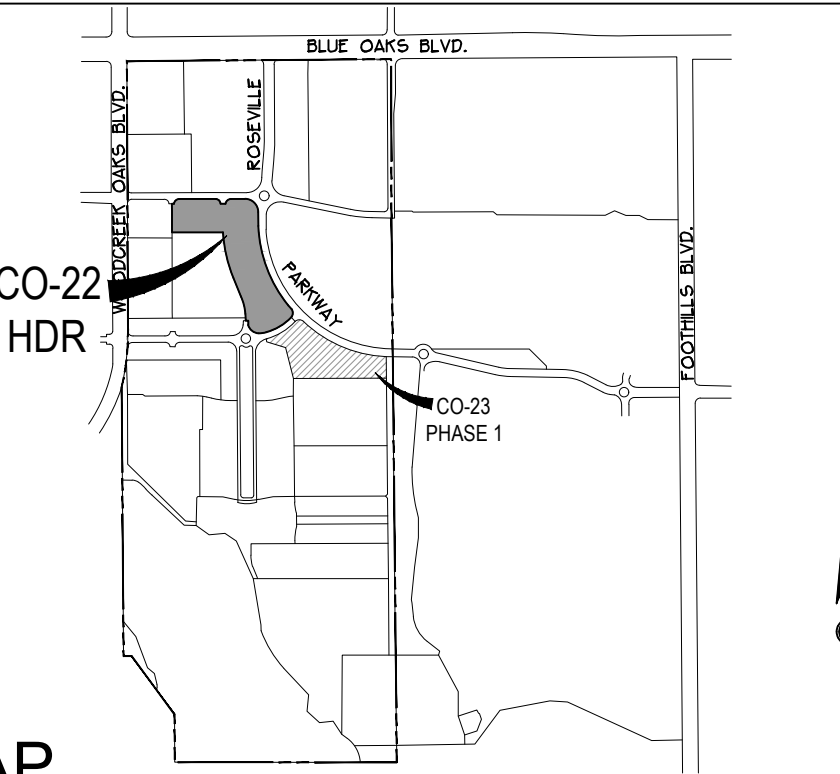
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
72 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staling@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS



VICINITY MAP



KEY MAP

OWNER/DEVELOPER :

CAMPUS OAKS APARTMENTS 1 LLC
CONTACT: SCOTT CANEL
1949 ST. JOHNS AVE., SUITE 200
HIGHLAND PARK, IL 60035
PHONE: (312) 580-0085

ENGINEERS

MORTON & PITALO, INC.
CONTACT: GREG BARDINI
75 IRON POINT CIRCLE, #120
FOLSOM, CA 95630
PHONE: (916) 927-2400
FAX: (916) 357-7888

CITY OF ROSEVILLE

STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION

ZONING

R3/DS

LAND USE

HDR-24.5

SCHOOLS

ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION
HIGH SCHOOL DISTRICT

APN

481-260-025-000

AREA

8.89± AC.

GAS

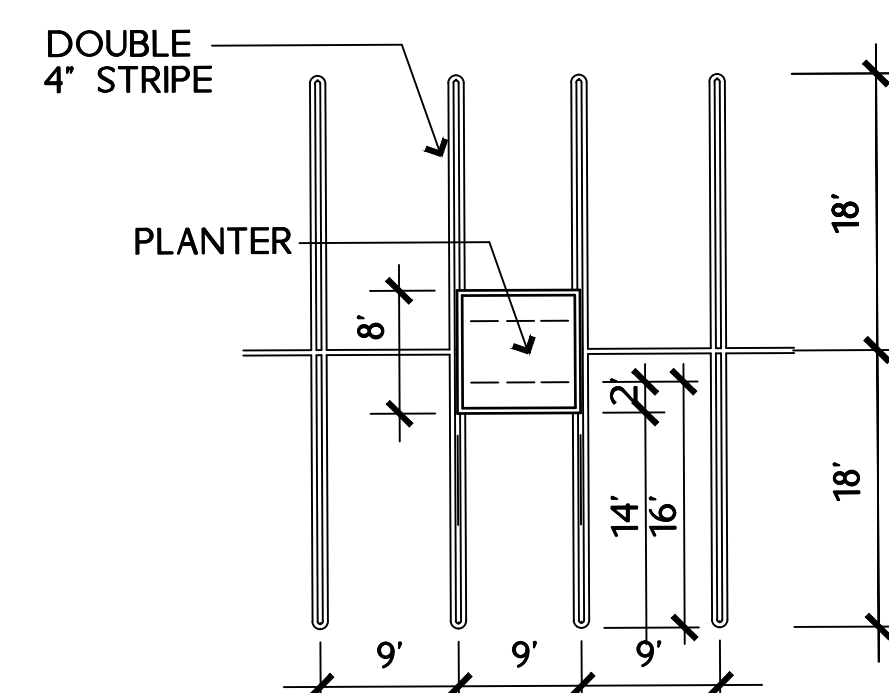
PACIFIC GAS & ELECTRIC

TELEPHONE

CONSOLIDATED COMMUNICATIONS

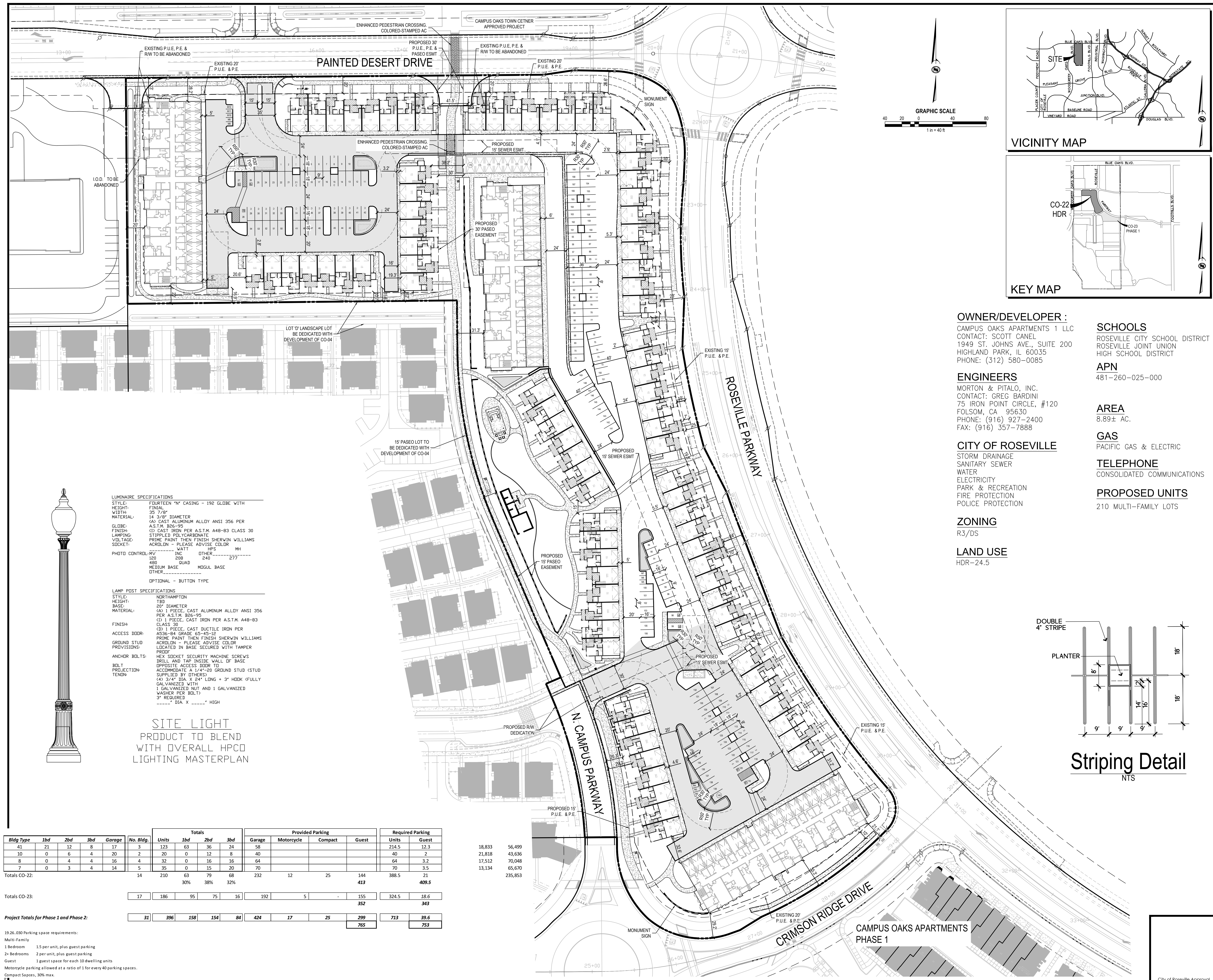
PROPOSED UNITS

210 MULTI-FAMILY LOTS



Striping Detail

NTS



LUMINAIRE SPECIFICATIONS
STYLE: FOURTEEN "N" CASING - 192 GLOBE WITH
HEIGHT: FINAL
WIDTH: 35 7/8"
MATERIAL: (A) CAST ALUMINUM ALLOY ANSI 356 PER
GLOBE: A.S.T.M. B26-95
FINISH: (C) CAST IRON PER A.S.T.M. A48-83 CLASS 30
LAMPING: STIPPLED POLYCARBONATE
VOLTAGE: PRIME PAINT THEN FINISH SHERVIN WILLIAMS
ACROLEIN - PLEASE ADVISE COLOR
SOCKET: (D) 3 PIECE, CAST DUCTILE IRON PER
A536-84 GRADE 65-45-12
GROUND STUD PROVISIONS: PRIME PAINT THEN FINISH SHERVIN WILLIAMS
ACROLEIN - PLEASE ADVISE COLOR
ANCHOR BOLTS: LOCATED IN BASE SECURED WITH TAMPER
PROOF
HEX SOCKET SECURITY MACHINE SCREWS
DRILL AND TAP INSIDE WALL OF BASE
OPPOSITE ACCESS DOOR TO
ACCOMMODATE A 1/4"-20 GROUND STUD (STUD
SUPPLIED BY OTHERS)
BOLT: (4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY
PROJECTION: GALVANIZED WITH
TENDON: 1 GALVANIZED NUT AND 1 GALVANIZED
WASHER PER BOLT)
3" REQUIRED
DIA. X " HIGH
OPTIONAL - BUTTON TYPE

LAMP POST SPECIFICATIONS
STYLE: NORTHAMPTON
HEIGHT: 180
BASE: 20" DIAMETER
MATERIAL: (A) 1 PIECE, CAST ALUMINUM ALLOY ANSI 356
PER A.S.T.M. B26-95
(D) 1 PIECE, CAST IRON PER A.S.T.M. A48-83
CLASS 30
(C) 3 PIECE, CAST DUCTILE IRON PER
A536-84 GRADE 65-45-12
GROUND STUD PROVISIONS: PRIME PAINT THEN FINISH SHERVIN WILLIAMS
ACROLEIN - PLEASE ADVISE COLOR
ANCHOR BOLTS: LOCATED IN BASE SECURED WITH TAMPER
PROOF
HEX SOCKET SECURITY MACHINE SCREWS
DRILL AND TAP INSIDE WALL OF BASE
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PROJECTION: GALVANIZED WITH
TENDON: 1 GALVANIZED NUT AND 1 GALVANIZED
WASHER PER BOLT)
3" REQUIRED
DIA. X " HIGH
OPTIONAL - BUTTON TYPE

SITE LIGHT
PRODUCT TO BLEND
WITH OVERALL HPCD
LIGHTING MASTERPLAN

Bldg Type	1bd	2bd	3bd	Garage	No. Bldg.	Totals				Provided Parking				Required Parking		
						Units	1bd	2bd	3bd	Garage	Motorcycle	Compact	Guest	Units	Guest	
41	21	12	8	17	3	123	63	36	24	58					214.5	12.3
10	0	6	4	20	2	20	0	12	8	40					40	2
8	0	4	4	16	4	32	0	16	16	64					64	3.2
7	0	3	4	14	5	35	0	15	20	70					70	3.5
Totals CO-22:						14	210	63	79	68	232	12	25	144	21	
							30%	38%	32%					413	409.5	
Totals CO-23:						17	186	95	75	16	192	5	-	155	18.6	
														352	343	
Project Totals for Phase 1 and Phase 2:						31	396	158	154	84	424	17	25	299	39.6	
														765	753	

19.26.030 Parking space requirements:
Multi-Family
1 Bedroom 1.5 per unit, plus guest parking
2+ Bedrooms 2 per unit, plus guest parking
Guest 1 guest space for each 10 dwelling units
Motorcycle parking allowed at a ratio of 1 for every 40 parking spaces.
Compact Spaces, 30% max.

18,833 56,499
21,818 43,636
17,512 70,048
13,134 65,670
235,853

CAMPUS OAKS APARTMENTS
PHASE 1

City of Roseville Approval

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS APARTMENTS
PHASE 2 - OPTION 2**
350 ROSEVILLE PRKYW
PARCEL CO-22
ROSEVILLE, CA

DRAWING

SITE PLAN

DATE APRIL 18, 2019
SCALE H: 1"=40'
JOB NUMBER 16-0018-01

SHEET

C1

OF

7

NOT FOR CONSTRUCTION





MORTON & PITALO, INC.
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survey email: staling@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION
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REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

GJB

DRAWN BY

PROJECT ENGINEER

GJB

PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS APARTMENTS
PHASE 2 - OPTION 2**
350 ROSEVILLE PRKY
PARCEL CO-22
ROSEVILLE, CA

DRAWING

**UTILITY PLAN
SOUTH AREA**

DATE

APRIL 18, 2019

SCALE

H: 1"=20'

JOB NUMBER

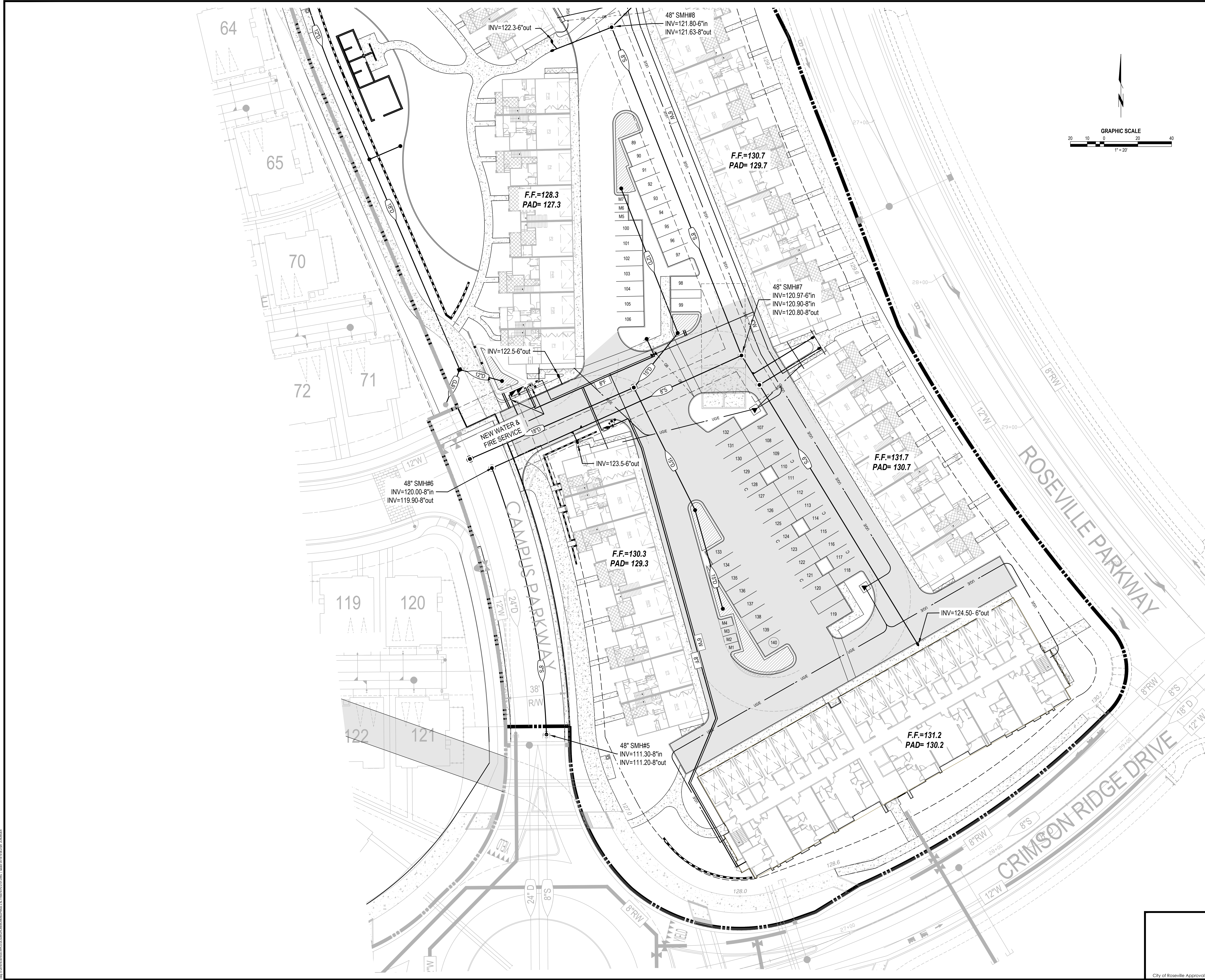
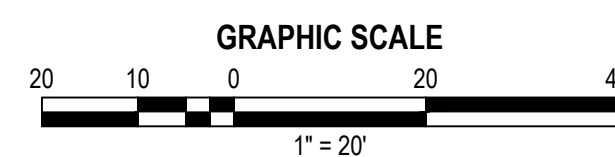
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SHEET

C3

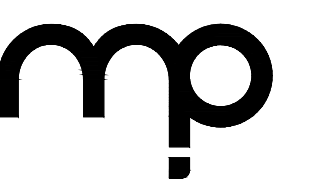
OF

7



City of Roseville Approval

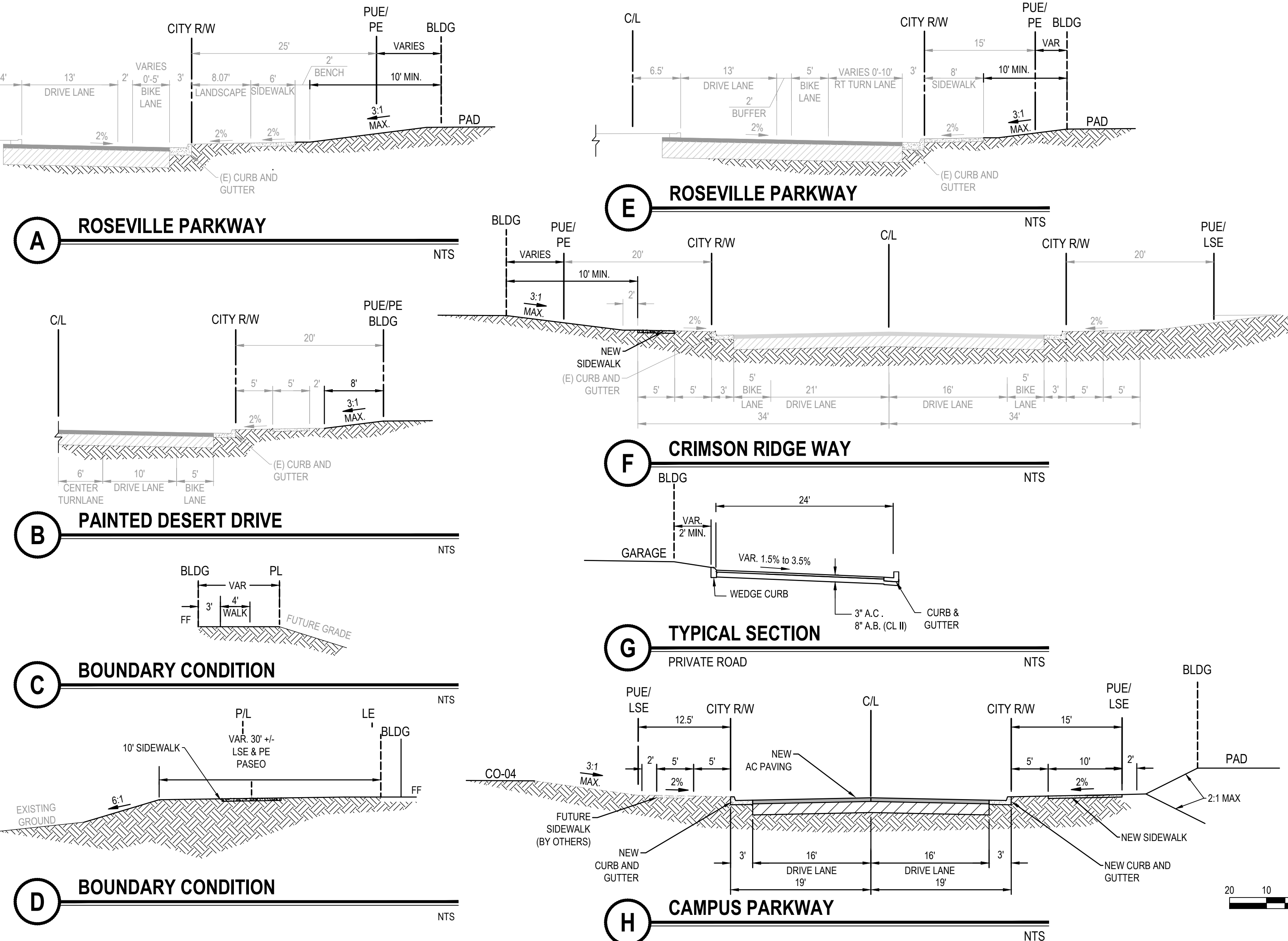
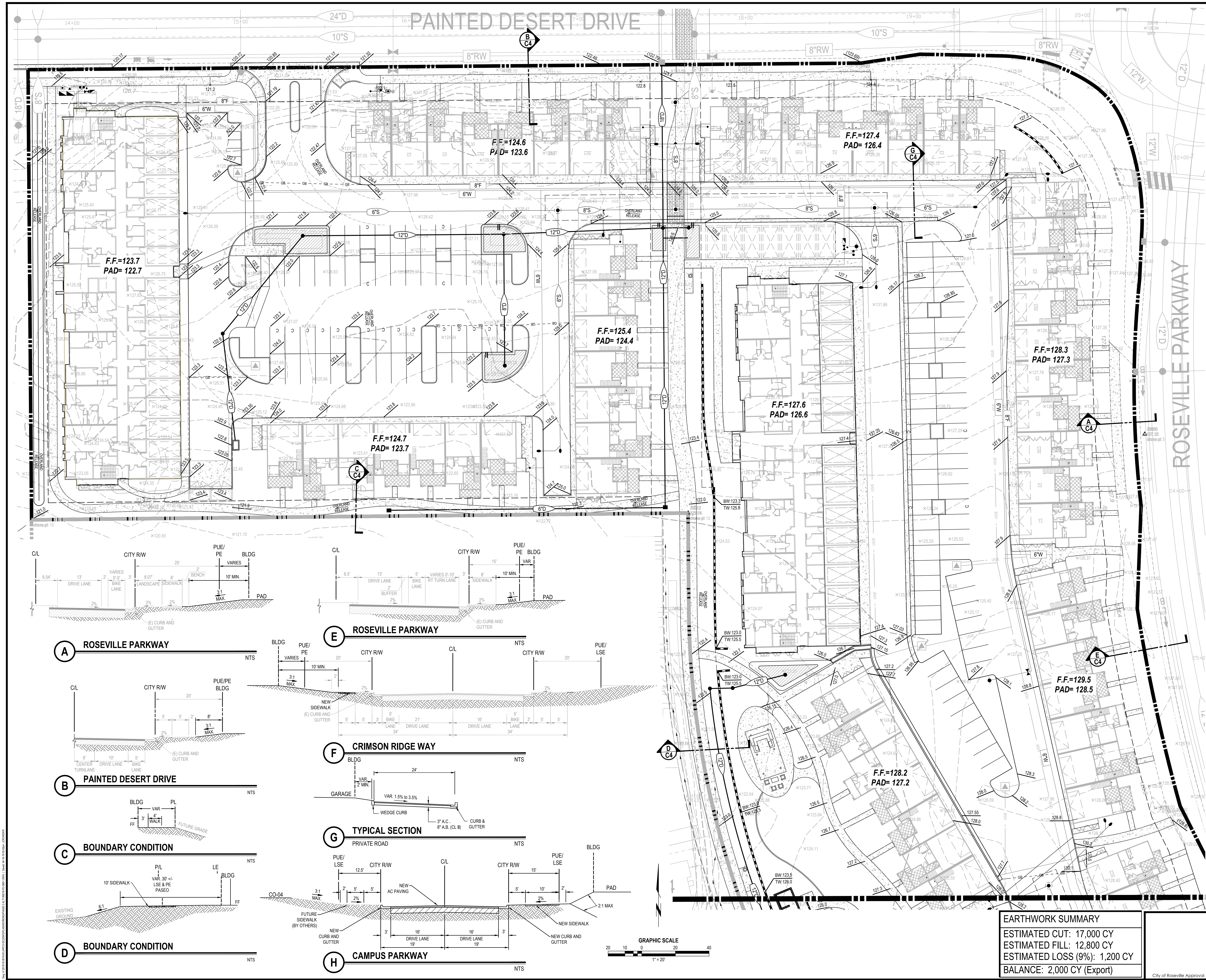
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APPROVALS



EARTHWORK SUMMARY	
ESTIMATED CUT:	17,000 CY
ESTIMATED FILL:	12,800 CY
ESTIMATED LOSS (9%):	1,200 CY
BALANCE:	2,000 CY (Export)

NO	DATE	DESCRIPTION

REVISIONS
BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMED L55614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY
DESIGNED BY
DRAWN BY
PROJECT ENGINEER
PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS APARTMENTS
PHASE 2 - OPTION 2**
350 ROSEVILLE PRKY
PARCEL CO-22
ROSEVILLE, CA

DRAWING
**PRELIMINARY GRADING
PLAN
NORTH AREA**

DATE	APRIL 18, 2019	SHEET	C4
SCALE	H: 1"=20'	OF	7
JOB NUMBER	16-0018-01		

NOT FOR CONSTRUCTION



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APPROVALS

NO.	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83
3-1/4" BRASS DISC STAMPED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS APARTMENTS
PHASE 2 - OPTION 2**
350 ROSEVILLE PRKY
PARCEL CO-22
ROSEVILLE, CA

DRAWING
**WATER QUALITY PLAN
& DRAINAGE SHED MAP**

DATE	APRIL 18, 2019	SHEET	C6
SCALE	H: 1"=40'	OF	7
JOB NUMBER	16-0018-01		



City of Roseville Approval

NOT FOR CONSTRUCTION



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CONSULTANT

APPROVALS

APPROVALS

APPROVALS

APPROVALS

APPROVALS

APPROVALS

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB
WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. &
ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY

GJB

DRAWN BY

PROJECT ENGINEER

GJB

PROJECT

ENTITLEMENT DRAWINGS FOR
**CAMPUS OAKS APARTMENTS
PHASE 2 - ALTERNATIVE 2**
350 ROSEVILLE PRKWY
PARCEL CO-22
ROSEVILLE, CA

DRAWING

**EXISTING CONDITIONS
DEDICATIONS &
ABANDONMENTS**

DATE

APRIL 18, 2019

SCALE

H: 1"=40'

JOB NUMBER

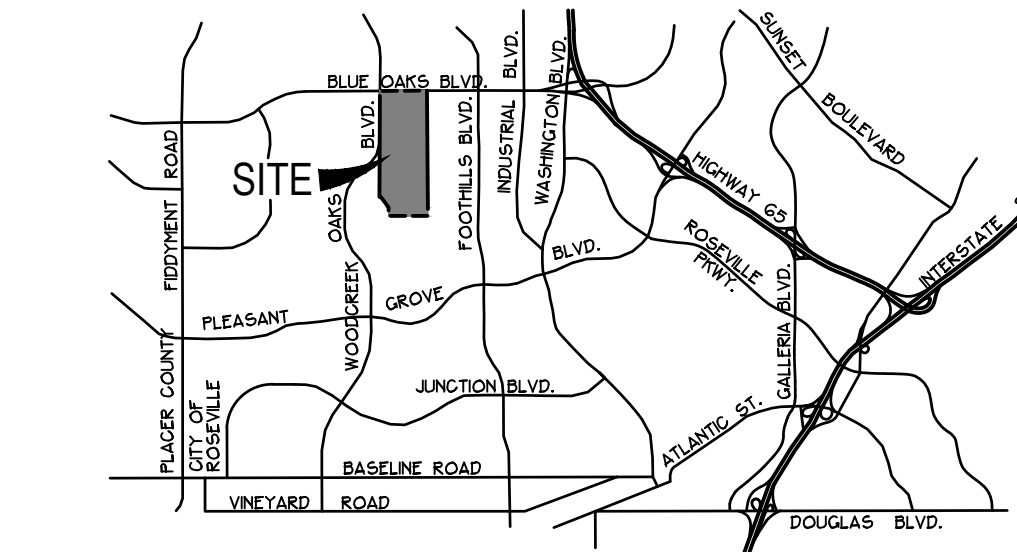
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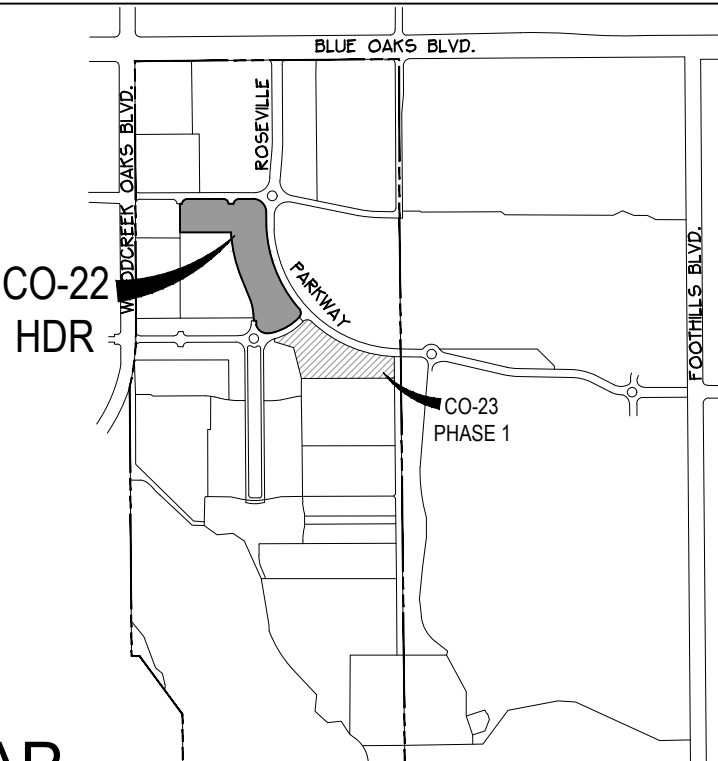
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OF

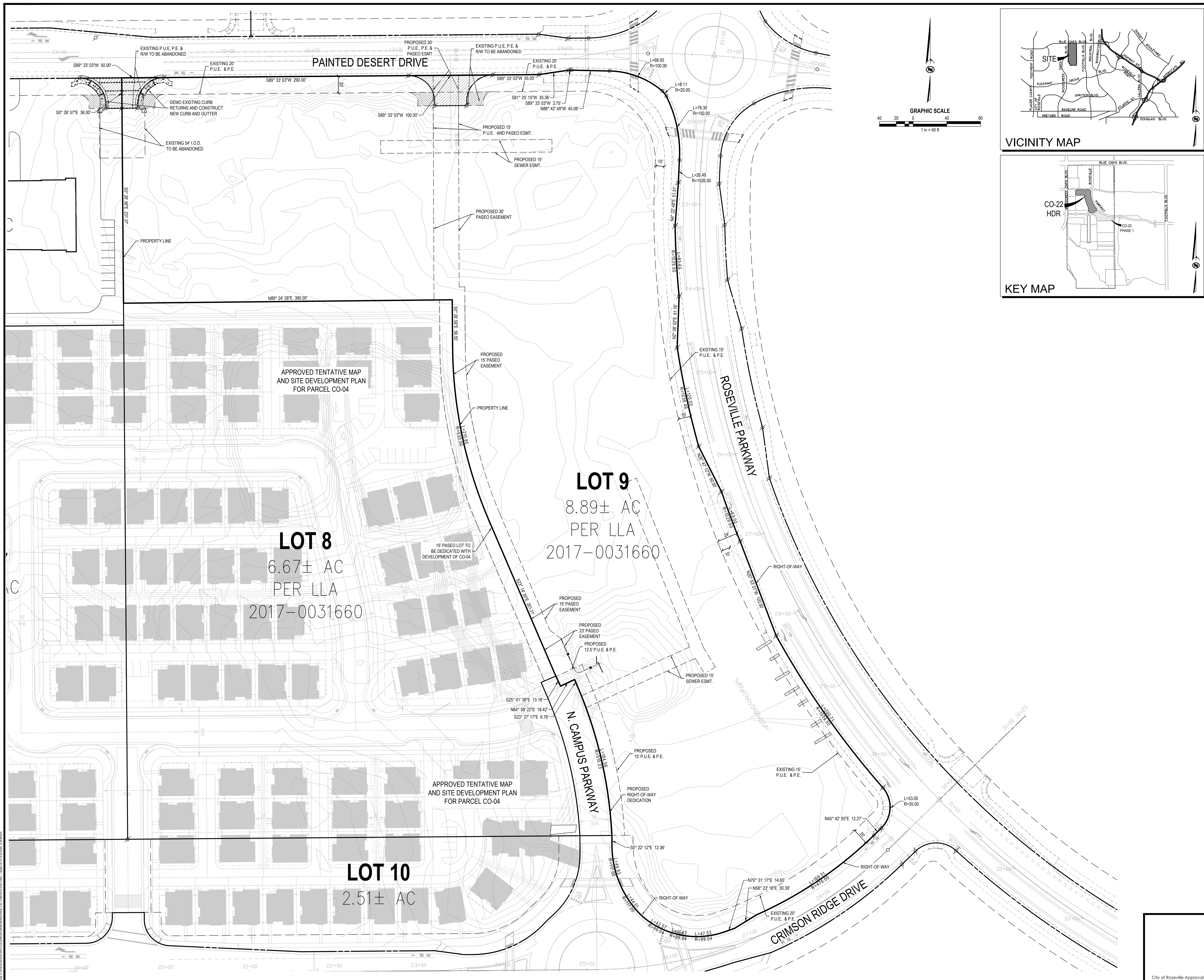
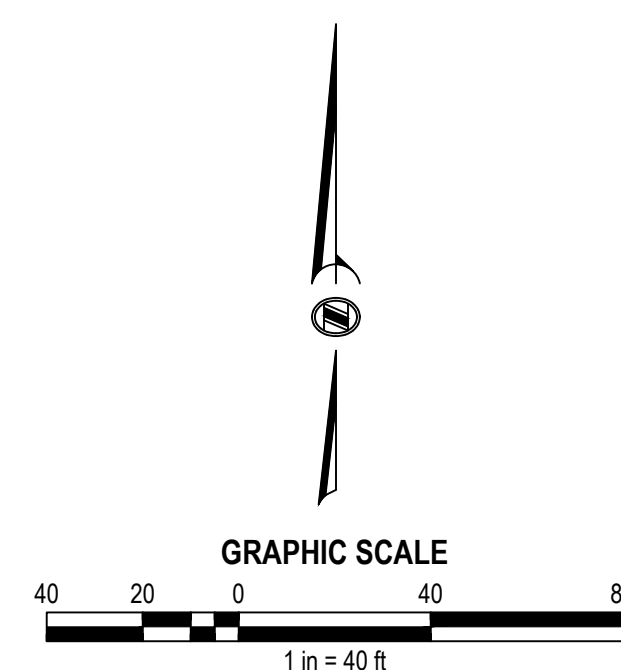
7



VICINITY MAP



KEY MAP



City of Roseville Approval

NOT FOR CONSTRUCTION



ROSEVILLE, CA
CAMPUS OAKS APARTMENTS PHASE 2
CONCEPTUAL DESIGN - SITE OPT. 2
MPP SUBMITTAL SET
APRIL 17, 2019



Architecture + Planning
The Leamington Building
1614 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

The Canal Companies
1949 St. Johns Avenue, #200
Highland Park, IL 60035

CAMPUS OAKS APARTMENTS PHASE 2
ROSEVILLE, CA # 2017-1010

CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019

TITLE SHEET

A0.1

SHEET INDEX

A0.1	TITLE SHEET
A0.2	SHEET INDEX
A0.3	PERSPECTIVE A
A0.4	PERSPECTIVE B
A0.5	COLOR & MATERIAL SELECTION
A0.6	OVERALL SITE PLAN
A1.0	CONCEPTUAL TOWNHOME FLOOR PLAN 1
A2.0	CONCEPTUAL TOWNHOME FLOOR PLAN 2
A3.0	CONCEPTUAL TOWNHOME FLOOR PLAN 3
A4.0	CONCEPTUAL TOWNHOME FLOOR PLAN 4
A7.1	CONCEPTUAL 7-PLEX BUILDING PLANS
A7.2	CONCEPTUAL 7-PLEX BUILDING PLANS
A7.3	CONCEPTUAL 7-PLEX COLORED FRONT ELEVATION - ENHANCED VARIATION 1
A7.4	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A7.5	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A7.6	CONCEPTUAL 7-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A7.7	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A7.8	CONCEPTUAL 7-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A7.9	CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A8.1	CONCEPTUAL 8-PLEX BUILDING PLANS
A8.2	CONCEPTUAL 8-PLEX BUILDING PLANS
A8.3	CONCEPTUAL 8-PLEX COLORED FRONT ELEVATION - ENHANCED VARIATION 1
A8.4	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A8.5	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A8.6	CONCEPTUAL 8-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A8.7	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A8.8	CONCEPTUAL 8-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A8.9	CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A10.1	CONCEPTUAL 10-PLEX BUILDING PLANS
A10.2	CONCEPTUAL 10-PLEX BUILDING PLANS
A10.3	CONCEPTUAL 10-PLEX COLORED FRONT ELEVATION - ENHANCED VARIATION 1
A10.4	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A10.5	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 1
A10.6	CONCEPTUAL 10-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A10.7	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 3
A10.8	CONCEPTUAL 10-PLEX COLORED EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A10.9	CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS - ENHANCED VARIATION 2
A41.0	CONCEPTUAL 41-PLEX UNIT PLANS
A41.1	CONCEPTUAL 41-PLEX BUILDING PLANS
A41.2	CONCEPTUAL 41-PLEX ROOF PLAN
A41.3	CONCEPTUAL 41-PLEX COLORED EXTERIOR ELEVATIONS
A41.4	CONCEPTUAL 41-PLEX EXTERIOR ELEVATIONS
A50.0	CONCEPTUAL GARAGE BUILDING PLAN & EXTERIOR ELEVATIONS
A50.1	CONCEPTUAL COMMUNITY BUILDING PLAN & EXTERIOR ELEVATIONS
A50.2	CONCEPTUAL COMMUNITY BDG. & GARAGE BDG. COLORED EXTERIOR ELEVATIONS



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PERSPECTIVE A

A0.3



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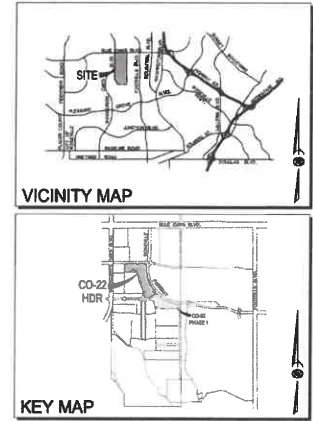
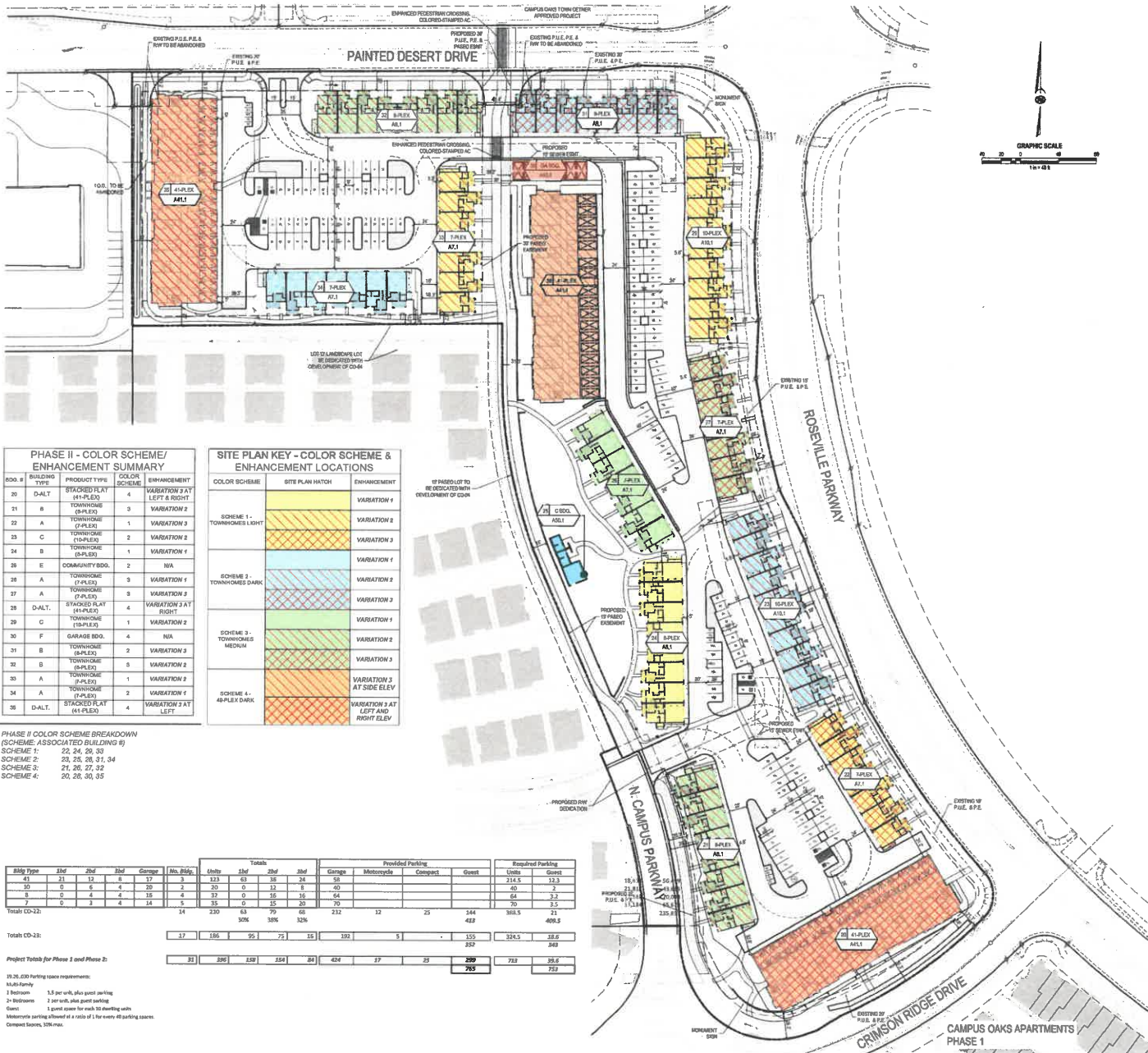
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PERSPECTIVE B

A0.4

CAMPUS OAKS COLOR SCHEMES

	PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA / EAVE / TOWNHOME GARAGE DOOR	TRIM	ENTRY DOOR / ACCENT / 49-PLEX GARAGE DOOR	DECORATIVE METAL	BUILDING MATERIAL ROOF (CAPISTRANO STYLE) / BRICK (STANDARD) / STONE (ENHANCED) / SIDING (STANDARD AT 49-PLEX)		
SCHEME 1 TOWNHOMES LIGHT SCHEME	 SW 7517 CHINA DOLL	 SW 7502 DRY DOCK	 SW 6167 GARDEN GATE	 SW 7100 ARCADE WHITE	 SW 0005 DEEPEST MAUVE	 SW 6994 GREENBLACK	 3646 SUNSET BLEND	 WIRECUT BRICK (OLD CHICAGO)	 ITALIAN VILLA (ASPEN)
SCHEME 2 TOWNHOMES DARK SCHEME	 SW 6107 NOMADIC DESERT	 SW 6109 HOP SACK	 SW 7068 GRIZZLE GRAY	 SW 6385 DOVER WHITE	 SW 7593 RUSTIC RED	 SW 6994 GREENBLACK	 3606 VALLEJO RANGE	 WIRECUT BRICK (COUNTRY)	 TUSCAN VILLA (PRAIRIE MOSS)
SCHEME 3 TOWNHOMES MEDIUM SCHEME	 SW 6171 CHATROOM	 SW 2851 SAGE GREEN LIGHT	 SW 6146 UMBER	 SW 7049 NUANCE	 SW 9141 WATERLOO	 SW 6994 GREENBLACK	 SCC 8829 SANTA FE BLEND	 WEATHERED BRICK (SAVANNAH)	 COUNTRY RUBBLE (COASTAL BROWN)
SCHEME 4 49-PLEX DARK SCHEME	 SW 7537 IRISH CREAM	 SW 6151 QUIVER TAN	 SW 7034 STATUS BRONZE	 SW 7551 GREEK VILLA	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 SCC 3743 COCOA RANGE	 SICILIAN BRICK (MARSALA)	 SW 7615 SEA SERPENT



OWNER/DEVELOPER:
 CAMPUS OAKS APARTMENTS 1 LLC
 CONTACT: SCOTT CANEL
 1949 ST. JOHNS AVE., SUITE 200
 HIGHLAND PARK, IL 60035
 PHONE: (312) 580-0085

ENGINEERS
 MORTON & PITALO, INC.
 CONTACT: GREG BARDINI
 75 IRON POINT CIRCLE, #120
 FOLSOM, CA 95630
 PHONE: (916) 927-2400
 FAX: (916) 357-7888

CITY OF ROSEVILLE
 STORM DRAINAGE
 SANITARY SEWER
 WATER
 ELECTRICITY
 PARK & RECREATION
 FIRE PROTECTION
 POLICE PROTECTION

ZONING
 R3/DS

LAND USE
 HDR-24.5

SCHOOLS
 ROSEVILLE CITY SCHOOL DISTRICT
 ROSEVILLE JOINT UNION
 HIGH SCHOOL DISTRICT

APN
 481-260-025-000

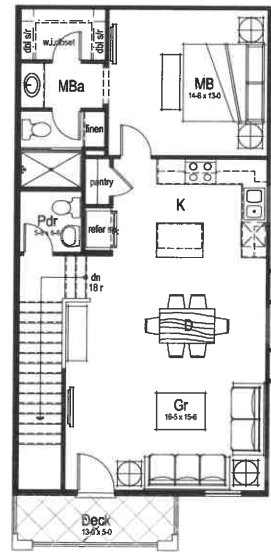
AREA
 8.89± AC.

GAS
 PACIFIC GAS & ELECTRIC

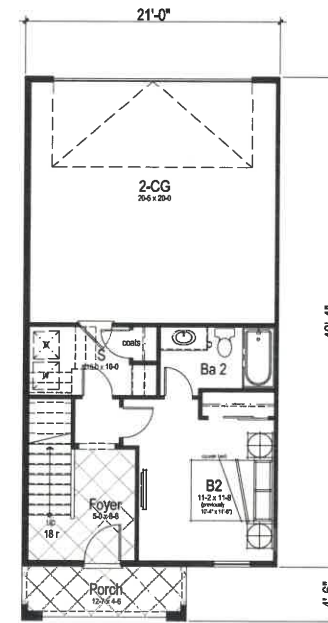
TELEPHONE
 CONSOLIDATED COMMUNICATIONS

PROPOSED UNITS
 210 MULTI-FAMILY LOTS





Second Floor Plan 1
Floor Area: 796 sqft



First Floor Plan 1
Floor Area: 421 sqft
Total Floor Area: 1,217 sqft



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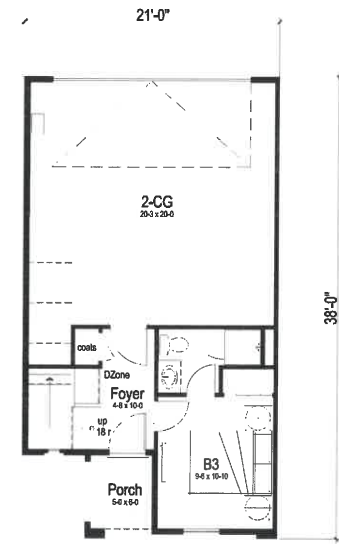
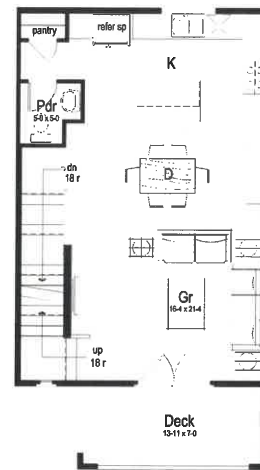
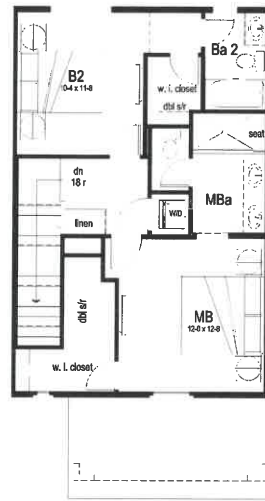
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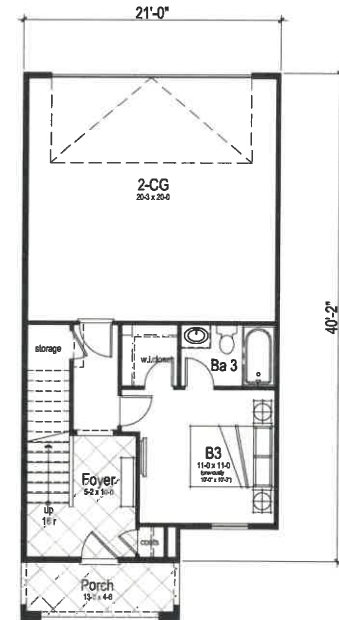
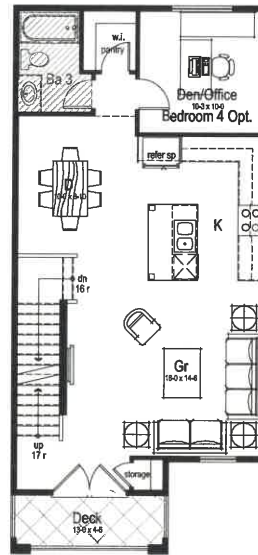
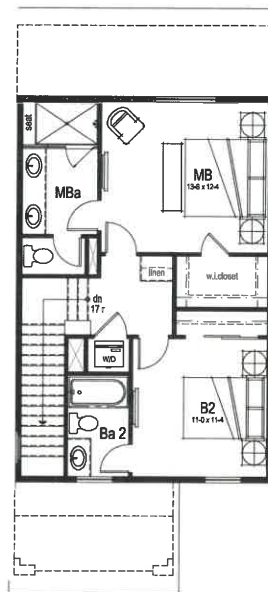
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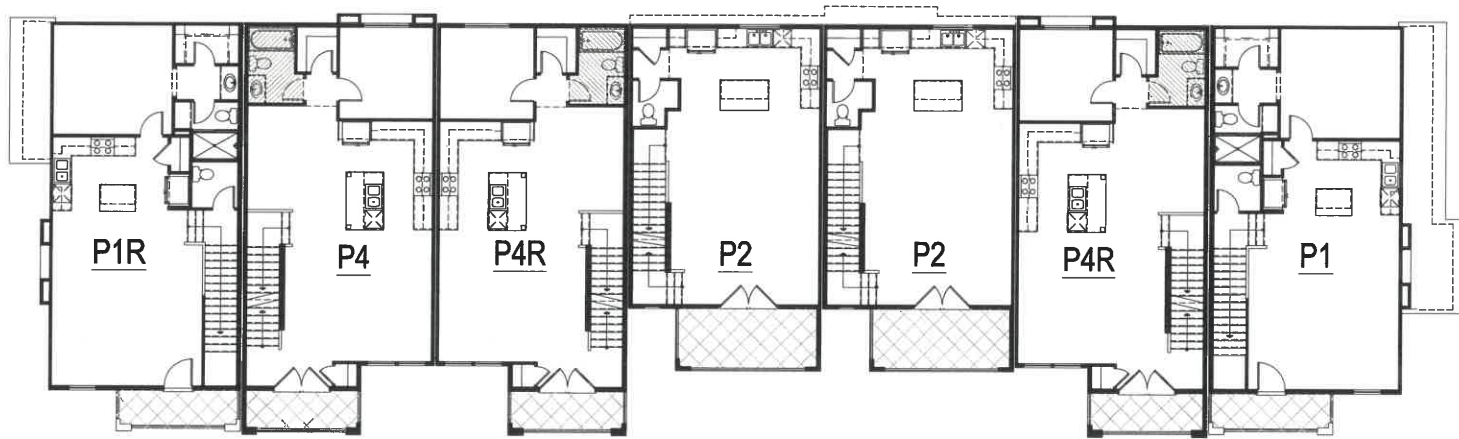


CONCEPTUAL TOWNHOME FLOOR PLAN 1

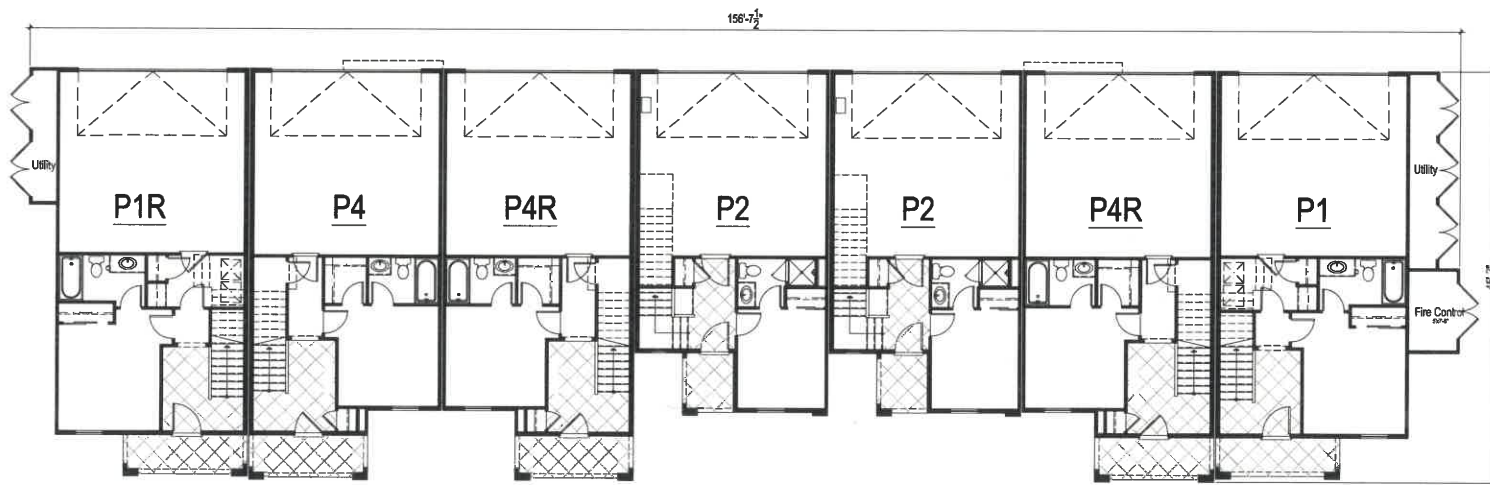
A1.0



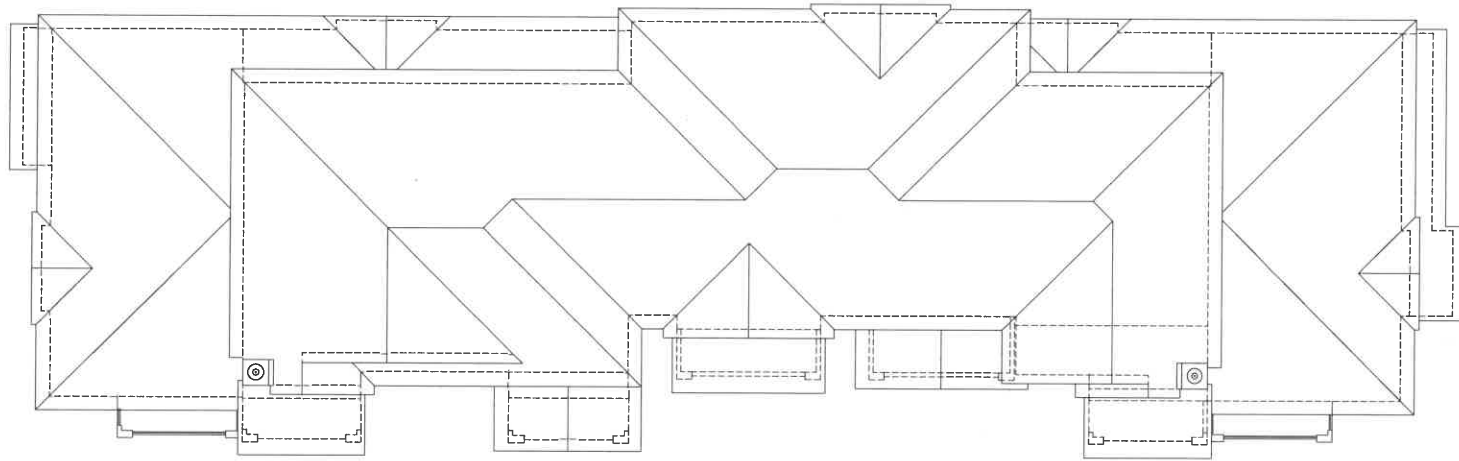




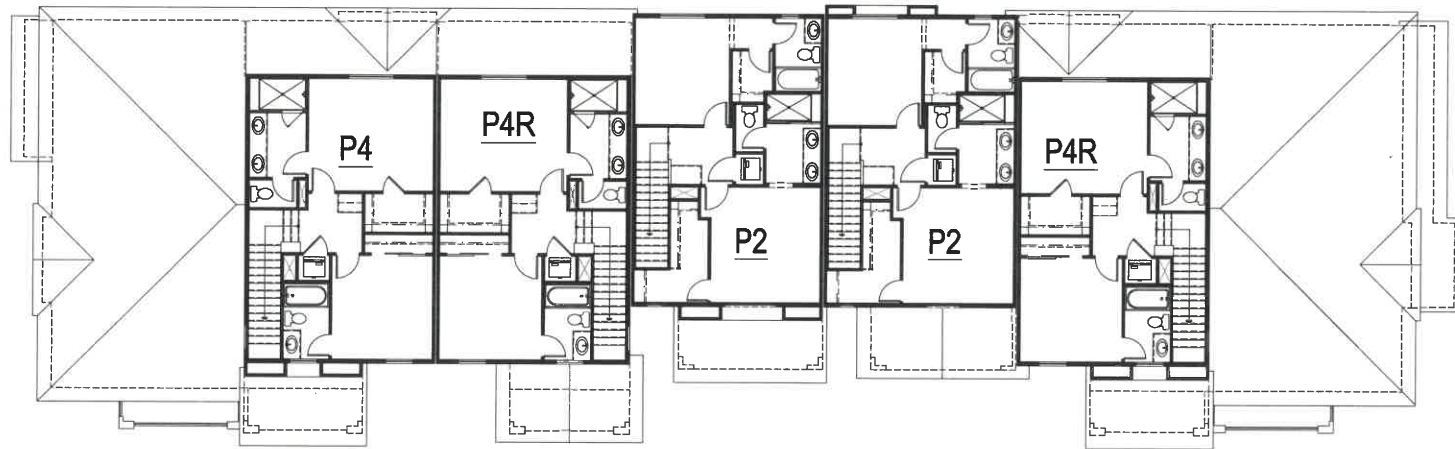
7-Plex Second Floor Composite Plan



7-Plex First Floor Composite Plan



7-Plex Composite Roof Plan



7-Plex Third Floor Composite Plan

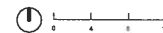


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CONCEPTUAL 7-PLEX BUILDING PLANS

A7.2



Conceptual 7-Plex Front Elevation
Enhanced Variation - 1



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APRIL 18, 2019



CONCEPTUAL 7-PLEX COLORED FRONT ELEVATION
- ENHANCED VARIATION 1

Exhibit E

- Building Material List**
1. "S" Concrete Roof Tile
 2. Decorative Clay Pipe
 3. 2x6 Fascia Board
 - 3B. 2x6 Shaped Rafter Tail
 - 4A. 3-Coat Exterior Plaster - Primary Color
 - 4B. 3-Coat Exterior Plaster - Secondary Color
 5. Foam Trim w/ Plaster Over
 6. Adhered Thin Brick Veneer
 7. Adhered Masonry Veneer
 8. Composite Diagonal Siding
 9. Composite Trim
 10. Decorative Metal Railing
 11. Decorative Metal Potsheff
 12. Decorative Metal Juliet Balcony
 13. Foam Corbel w/ Plaster Over
 14. Decorative Faux Shutter
 15. Decorative Composite Finial
 16. Composite Post
 17. Overhead Steel Sectional Door
 18. Composite Trellis



Conceptual 7-Plex Rear Elevation



Conceptual 7-Plex Front Elevation
Enhanced Variation - 1

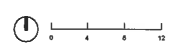


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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 13, 2019



CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

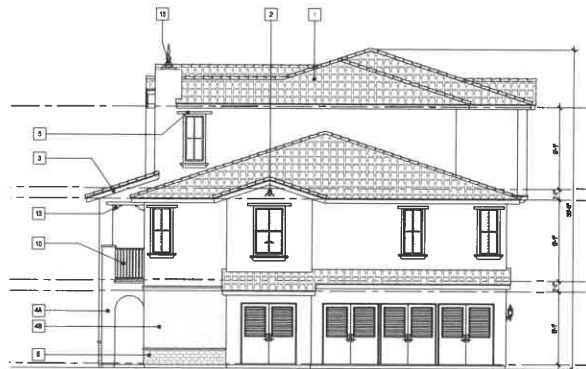
Exhibit E

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
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6. Adhered Thin Brick Veneer
7. Adhered Masonry Veneer
8. Composite Diagonal Siding
9. Composite Trim
10. Decorative Metal Railing
11. Decorative Metal Polshelf
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 7-Plex Left Elevation
Enhanced Variation - 1



Conceptual 7-Plex Right Elevation
Enhanced Variation - 1



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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019



CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A7.5



Conceptual 7-Plex Left Elevation
Enhanced Variation - 3



Conceptual 7-Plex Right Elevation
Enhanced Variation - 3



Conceptual 7-Plex Front Elevation
Enhanced Variation - 3

Exhibit E

- Building Material List**
1. "S" Concrete Roof Tile
 2. Decorative Clay Pipe
 3. 2x6 Fascia Board
 - 3B. 2x6 Shaped Rafter Tail
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 13. Foam Corbel w/ Plaster Over
 14. Decorative Faux Shutter
 15. Decorative Composite Finial
 16. Composite Post
 17. Overhead Steel Sectional Door
 18. Composite Trellis



Conceptual 7-Plex Left Elevation
Enhanced Variation - 3



Conceptual 7-Plex Right Elevation
Enhanced Variation - 3



Conceptual 7-Plex Front Elevation
Enhanced Variation - 3

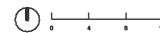


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CONCEPTUAL 7-PLEX EXTERIOR ELEVATIONS
-ENHANCED VARIATION 3

A7.7



Conceptual 7-Plex Left Elevation
Enhanced Variation - 2



Conceptual 7-Plex Right Elevation
Enhanced Variation - 2



Conceptual 7-Plex Front Elevation
Enhanced Variation - 2

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascade Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
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14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



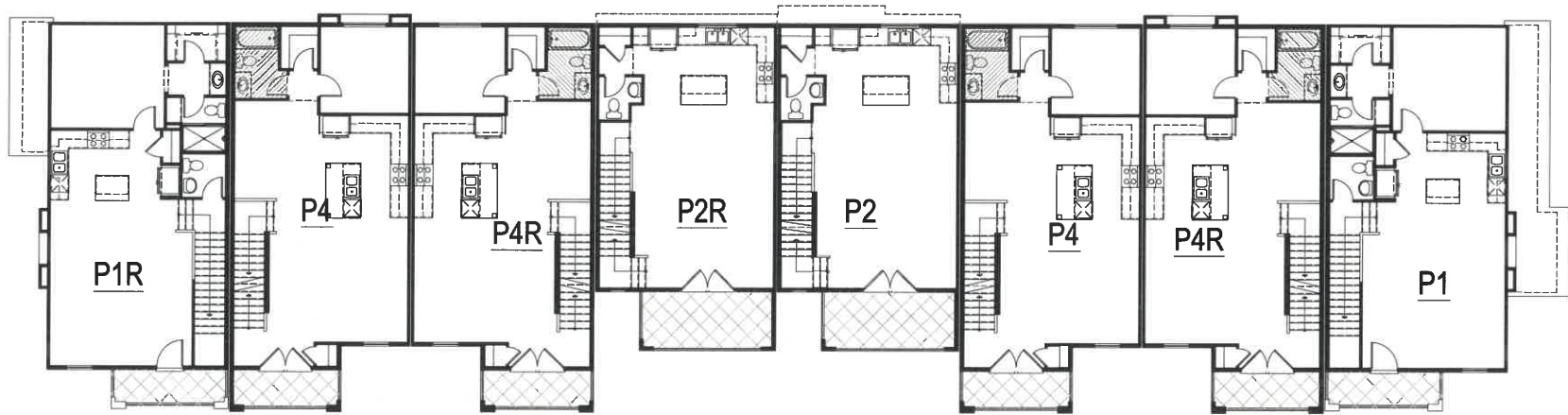
Conceptual 7-Plex Left Elevation
Enhanced Variation - 2



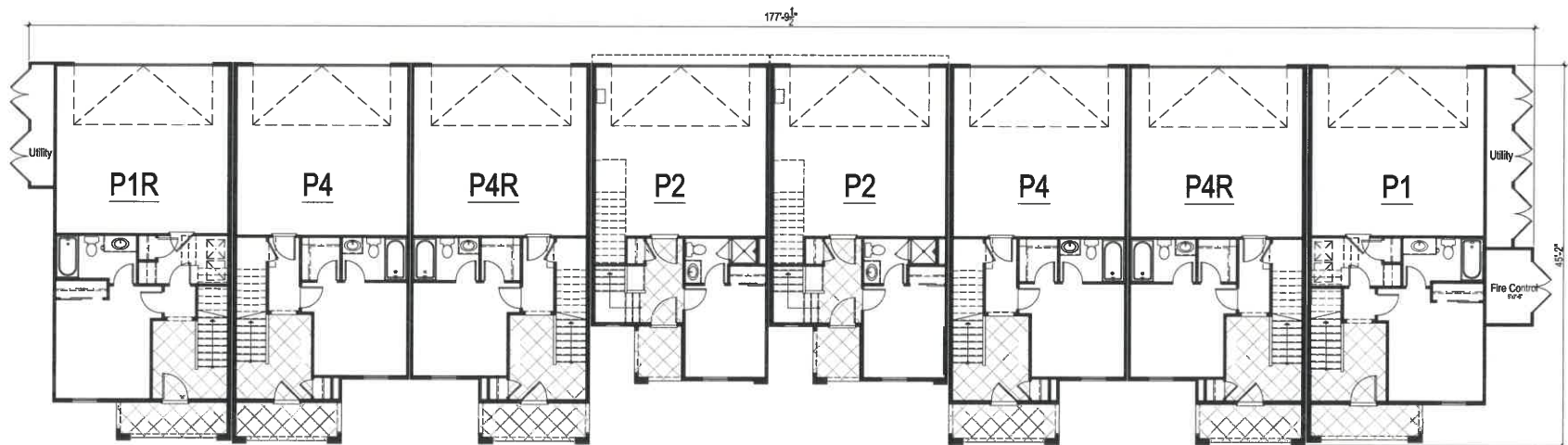
Conceptual 7-Plex Right Elevation
Enhanced Variation - 2



Conceptual 7-Plex Front Elevation
Enhanced Variation - 2



8-Plex Second Floor Composite Plan



8-Plex First Floor Composite Plan

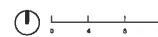


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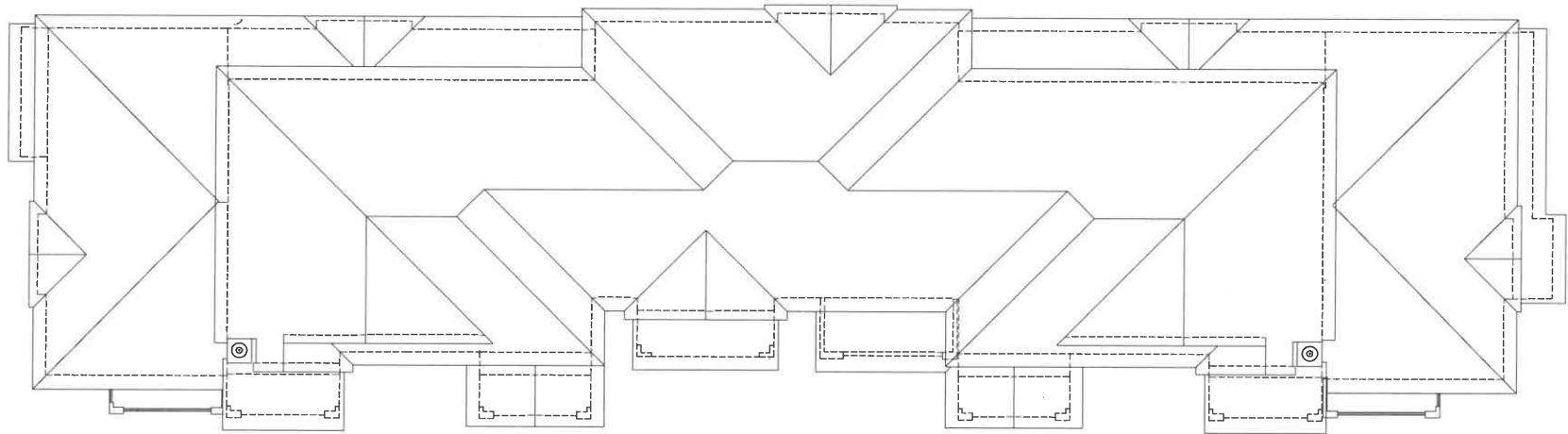
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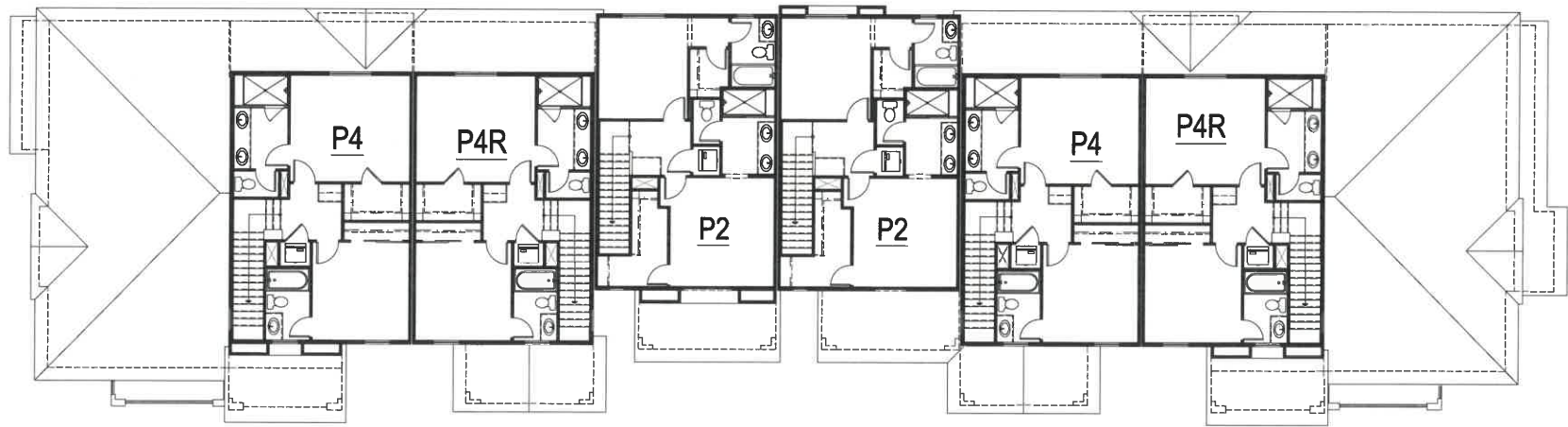


CONCEPTUAL 8-PLEX BUILDING PLANS

A8.1



8-Plex Composite Roof Plan



8-Plex Third Floor Composite Plan



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CONCEPTUAL 8-PLEX BUILDING PLANS



Conceptual 8-Plex Front Elevation
Enhanced Variation - 1



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CONCEPTUAL 8-PLEX COLORED FRONT ELEVATION
- ENHANCED VARIATION 1

Exhibit E

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
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11. Decorative Metal Potshel
12. Decorative Metal Juliet Balcony
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14. Decorative Faux Shutter
15. Decorative Composite Finial
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17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 8-Plex Rear Elevation



Conceptual 8-Plex Front Elevation
Enhanced Variation - 1



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CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS
-ENHANCED VARIATION 1

A8.4

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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12. Decorative Metal Juliet Balcony
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14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 8-Plex Left Elevation
Enhanced Variation - 1



Conceptual 8-Plex Right Elevation
Enhanced Variation - 1



Conceptual 8-Plex Left Elevation
Enhanced Variation - 3



Conceptual 8-Plex Right Elevation
Enhanced Variation - 3



Conceptual 8-Plex Front Elevation
Enhanced Variation - 3

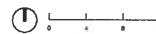


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CONCEPTUAL 8-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 3

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
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12. Decorative Metal Juliet Balcony
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14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 8-Plex Left Elevation
Enhanced Variation - 3



Conceptual 8-Plex Right Elevation
Enhanced Variation - 3



Conceptual 8-Plex Front Elevation
Enhanced Variation - 3



Conceptual 8-Plex Left Elevation
Enhanced Variation - 2



Conceptual 8-Plex Right Elevation
Enhanced Variation - 2



Conceptual 8-Plex Front Elevation
Enhanced Variation - 2

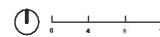


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CONCEPTUAL 8-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 2

A8.8

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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14. Decorative Faux Shutter
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16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 8-Plex Left Elevation
Enhanced Variation - 2



Conceptual 8-Plex Right Elevation
Enhanced Variation - 2



Conceptual 8-Plex Front Elevation
Enhanced Variation - 2



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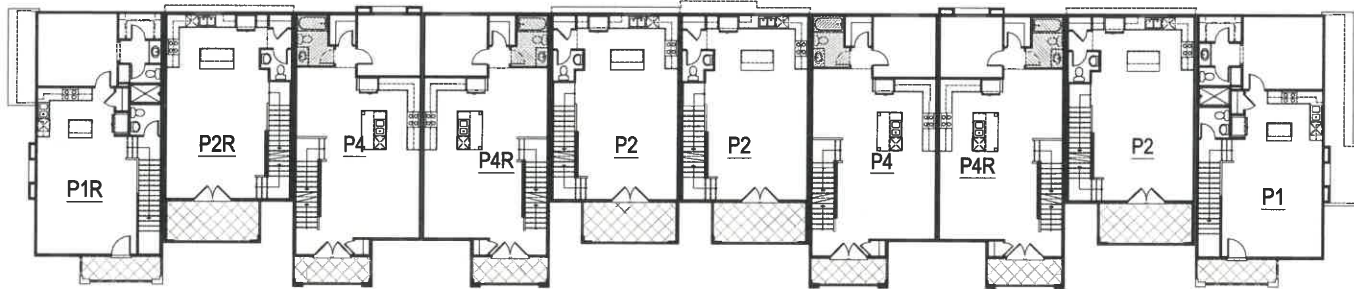
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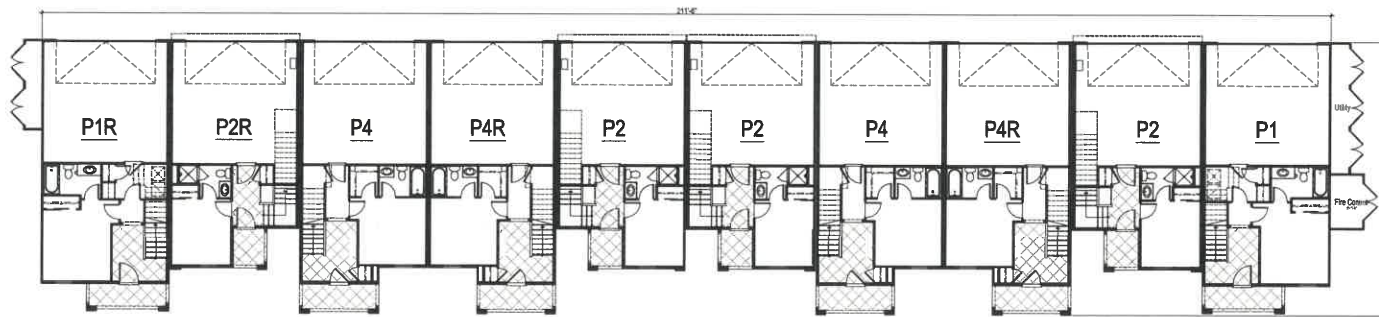
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CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS
-ENHANCED VARIATION 2



10-Plex Second Floor Composite Plan



10-Plex First Floor Composite Plan



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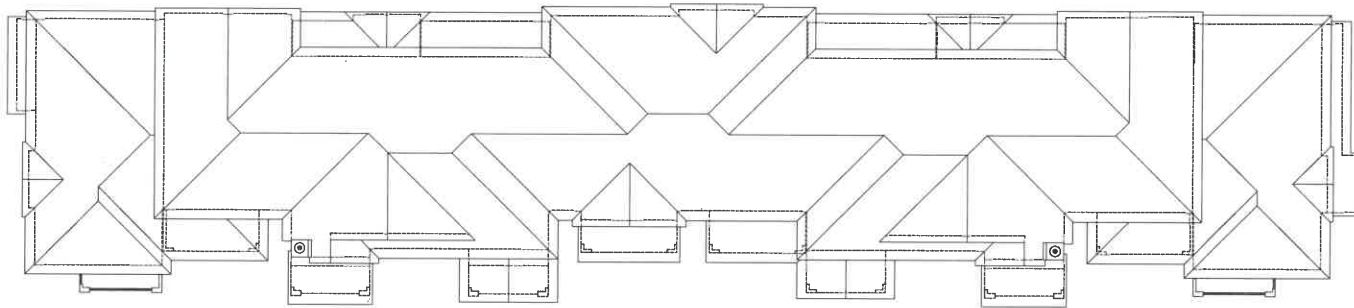
CAMPUS OAKS APARTMENTS PHASE 2
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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019

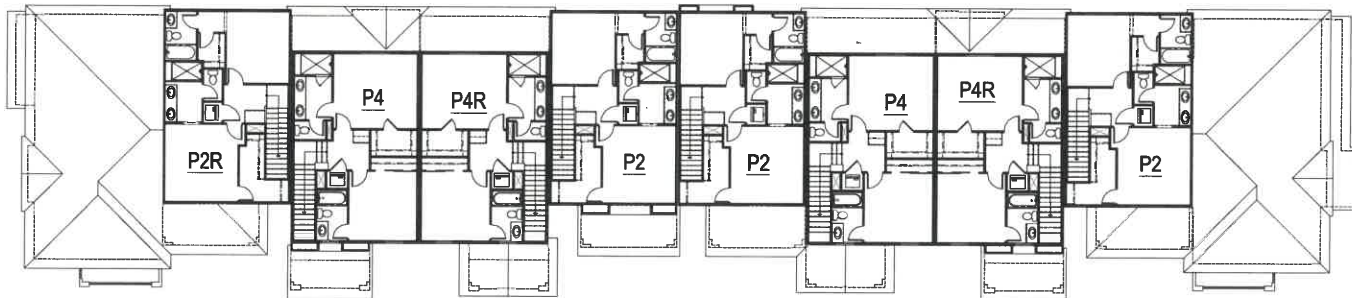


CONCEPTUAL 10-PLEX BUILDING PLANS

A10.1



10-Plex Composite Roof Plan



10-Plex Third Floor Composite Plan

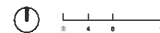


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CONCEPTUAL 10-PLEX BUILDING PLANS

A10.2



Conceptual 10-Plex Front Elevation
Enhanced Variation - 1



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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2015



CONCEPTUAL 10-PLEX COLORED FRONT ELEVATION
- ENHANCED VARIATION 1

A10.3

Exhibit E

- Building Material List**
1. "S" Concrete Roof Tile
 2. Decorative Clay Pipe
 3. 2x6 Fascia Board
 - 3B. 2x6 Shaped Rafter Tail
 - 4A. 3-Coat Exterior Plaster - Primary Color
 - 4B. 3-Coat Exterior Plaster - Secondary Color
 5. Foam Trim w/ Plaster Over
 6. Adhered Thin Brick Veneer
 7. Adhered Masonry Veneer
 8. Composite Diagonal Siding
 9. Composite Trim
 10. Decorative Metal Railing
 11. Decorative Metal Polished
 12. Decorative Metal Juliet Balcony
 13. Foam Corbel w/ Plaster Over
 14. Decorative Faux Shutter
 15. Decorative Composite Finial
 16. Composite Post
 17. Overhead Steel Sectional Door
 18. Composite Trellis

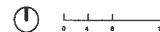


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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019



CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A10.4

Exhibit E

- Building Material List
1. "S" Concrete Roof Tile
 2. Decorative Clay Pipe
 3. 2x6 Fascia Board
 - 3B. 2x6 Shaped Rafter Tail
 - 4A. 3-Coat Exterior Plaster - Primary Color
 - 4B. 3-Coat Exterior Plaster - Secondary Color
 5. Foam Trim w/ Plaster Over
 6. Adhered Thin Brick Veneer
 7. Adhered Masonry Veneer
 8. Composite Diagonal Siding
 9. Composite Trim
 10. Decorative Metal Railing
 11. Decorative Metal Potshel
 12. Decorative Metal Juliet Balcony
 13. Foam Corbel w/ Plaster Over
 14. Decorative Faux Shutter
 15. Decorative Composite Finial
 16. Composite Post
 17. Overhead Steel Sectional Door
 18. Composite Trellis



Conceptual 10-Plex Left Elevation
Enhanced Variation - 1
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 1
Scale: 1/8" = 1'-0"

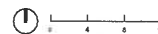


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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 10, 2019



CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 1

A10.5



Conceptual 10-Plex Left Elevation
Enhanced Variation - 3
Scale: 1/2" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 3
Scale: 1/2" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 3

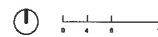


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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 16, 2019



CONCEPTUAL 10-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 3

A10.6

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
5. Foam Trim w/ Plaster Over
6. Adhered Thin Brick Veneer
7. Adhered Masonry Veneer
8. Composite Diagonal Siding
9. Composite Trim
10. Decorative Metal Railing
11. Decorative Metal Potshelf
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter Over
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 10-Plex Left Elevation
Enhanced Variation - 3
Scale: 1/2" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 3
Scale: 1/2" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 3

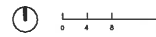


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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019



CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 3

A10.7



Conceptual 10-Plex Left Elevation
Enhanced Variation - 2
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 2
Scale: 1/8" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 2



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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019



CONCEPTUAL 10-PLEX COLORED ELEVATIONS
- ENHANCED VARIATION 2

A10.8

Exhibit E

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
5. Foam Trim w/ Plaster Over
6. Adhered Thin Brick Veneer
7. Adhered Masonry Veneer
8. Composite Diagonal Siding
9. Composite Trim
10. Decorative Metal Railing
11. Decorative Metal Potshel
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 10-Plex Left Elevation
Enhanced Variation - 2
Scale: 3/8" = 1'-0"



Conceptual 10-Plex Right Elevation
Enhanced Variation - 2
Scale: 3/8" = 1'-0"



Conceptual 10-Plex Front Elevation
Enhanced Variation - 2

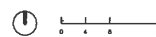


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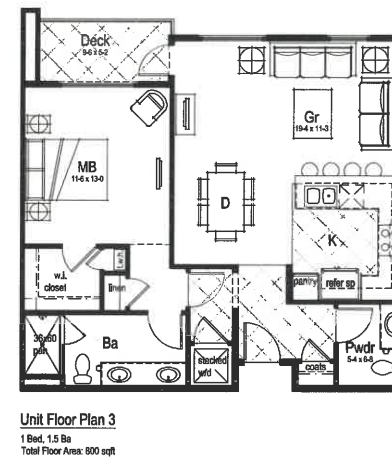
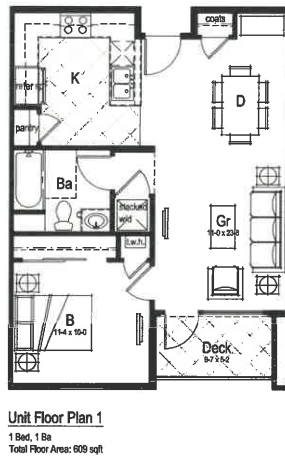
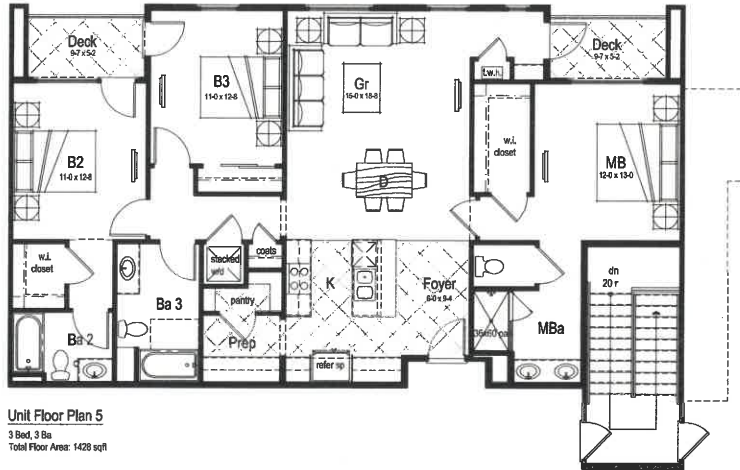
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APRIL 18, 2019



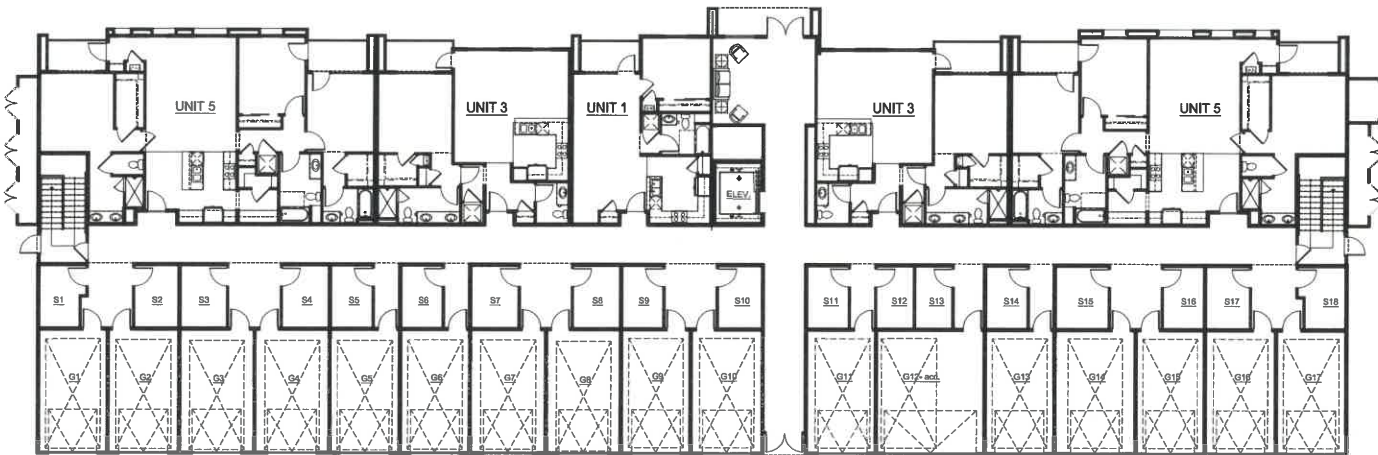
CONCEPTUAL 10-PLEX EXTERIOR ELEVATIONS
- ENHANCED VARIATION 2

A10.9





41-Plex Second Floor Building Plan
(Third/Fourth Floor Building Plan Similar)



41-Plex First Floor Building Plan

41 UNITS TOTAL:

	BED	UNIT COUNT
UNIT 1	1-BED	(13) @ 609 S.F.
UNIT 3	1-BED	(8) @ 800 S.F.
UNIT 4	2-BED	(4) @ 1033 S.F.
UNIT 5	3-BED	(6) @ 1428 S.F.
		PARKING
		(17) GARAGES



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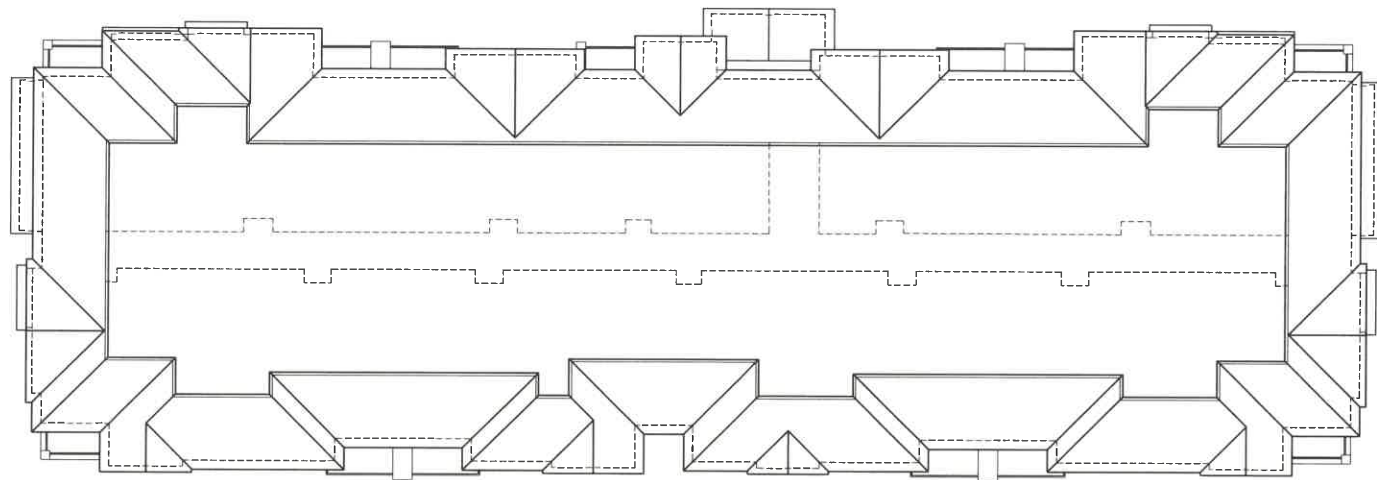
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CONCEPTUAL DESIGN - SITE OPT. 2
APRIL 18, 2019



CONCEPTUAL 41-PLEX BUILDING PLANS

A41.1

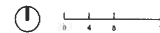


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CONCEPTUAL 41-PLEX ROOF PLAN

A41.2



Conceptual 41-Plex Left/Right Elevation Enhanced



Conceptual 41-Plex Left/Right Elevation



Conceptual 41-Plex Rear Elevation



Conceptual 41-Plex Front Elevation



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CONCEPTUAL 41-PLEX COLORED EXT. ELEVATIONS

A41.3

Building Material List

1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Raftar Tail
4. 3-Coat Exterior Plaster - Primary Color
- 4B. 3-Coat Exterior Plaster - Secondary Color
5. Foam Trim w/ Plaster Over
6. Adhered Thin Brick Veneer
7. Adhered Masonry Veneer
8. Composite Diagonal Siding
9. Composite Trim
10. Decorative Metal Railing
11. Decorative Metal Pothole
12. Decorative Metal Juliet Balcony
13. Foam Corbel w/ Plaster Over
14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



Conceptual 41-Plex Right/Left Elevation Enhanced



Conceptual 41-Plex Left/Right Elevation



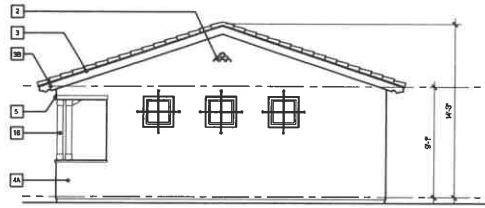
Conceptual 41-Plex Rear Elevation



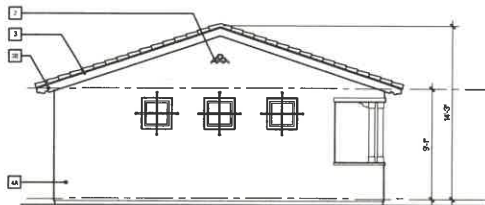
Conceptual 41-Plex Front Elevation

Building Material List

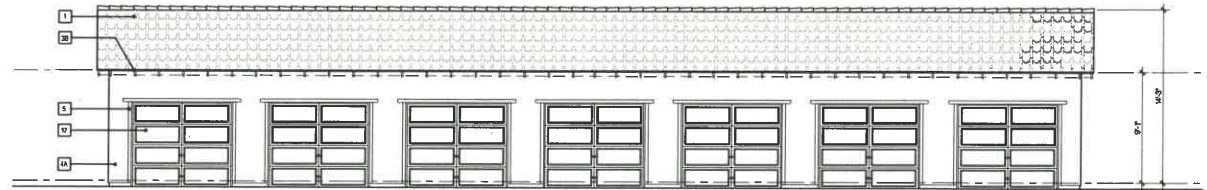
1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
- 4A. 3-Coat Exterior Plaster - Primary Color
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11. Decorative Metal Potshel
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14. Decorative Faux Shutter
15. Decorative Composite Finial
16. Composite Post
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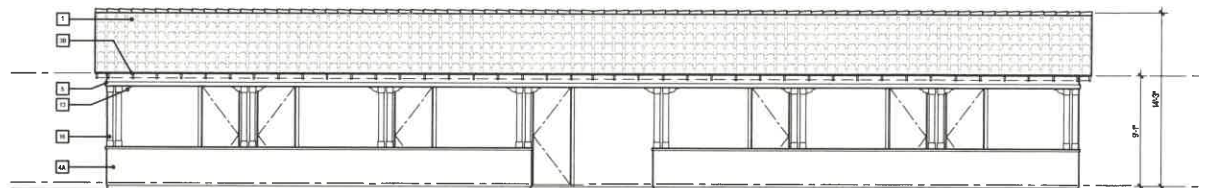
Conceptual Right Elevation



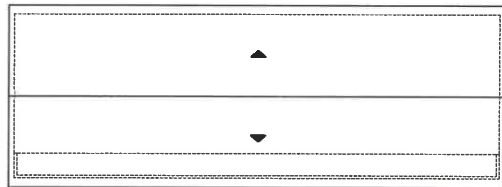
Conceptual Left Elevation



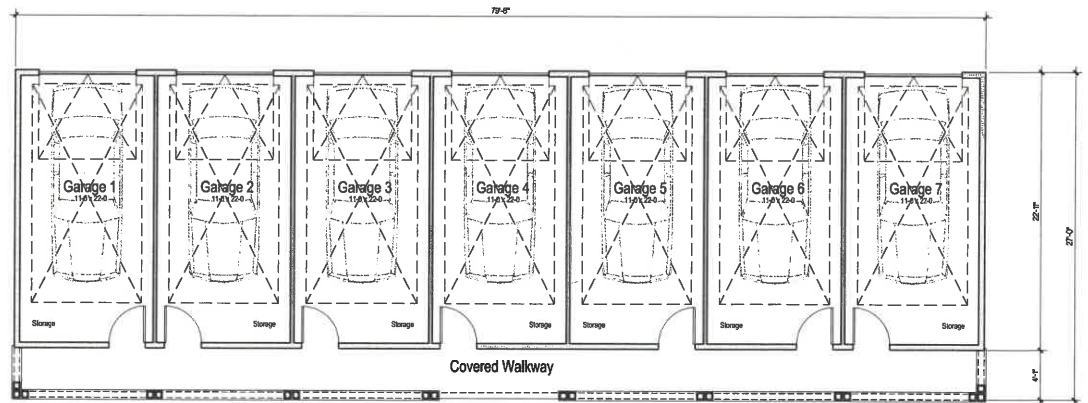
Conceptual Right Elevation



Conceptual Front Elevation



Roof Plan
Scale 1/4" = 1'-0"



Conceptual Floor Plan

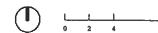


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CONCEPTUAL GARAGE BLDG. PLAN & EXT. ELEV.

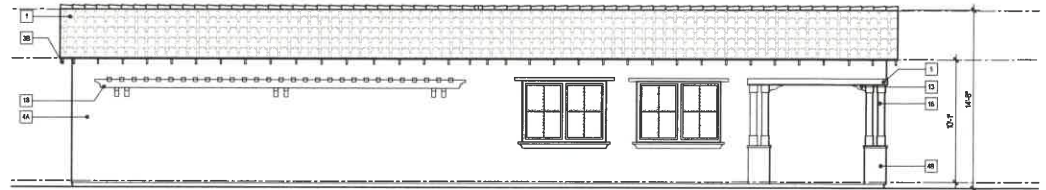
A50.0

Building Material List

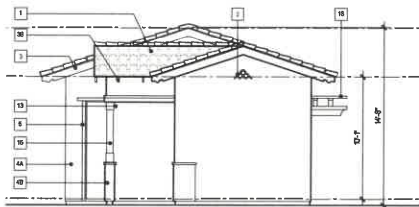
1. "S" Concrete Roof Tile
2. Decorative Clay Pipe
3. 2x6 Fascia Board
- 3B. 2x6 Shaped Rafter Tail
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16. Composite Post
17. Overhead Steel Sectional Door
18. Composite Trellis



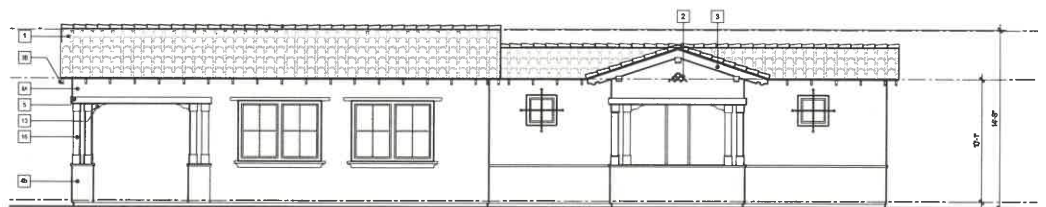
Conceptual Left Elevation



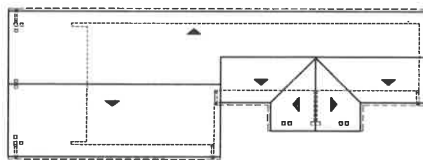
Conceptual Right Elevation



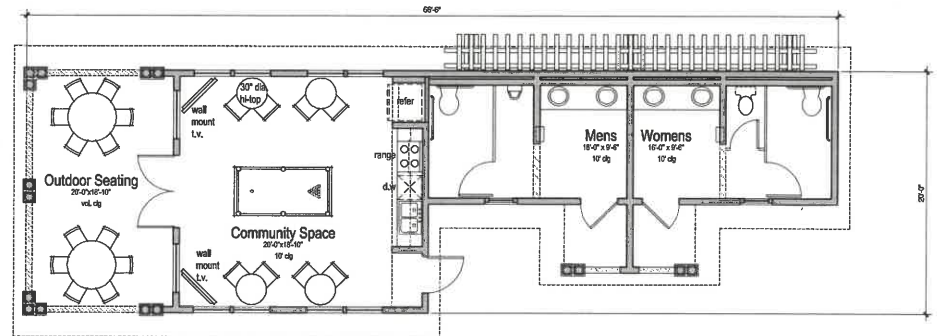
Conceptual Right Elevation



Conceptual Front Elevation



Conceptual Roof Plan
Scale $\frac{1}{8}" = 1'-0"$



Conceptual Floor Plan



Conceptual Front Elevation - Community Building



Conceptual Front Elevation - Garage Building

CAMPUS OAKS APARTMENTS - PHASE 2
LANDSCAPE DEVELOPMENT PLANS
350 ROSEVILLE PARKWAY
ROSEVILLE, CALIFORNIA

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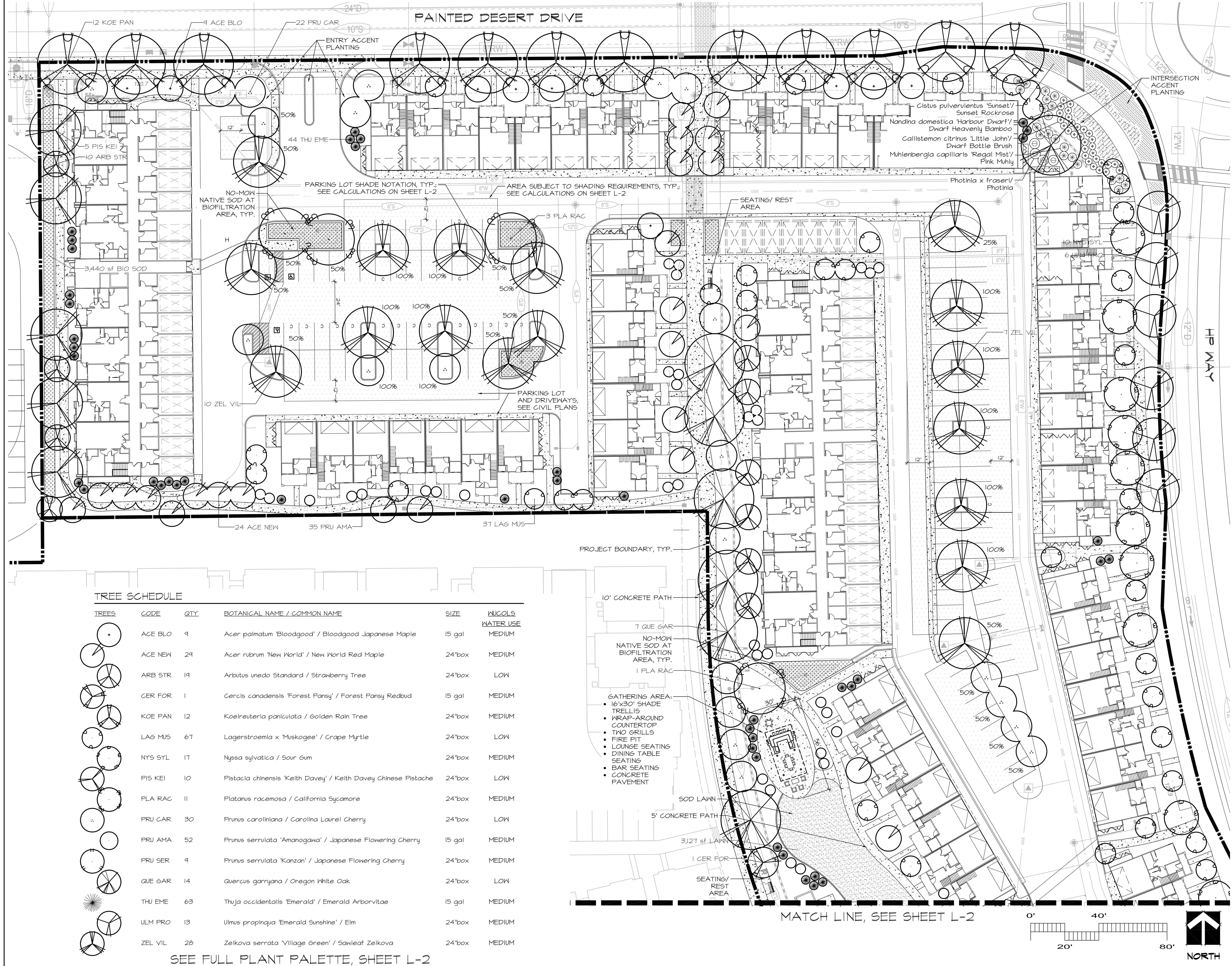
LANDSCAPE PLAN

and



No.	Date	Revision
Δ		
Δ		
Δ		
Δ		
Δ		

Project Mgr.: JMA
 Drawn By: TVZ
 Scale: 1" = 20'
 Date: 18 APR 19
 File Name: _____ of 2 sheets





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Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
1		
2		
3		
4		

Project Mgr:	JMA	Sheet No.:	
Drawn By:	TVZ		
Scale:	1"=20'		L-2
Date:	18 APR 19		
File Name:			2 sheets

PLANT PALETTE

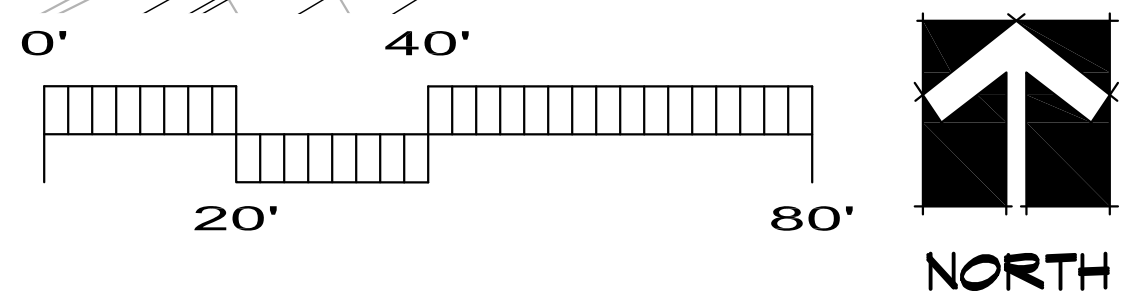
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	H. X W.
Berberis thunbergii 'Helmond Pillar' / Columnar Red Barberry	5 gal	MEDIUM	4' X 2'
Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal	LOW	2' X 5'
Carpenteria californica 'Elizabeth' / Bush Anemone	5 gal	LOW	4' X 4'
Cistus x purpureus / Orchid Rockrose	5 gal	LOW	4' X 4'
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	1 gal	MEDIUM	2' X 5'
Frangula californica 'Mound San Bruno' / Coffeeberry	5 gal	LOW	3' X 8'
Grevillea x 'Noellii' / Grevillea	5 gal	LOW	4' X 4'
Loropetalum chinense 'Sizzling Pink' / Sizzling Pink Fringe Flower	5 gal	MEDIUM	5' X 5'
Mahonia aquifolium 'Compacta' / Compact Oregon Grape	1 gal	MEDIUM	3' X 3'
Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	1 gal	MEDIUM	3' X 3'
Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	1 gal	LOW	4' X 3'
Photinia x fraseri / Photinia	15 gal	MEDIUM	8' X 8'
Raphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal	LOW	6' X 6'
Xylosma congestum / Shiny Xylosma	15 gal	LOW	10' X 10'
ACCENT PLANTS			
BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	H. X W.
Hemerocallis x 'Stella de Oro' / Yellow Daylily	1 gal	MEDIUM	2' X 2'
Kniphofia x 'Pineapple Popsicle' / Pineapple Popsicle Dwarf Poker	1 gal	LOW	2' X 2'
Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal	LOW	2' X 2'
Salvia greggii 'Heatwave Blaze' / Heatwave Blaze Salvia	1 gal	LOW	2' X 3'
GRASSES			
BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	H. X W.
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	LOW	6' X 3'
Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye	1 gal	LOW	4' X 3'
Festuca idahoensis 'Siskiyow Blue' / Siskiyow Blue Fescue	1 gal	LOW	2' X 2'
Muhlenbergia capillaris 'Regal Mist' / Pink Muhly	1 gal	LOW	4' X 3'
Muhlenbergia rigens / Deer Grass	1 gal	LOW	4' X 4'
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
Berberis aquifolium repens / Creeping Barberry	1 gal	36" o.c.	LOW
Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	1 gal	6" o.c.	LOW
Cistus pulchellus 'Sunset' / Rockrose	1 gal	5" o.c.	LOW
Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	1 gal	24" o.c.	LOW
Trachelospermum jasminoides / Star Jasmine	1 gal	48" o.c.	LOW
SOD			
BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS
Biofiltration Sod / Available from Delta Bluegrass	sod	n/a	LOW
Turf Sod - Bolero / Available from Delta Bluegrass	sod	n/a	MEDIUM

SEE ALSO TREE SCHEDULE, SHEET L-1

PARKING LOT SHADE CALCULATIONS - CITY OF ROSEVILLE

TREE	INTERIOR PLANTER 100%	SOUTH, EAST AND WEST 50%	CORNER AND NORTH 25%
ZELKOVA SERRATA	16 x (962)= 15,392 SF	9 x (481)= 4,329 SF	3 x (240)= 720 SF
PLATANUS RACEMOSA		8 x (481)= 3,848 SF	2 x (240)= 480 SF
PRUNUS CAROLINIANA	2 x (314)= 628 SF	6 x (157)= 942 SF	
SUBTOTALS:	16,020 SF	9,119 SF	1,200 SF

TOTAL SHADE PROVIDED:	26,334 SF
AREA OF PAVING SUBJECT TO SHADING REQUIREMENTS:	46,135 SF
AREA REQUIRED TO BE SHADED:	46,135 x 50% = 23,068 SF
SHADE PROVIDED EXCEEDS AMOUNT REQUIRED:	26,334 > 23,068





PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178
(Continued from the May 9, 2019 Planning Commission Meeting)

Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 6/13/2019
Item #: 6.2.

ATTACHMENTS:

Description

PC Memorandum for 6-13

PC Memo Attachment 1 Staff Report

PC Attachment 1 Non-Res Conversion Guidelines

PC Exhibit A Initial Study Mitigated Neg Dec

PC Exhibit B General Plan Amendment

PC Exhibit C General Plan Change Pages

PC Exhibit D Modified R3 Standards

PC Exhibit E Site Plan

PC Exhibit F Floor Plans

PC Exhibit G Elevations

PC Exhibit H Landscape Plan

PC Exhibit I Grading & Drainage Plan

PC Exhibit J Utility Plan

PC Exhibit K Tentative Subdivision Map

PC Exhibit L Prelim Lot Layout

PC Exhibit M Arborist Report

PC Exhibit N Tree Preservation

PC Exhibit O Prelim Post Construction

PC Memo Attachment 2 CEQA Memorandum & Response to Comments

PC Memo Attachment 3 Post 5-9 Comments

MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Assistant Planner

Date: June 6, 2019

Re: Agenda Item 6.2 – INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178)

Due to a public noticing error for the May 9, 2019 Planning Commission hearing, Agenda Item 6.2 – INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178) was continued to the May 23, 2019 hearing. At this hearing, the Planning Commission continued the item to June 13, 2019. No changes have been made to the project, staff report, or response to comments.

Attached to this memo are:

1. Staff Report (dated May 9, 2019)
2. Response to Comments (Initial Study/Mitigated Negative Declaration and Project)
3. Comments received after May 9, 2019

ITEM 6.2: **General Plan Amendment, Design Review Permit, Tentative Subdivision Map, and Tree Permit – INFILL PCL 246 – Roseville Old Town Lofts – 241 Nevada Avenue – File # PL18-0178**

REQUEST

The project consists of the construction of 23 attached single-family dwelling units. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Design Review Permit for construction of 23 single-family units and to modify the development standards of the existing Attached Housing (R3) zone, a Tentative Subdivision Map, and a Tree Permit.

Applicant – Phil Harvey, Kuchman Architects
Property Owner – Robert Pegos

SUMMARY RECOMMENDATION

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

- A. Adopt the Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and
- E. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The proposed project has generated opposition from several nearby residents. The most common neighborhood concerns regarding the project are related to parking, traffic, and density. Further discussion and evaluation is provided in the Design Review Permit and Public Outreach sections of this report.

BACKGROUND

The 0.89-acre project site is located at 241 Nevada Avenue, on the northeast corner of Nevada Avenue and Douglas Boulevard (see Figure 1). The subject property is located on Parcel 246 of the City's Infill planning area and has a zoning designation of Attached Housing (R3) and a General Plan land use designation of Business Professional (BP). The project site is developed with a ±1,000 square-foot single-family dwelling and ±360 square-foot detached garage. The structures are located near the southeast portion of the property.

The current request is to construct 23 single-family residences, which includes a General Plan Amendment to change the land use designation from BP to High Density Residential (HDR), a Design Review Permit to review the site design and architecture, and a Tentative Subdivision Map to subdivide the 0.89-acre parcel into 23 lots. The project description on the public hearing notice included a request

for a Rezone to add a special area (SA) overlay to the R3 zone to modify the development standards. However, Section 19.10.030(A) of the Zoning Ordinance states that the R3 development standards may be modified through approval of a Design Review Permit. Therefore, staff determined a Rezone is not required and the modified development standards will be evaluated with the Design Review Permit. The applicant proposes to modify the R3 development standards to allow for smaller lot sizes, reduced setbacks, and greater lot coverage.

The units will be three-story buildings designed as row houses (see Figure 2). Each unit will be approximately 1,900 square feet and will consist of two bedrooms and three bathrooms, a two-car garage, and a useable roof deck. Eight (8) of the units will front onto Douglas Boulevard with garage access located behind the units, and the remaining fifteen (15) units will face one another across a paseo. Frontage landscaping will be provided along both Douglas Boulevard and Nevada Avenue. A proposed 20-foot driveway off of Douglas Boulevard will provide vehicle access to the site, which will be restricted to ingress movements only. In addition, the site will be accessed by a proposed 40-foot driveway off of Nevada Avenue (a one-way road), which will restrict egress onto Nevada Avenue and only allow motorists to travel in a south-bound direction.

As part of the proposed project, the existing residential structures on the property will be demolished and the site will be completely graded. Development of the project will impact several protected oak trees on the site; therefore, the applicant is requesting a Tree Permit to remove 12 oak trees.

Figure 1: Project Location



SITE INFORMATION

Location: 241 Nevada Avenue; APN 013-192-036-000

Total Size: 0.89 acres

Topography and Setting: The site is relatively flat and consists of non-native grasses and several native oak trees. The site is currently developed with a single-family dwelling on the southeast corner of the parcel. The site fronts onto Douglas Boulevard (a four-lane arterial roadway at this location) and is surrounded by residential development to the north, business professional and residential uses to the west, business professional uses to the east, and Douglas Boulevard to the south.

EVALUATION: GENERAL PLAN AMENDMENT

As mentioned previously, staff noticed the project to include a request for a Rezone to add a special area (SA) overlay to the R3 zone to modify the development standards. However, Section 19.10.030 of the Zoning Ordinance states that the general development standards for the R3 zone district may be modified through approval a Design Review Permit, so a Rezone is not required for the project. Further discussion is provided in the Design Review Permit section of this report. The following is an evaluation on the General Plan Amendment. Approval of the land use amendments would require updates to the City's General Plan land use maps and associated land use tables. Exhibit B includes the General Plan Amendment exhibit and Exhibit C includes the General Plan change pages.

The project site is currently zoned for residential uses, however the land use designation is Business Professional (BP). According to Section 19.02.030.B. of the Zoning Ordinance, where there are inconsistencies between the land use and zoning of a property, the zoning prevails. The General Plan does not currently allocate any residential units to the proposed site; therefore, there is a request for a General Plan Amendment to amend the land use to High Density Residential (HDR) to allow the site to be developed with 23 units (at approximately 26 units per acre). In addition, by aligning the zoning and land use of the property, inconsistency will be eliminated and help with administration of zoning standards in the future. Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the respective plans. The General Plan identifies the Attached Housing (R3) zone district as an implementing zone for the HDR land use. Furthermore, the Zoning Ordinance definition for the R3 zone district states it is intended for multiple-family housing, including apartments, condominiums, townhomes, and similar and related compatible uses.

The City adopted Guidelines for Conversion of Non-Residential Land Uses (Attachment 1), to guide proposed land use changes from non-residential to residential uses. The guidelines state:

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off-site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4%affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.
8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees. Consistent with City housing policy, the project will provide two (2) affordable units reserved for middle-income buyers. The applicant is required to enter into the City's current Affordable Purchase Housing Agreement prior to approval of the final map. Conditions 51 through 53 of the Tentative Subdivision Map reflect these requirements.

The project is not mixed use, but is a high-density residential project, and is consistent with the intent of the City's guidelines for the Infill area to "encourage and emphasize reinvestment and revitalization." Per the General Plan, HDR land use sites should be located along arterial streets, transit linkages, and in close proximity to commercial services. The site is located along Douglas Boulevard (an arterial roadway), which provides transit linkages throughout Roseville and the region. Additionally, the site is located approximately 0.2 miles from the nearest established commercial center (Roseville Square), which consists of uses such as grocery stores, personal services, and restaurants.

The General Plan contains a Community Form component that includes goals and policies intended to identify elements that will result in a certain development "character." The Community Form component includes general policies that apply to all City areas, as well as policies specifically relating to retaining, enhancing, and preserving existing neighborhoods. Policies applicable to the proposed project are included below.

Community Form – General (G)

Policy #4: Promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges) while ensuring community compatibility and well-designed residential development.

Community Form – Downtown, Neighborhoods (DN)

Policy #3: Consider accommodating a portion of the overall projected population and economic growth in areas having the potential for revitalization.

Policy #4: Support the revitalization of areas that are in decline or economically underutilized.

Policy #5: Encourage infill development and rehabilitation that:

- upgrades the quality and enhances the character of existing areas;
- enhances public transit use and pedestrian access;
- efficiently utilizes and does not overburden existing services and infrastructure; and
- results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.

The proposed high-density project will help provide a broad range of housing options in the City, while ensuring community compatibility and well-designed residential development through application of the City's Community Design Guidelines. The project will revitalize an underutilized R3 infill parcel and will enhance the character of the existing area. The site is located within close proximity to transit stops and established commercial centers, which will enhance public transit use and pedestrian access. Consistent with the intent of the HDR land use, the project will provide a transition between the surrounding commercial areas and lower density areas. Overall, the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and policies of the General Plan.

EVALUATION: DESIGN REVIEW PERMIT

Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***
- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

Guidelines for compact residential development projects are included within the Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG. Exhibits D through J include the proposed development standards, site plan, floor plans, elevations, landscape plan, grading plan, and utility plan.

Architecture and Site Design: The project consists of three-story, “rowhouse” style homes, with three rows of buildings consisting of 7 to 8 units each. The homes located along Douglas Boulevard will face the roadway, and will have paved walkways extending from the front door to the sidewalk along the street; the garages on these units will be located on the rear of the home. The remainder of the units will face one another across paseos. The overall architectural theme of the project is contemporary with colors and materials that complement the surrounding neighborhood. The project includes four color schemes consisting of warm tones. The project materials include brick veneer on the first floor, horizontal lap siding, cement plaster, metal awnings over windows and doors, and metal railings for the second-story balconies. The proposed color scheme and materials provides a variety of textures that create visual interest and depth in the façade, consistent with the CDG.

The rooflines of the homes are flat, however the buildings will range in height from 36 feet to 44 feet to allow for variation. The project will feature useable rooftop decks that will be accessible by a stairway on the third floor. The buildings also include wall plane variation such as building projections and inset walls that will generally provide for an engaging and activated streetscape. Mechanical equipment will be located on the roof deck and will be visually screened by the roof parapets, which measure approximately 5 feet tall. The roof parapets will also help to screen the rooftop patios and buffer noise from these areas.

Figure 2: Site Plan

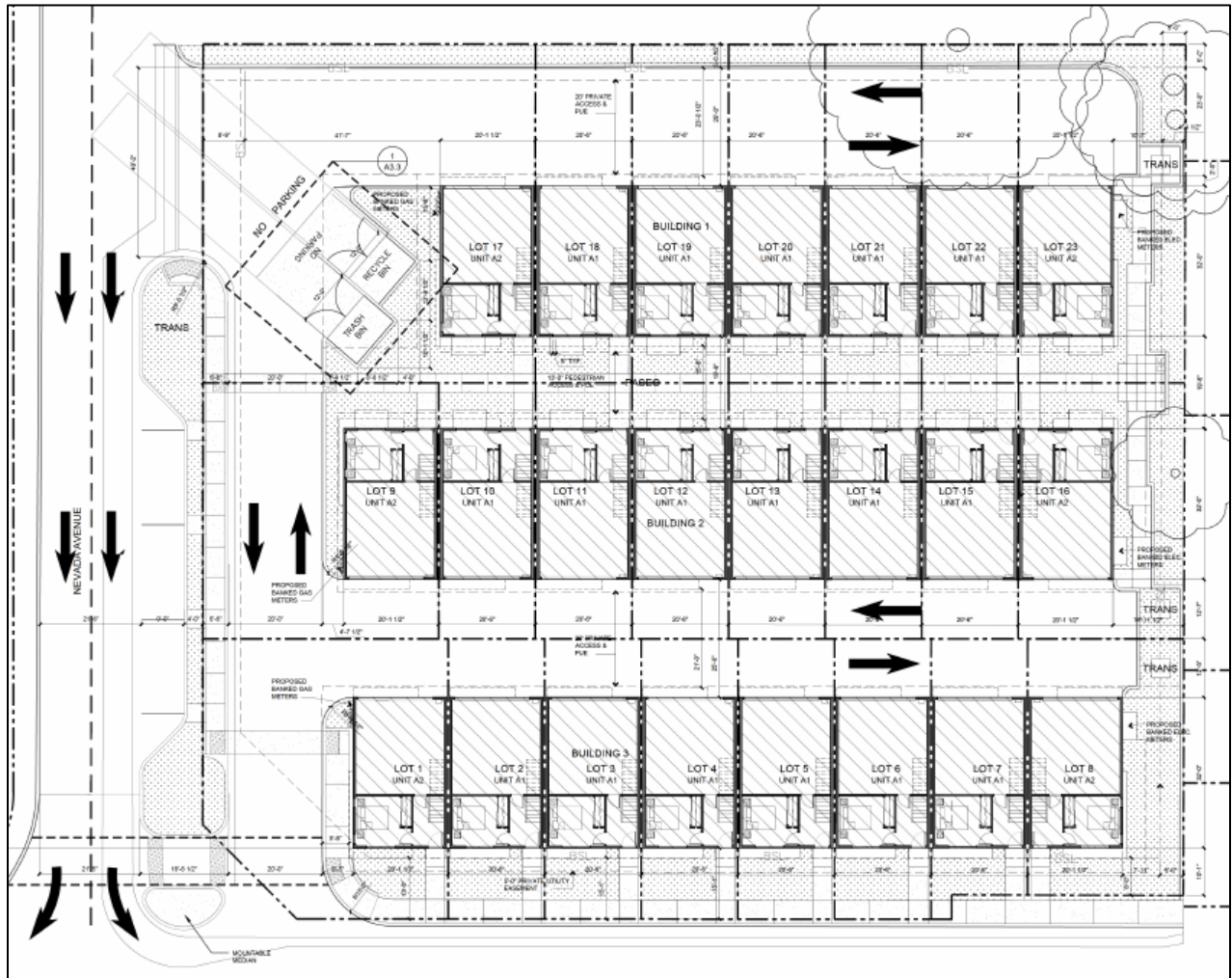


Figure 3: Rendering



Modification of Development Standards: Section 19.10.030(A) of the Zoning Ordinance allows for modifications to the R3 zone district through approval of a Design Review Permit. The project specific development standards are detailed in Table 1, below, and included as Exhibit D. The proposed standards allow for smaller lot sizes, a reduction in the minimum setback requirements, and greater lot coverage. No deviations from the existing height standard is requested.

Table 1: Proposed Development Standards

Development Feature	Existing R3 Development Standard	Proposed R3/DS Standard
Minimum lot area (square feet)		
Interior	6,000	1,112
Corner	7,500	1,159
Minimum lot width		
Interior	60'	20'-6"
Corner	75'	21'-4 ½"
Residential Density	As provided by General Plan	26 units per acre
Setbacks (minimum)		
Front	20' minimum on all street frontages	7'-5" for interior lot; 20' for corner lot
Sides	5' interior; 20' minimum on all street frontages	0'-3" interior; 20' street side on corner
Rear	20'; 20' minimum on all street frontages	10'
Maximum lot coverage	50%	60%
Height (maximum)	45 feet	45 feet

The proposed lot sizes are sufficient in size and shape to accommodate the proposed attached single-family product. Although reductions in setbacks are requested, the setbacks on the majority of the lots exceed the proposed standards. For example, the row of units along the north property line have a front yard setback of approximately 10 feet and a rear yard setback of approximately 25 feet.

Parking, Vehicle Access and Circulation: The Zoning Ordinance requires two (2) parking spaces for each single-family residential dwelling unit. Based on this, the total number of required parking spaces for the project is 46 spaces. The project meets this requirement as each dwelling unit will include a two-car garage. A condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking (Condition 50e). Three (3) parallel public parking spaces will also be provided on Nevada Avenue to the west of the project site.

The project site will be accessed by a new, modified Type A-7 driveway measuring 20 feet wide along Douglas Boulevard, on the southwest corner of the site, and will be restricted to ingress movements only. A modified Type A-7 driveway measuring approximately 40 feet wide will also be constructed on Nevada Avenue, on the northwest portion of the site. This driveway will restrict egress movements to left turn only, however it will allow for vehicles to enter the site from Nevada Avenue. A condition of approval has been added requiring onsite signage be provided to identify restricted movements at each driveway. Nevada Avenue will be improved with a road width of 20 feet and will include three (3) parallel parking spaces on the east side of Nevada Avenue with five (5)-foot wide sidewalks constructed along the limits of the property. Nevada Avenue will be wide enough to provide space for two (2) vehicles to egress onto Douglas Boulevard; this improves circulation and minimizes vehicles queuing at the intersection by allowing for a left and right turn lane.

Additionally, the proposed site design includes a 20-foot travel lane within the subdivision, allowing for appropriate circulation throughout the site, as the main drive aisle will be wide enough for two-way traffic.

The internal drive aisles to the units will also be 20 feet wide. 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.

The City's Engineering Division prepared a trip generation estimate and estimated the project will generate 12 PM peak-hour trips. Since the project will not generate more than 50 pm peak-hour trips, a traffic study is not required, and it can be concluded that the project will be consistent with the City's Level of Service (LOS) standards. The site design provides for appropriate circulation into, out of, and throughout the site.

Landscaping: The landscaping for each lot will consist of layered plantings, including a mix of flowering plants/shrubs and groundcover, and trees of varying heights that will provide texture and color. The lots facing Douglas Boulevard will include Armstrong red maple trees and a mix of shrubs and groundcover that will provide a visually engaging streetscape and strengthen the pedestrian scale. A 5-foot wide planter will be added along the northern property line and an approximate 12-foot wide planter will be added on the eastern property line to provide landscape buffering and screening from the adjacent uses. These planters will consist of species such as red tip photinia, which is an evergreen that can grow 18 feet high and nearly as wide. Existing native oak trees on the northeastern corner of the site will be retained. Consistent with the CDG, trees will be placed along the proposed parking stalls along Nevada Avenue to provide parking lot shading and buffering of pedestrian walkways from the street. Landscape buffering is also provided for the proposed trash enclosure which will consist of concrete block walls screened with shrubs and Armstrong red maple trees. As proposed and conditioned, staff finds the landscape plan meets the intent of the CDG and is consistent with the City's Water Efficient Landscape Ordinance.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit. The project has been designed with consideration of the design concepts of the existing neighborhood and in a manner consistent with the General Plan and the Community Design Guidelines. The project provides adequate vehicle access and circulation, variation in color and materials, landscaping, and building design that enhances and engages the streetscape. The project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

EVALUATION: TENTATIVE SUBDIVISION MAP

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

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

The proposed subdivision will result in the creation of 23 lots (Exhibit K). Lots 1 through 8 will front onto Douglas Boulevard with garage access located behind the units, and Lots 9 through 23 will face one another across paseos. The minimum lot size is 1,112 square feet for an interior lot, while the lots located on corners are as large as 5,063 square feet. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. As further discussed in the Design Review Permit section of the staff report, the lots are large enough to adequately allow for the proposed development on the parcels.

The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by all City divisions and departments and have been found to conform to City standards. The applicant has included a lotting plan (Exhibit L), which shows the lots can be used and built upon. There are no watercourses or other natural features on the site that would impede development. Approval of the project will not result in significant increases in demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of 12 protected oak trees. The required findings to approve a Tree Permit are listed below.

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

An arborist report was prepared for the site by Abacus Consulting Arborists, dated September 11, 2018 and updated on April 8, 2019 (Exhibit M). The report identifies 19 protected oak trees that are either located on or overhanging the site. The project includes a Tree Preservation Plan (Exhibit N) that identifies 12 trees are proposed for removal to accommodate development of the site. Six (6) trees will be impacted by development activities such as grading and excavation for retaining wall footings. The anticipated encroachment for the six (6) impacted trees is detailed in Chart C of the Arborist Report, and includes recommendations to reduce the amount of encroachment. The encroachment percentage represents the direct impact to the tree's protected zone, which is defined by the Zoning Ordinance as the largest radius of the tree's dripline plus one (1) foot.

The protected oak trees proposed for removal have a total of 265 aggregate diameter inches. However, the arborist report identifies that impacts to tree numbers 6261 and 6264 (located along the east property line) may cause early demise due to the current health of the trees and amount of encroachment. As such, the project arborist will be onsite during utility placement, trenching, and grading activities to ensure protective measures have been met. Additionally, the arborist report identifies that tree numbers 6265 and 6270 (located in the northeast corner of the site) will sustain significant encroachment and their ultimate survivability cannot be determined at this time. The final determination for removal of these trees will occur prior to and during grading activities once the arborist has inspected the retaining wall footings and impacts to the tree's roots. A condition of approval has been added requiring these trees be monitored by the project arborist for a period of five years. If it is determined the trees need to be removed, a Tree Permit Modification would be required and would require approval by the City.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program. A total of 44 inches will be mitigated with onsite planting of non-native species. The remaining 221 inches will be mitigated through payment of in-lieu fees. These funds are used

for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to \$26,078 and are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on April 26, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations. In addition, the property owner installed a sign on the project site for the purpose of notifying the public of the intended land use change.

A neighborhood meeting was held for the project on January 7, 2019. Approximately 15 residents were in attendance. Those in attendance raised concerns that were focused on the project's impacts to traffic and parking. A previous iteration of the project proposed narrowing Nevada Ave. to provide angled on-street parking. However, residents expressed concerns that narrowing the road would limit the ability to have vehicles turning both left and right onto Douglas Blvd. and would result in vehicle stacking. In response to these concerns, the project was redesigned with parallel parking spaces and Nevada Ave. at a width of 21.5 feet to allow space for both a left turn and right turn lane.

As of May 1st, 2019, eleven (11) comment letters have been received following distribution and publication of the public hearing notice. Concerns raised by residents are generally focused on parking, traffic, and the density of the project. A separate memorandum will be provided following publication of the staff report, which will include responses to: 1.) comments received related to the Initial Study/Mitigated Negative Declaration prepared for the project; and 2.) comments received related to the overall project.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on April 10, 2019 and ended on April 30, 2019. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources and Cultural Resources could be reduced to less than significant with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring Program is included as Exhibit A. Written comments on the adequacy of the document were received. As mentioned in the Public Outreach section, these comments will be included and addressed in a separate memorandum that will be provided following publication of the staff report.

Similar to the public hearing notice, the project description contained in the CEQA document states that the project includes a request for a Rezone to modify the R3 development standards. However, after further review, it was determined a Rezone is not required for the project. The Zoning Ordinance states development standards may be modified through approval of a Design Review Permit. The environmental impacts analyzed in the IS/MND remain unchanged.

RECOMMENDATION

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

- A. Adopt the **Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP) – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178**.
- C. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178** subject to sixty-eight (68) conditions of approval.
- D. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178** subject to sixty-eight (68) conditions of approval.
- E. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL18-0178)

- 1. The Design Review Permit application shall not be deemed approved until the actions on the General Plan Amendment are approved and become effective. (Planning)
- 2. This design review permit approval shall be effectuated within a period of two (2) years from **May 9, 2019** and if not effectuated shall expire on **May 9, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 9, 2022**. (Planning)
- 3. The project is approved as shown in Exhibits D-L, and as conditioned or modified below. (Planning)
- 4. The project shall comply with all required environmental mitigation identified in the Roseville Old Town Lofts Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
- 5. The project shall be addressed as 241 Nevada Avenue. 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)
- 6. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq ft), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the classification type of Place. In these compact development subdivisions, houses will be addressed off of roads within the development. Generally, if the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of. This signage will be a size of 1 1/4" with 1/4" stroke. (Business Services)
- 7. The applicant shall submit a street name application with proposed street names. After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a

stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)

8. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
9. 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)
10. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division (Engineering)
11. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

12. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
13. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
14. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
15. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

- c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
16. 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)
17. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
19. The building foundation for Lot 9 shall be designed such that future repair and trenching of the existing 36-inch storm drain pipe that runs along Nevada Street does not negatively impact the building foundation. (Building, Engineering)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:
- "Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Public Works)

23. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works)
24. Nevada Street shall be improved with a reduced road width consisting of 20-feet of pavement and standard curb and gutter at the intersection of Douglas Boulevard. This segment of Nevada Street will be signed for no parking on the west side of the street. Parallel parking shall be provided on the east side of Nevada Street per the approved tentative map. Five (5) foot wide sidewalk shall be constructed along the limits of the property. (Engineering)
25. The site shall be accessed by modified A-7 driveways located on Nevada Street and Douglas Boulevard. The Nevada Street driveway shall be 20-feet wide and restricted to ingress movements only. The Nevada Street driveway shall restrict egress movements to left turn only. Onsite signage shall be provided to identify restricted movements at each driveway. (Engineering)
26. The property owner shall be responsible for the maintenance of the Nevada frontage landscape located within the public Right of Way. Prior to permit issuance, the property owner shall enter into a landscape maintenance agreement with the City. (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 re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

33. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
38. 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)
39. 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)
40. 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)
41. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
42. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
44. 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)
45. 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:

46. 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)
47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 20-foot-wide public utilities easement along all interior roads.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - d. A public drain easement along the existing 36-inch storm drain pipe that runs along the north and western boundaries of the project. The easement width will vary with proximity to property lines. (Electric, Engineering, Environmental Utilities)
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
49. 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)
50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
52. 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)
53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. 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)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. 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)
58. 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)
59. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

60. 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:

61. A Sign Permit is required for all project signs. (Planning)
62. 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)
63. 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)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. 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)
66. 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)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
68. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FILE #PL18-0178)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or

encroachment permits issued by the Department of Development Services – Engineering Division (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Roseville Old Town Lofts Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

6. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

12. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
13. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:
 - a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
15. 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)*
16. Nevada Avenue shall be improved with a reduced road width consisting of 20-feet of pavement and standard curb and gutter at the intersection of Douglas Boulevard. This segment of Nevada Avenue will be signed for no parking on the west side of the street. Parallel parking shall be provided on the east side of Nevada Avenue per the approved tentative map. Five (5) foot wide sidewalk shall be constructed along the limits of the property. (Engineering)
17. The site shall be accessed by modified A-7 driveways located on Nevada Avenue and Douglas Boulevard. The Douglas Boulevard driveway shall be 20-feet wide and restricted to ingress movements only. The Nevada Avenue driveway shall restrict egress movements to left turn only. Onsite signage shall be provided to identify restricted movements at each driveway. (Engineering)
18. The property owner shall be responsible for the maintenance of the Nevada Street frontage landscape located within the public Right of Way. Prior to permit issuance, the property owner shall enter into a landscape maintenance agreement with the City. (Engineering)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

20. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner or Home Owners Association. (Engineering)
22. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
23. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
24. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
26. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
27. 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)
28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

- d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
30. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
31. In cases where water and sewer services are less than 10' apart, the sewer material shall be DIP with permashield 431 lining.
32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
34. 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 designated access road shall also maintained 20 feet wide unobstructed and 13 feet 6 inches vertical clearance. These provisions will 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 and Life Safety Division for information. (Fire)
35. The required turning radii shall be met for each approach for every dead-end alleys. (Fire)
36. Cross-sectional view "C" on page TM-05 shall be 20 feet clear fire lanes without obstructions in accordance with the California Fire Code. (Fire)
37. 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)
38. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
39. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

40. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)
41. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
42. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
43. Prior to submitting for an Improvement Plan for the subdivision, the applicant is required to submit a street name application for all of the streets within the subdivision. (Business Services)
44. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq ft), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the type of Place. In these compact development subdivisions, houses will be addressed off of roads *within* the development. If the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of. (Business Services)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP:

45. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 20-foot wide public utilities easement along all interior roads, includes water and sewer;
 - b. A public drain easement along the existing 36-inch storm drain pipe that runs along the north and western boundaries of the project. The easement width will vary with proximity to property lines. (Engineering)
46. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
47. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
48. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
49. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b. A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c. A clause providing for reciprocal access and drainage across all properties within the subdivision. (Engineering)

- d. A clause requiring the project HOA shall be responsible for on-going maintenance of all project installed landscape. (Planning)
 - e. A clause prohibiting storage in the garages that displaces vehicle parking. (Planning)
50. The addition of 23 units triggers the requirement for two (2) affordable homes reserved for middle income buyers. (Housing)
51. Affordable housing shall be provided as follows: 2 affordable units sold to middle income households. (Housing)
52. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
53. The City shall not approve the Final Map for recordation until either:
- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
54. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
55. Street names shall be approved by the City of Roseville. (Engineering)
56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
57. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
58. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
59. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
60. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
61. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

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

63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
65. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
66. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
67. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
68. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL18-0178)

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

1. All recommendations contained in the Arborist Report(s) (Exhibit M) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree(s) # 662, 672, 681, 6254, 6255, 6256, 6257, 6258, 6259, 6262, 6263, 6271 (or as listed in Exhibit M) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 265. Mitigation must be provided in the form of payment in the amount of \$26,078, and planting of forty-four (44) 15-gallon non-native trees, prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) # 6261, 6264, 6265, 6266, 6269, 6270 (or as listed and detailed in Exhibit M) and described in the staff report is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash

deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

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

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

PRIOR TO ISSUANCE OF FINAL:

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

OTHER CONDITIONS:

20. The approval of this Tree Permit shall expire on **May 9, 2019**. (Planning)
21. Tree(s) #6261, 6264, 6265, and 6270 shall be monitored by the project arborist for a period of five (5) years. Each year a letter shall be submitted to the Planning Division which provides a status update of the trees conditioned and any recommended preservation/survival measures. (Planning)

ATTACHMENT

1. Non-Residential Conversion Guidelines

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program
- B. General Plan Amendment
- C. General Plan Change Pages
- D. Modified R3 Standards
- E. Site Plan
- F. Floor Plans (3 sheets)
- G. Elevations (4 sheets)
- H. Landscape Plan (2 sheets)
- I. Grading & Drainage Plan
- J. Utility Plan
- K. Tentative Subdivision Map
- L. Preliminary Lot Layout
- M. Arborist Report

- N. Existing Conditions & Tree Preservation Plan
- O. Preliminary Post Construction Plan

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

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

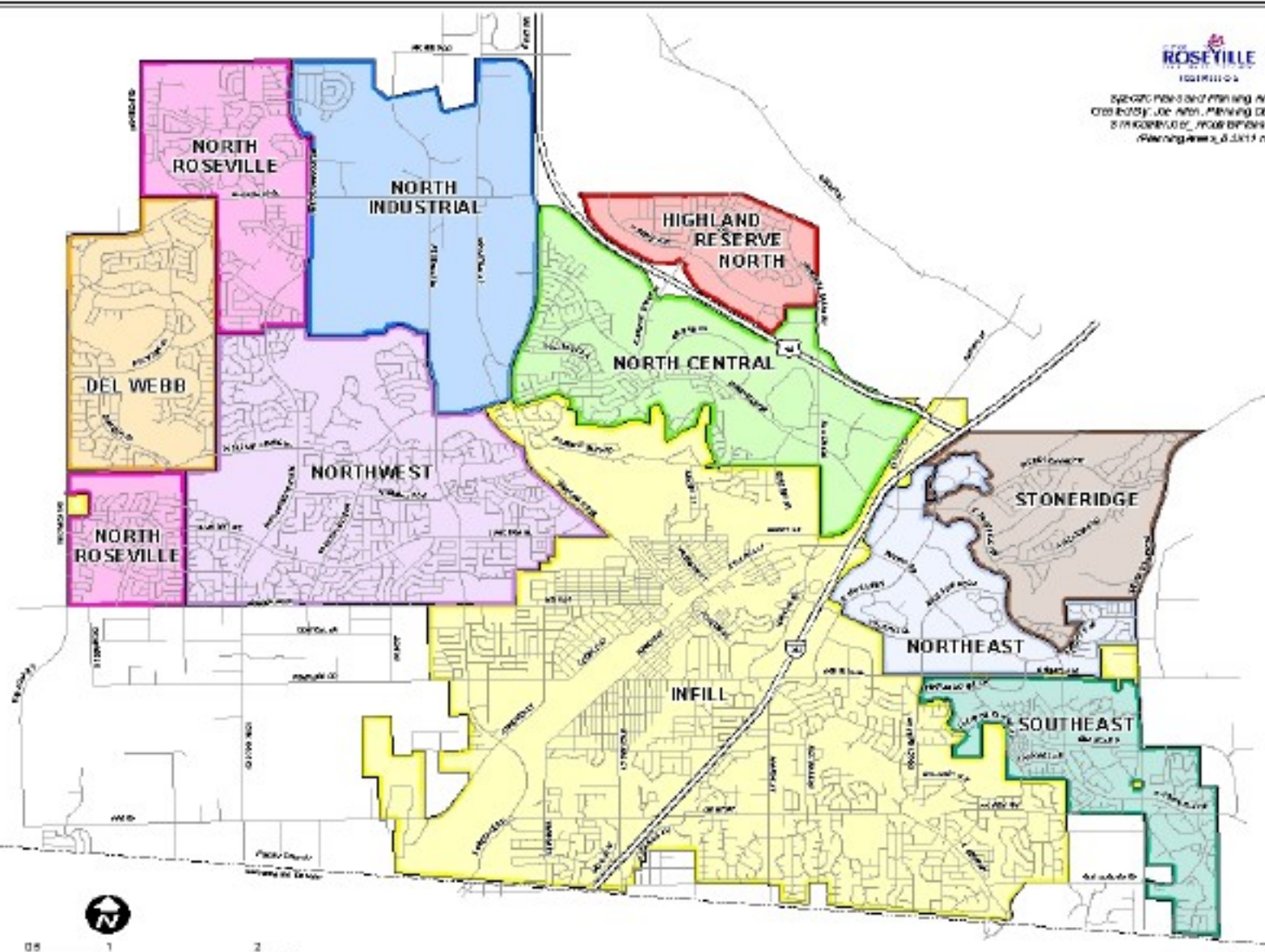
Balance of the City

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



Specific Plans and Planning Areas
Created by Joe Allen, Planning Dept. Manager
5/1/2010, Roseville Planning
Planning Area 6.0/1.17.2010



SPECIFIC PLANS & PLANNING AREAS

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a **Mitigated Negative Declaration** for the project referenced below. This **Mitigated Negative Declaration** is available for public review and comment.

Project Title and File #: INFILL PCL 246 – Roseville Old Town Lofts, File #PL18-0178

Project Address: 241 Nevada Avenue

Project Owner: Robert Pegos

Project Applicant: Phil Harvey, Kuchman Architects

Project Planner: Kinarik Shallow, Assistant Planner

Project Description: The project consists of the construction of 23 attached single-family dwellings. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Rezone to add a special area (SA) overlay to the existing Attached Housing (R3) zone to modify the development standards, a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.

Document Review and Availability: The public review and comment period begins on April 10, 2019 and ends on April 30, 2019. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>.

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on April 30, 2019.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Mitigated Negative Declaration and associated project entitlements. The date and time of this hearing is not known at this time. Separate notices will be published when this hearing is scheduled.

Greg Bitter
Planning Manager

Dated: April 9, 2019

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 246 – Roseville Old Town Lofts; File #PL18-0178
Project Location:	241 Nevada Avenue, Roseville, Placer County, CA; APN 013-192-036-000
Project Description:	The project consists of the construction of 23 attached single-family dwellings. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Rezone to add a special area (SA) overlay to the existing Attached Housing (R3) zone to modify the development standards, a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.
Project Applicant:	Phil Harvey, Kuchman Architects
Property Owner:	Robert Pegos
Lead Agency Contact:	Kinarik Shallow, Assistant Planner; Phone (916) 746-1309

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

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

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

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PROJECT DESCRIPTION

Project Location/Background

The 0.89-acre project site is located at 241 Nevada Avenue, on the northeast corner of Nevada Avenue and Douglas Boulevard (see Figure 1). The subject property is located on Parcel 246 of the City's Infill planning area and has a zoning designation of Attached Housing (R3) and a General Plan land use designation of Business Professional (BP). Table 1 includes the zoning and land use designations of the subject and adjacent properties. The project site is developed with a $\pm 1,000$ square-foot single-family dwelling and ± 360 square-foot detached garage. The structures are located near the southeast portion of the property.

Figure 1: Project Location



Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Attached Housing (R3)	Business Professional (BP)	Residential
North	R3	Low Density Residential (LDR-4.9)	Residential
South	Neighborhood Commercial (NC)	Community Commercial (CC)	Gas Station, Commercial
East	R3	BP & LDR-4.9	Office, Residential
West	R3	BP	Office

Environmental Setting

The project site is an infill property located in an urbanized setting. The site is currently developed with a single-family dwelling on the southeast corner of the parcel. The site fronts onto Douglas Boulevard (a four-lane arterial roadway at this location) and is surrounded by residential development to the north, business professional and residential uses to the west, business professional uses to the east, and Douglas Boulevard to the south. The site is relatively flat and consists of non-native grasses and several native oak trees.

Proposed Project

The applicant proposes to construct 23 attached single-family residences, with associated parking and landscaping, which requires a Design Review Permit. The existing structures on the property will be demolished and the site will be completely graded. Development of the project will impact several protected oak trees on the site, 13 of which will require removal. Additionally, minor trenching will occur on the site to install utilities and extend to existing utility connections within or adjacent to the site. Frontage improvements along Douglas Boulevard and Nevada Avenue will include new curb, gutter, sidewalk, and driveways. The proposed project also involves a General Plan Amendment to change the land use designation from BP to High Density Residential (HDR), a Rezone to add a special area (SA) overlay to the Attached Housing (R3) zone to modify the development standards, and a Tentative Subdivision Map to subdivide the 0.89-acre parcel into 23 lots.

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)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 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 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 inconsistent 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 public views of the site are from both Douglas Boulevard and Nevada Avenue. The project site is developed with a single-family residence and detached garage on the southeastern portion of the site, with the remaining property generally left undeveloped. Several native oak trees are located on the property along with native grasslands and shrubs. There are existing visual encroachments on the site and the surrounding area, including light standards and telephone wires. The site is in a typical urbanized setting, and does not contain any scenic resources on the site or within the vicinity.

The proposed project would include the demolition of the existing on-site structures and subdivision of the site to develop twenty-three (23) single-family residences and associated improvements. The project will consist of three-story, “row house” style homes. The proposed building architecture utilizes an earth tone color scheme and the building materials consist of brick, plaster, and composite board siding to complement the surrounding neighborhood. Each unit will consist of a two-car garage. The units along Douglas Boulevard will have garage access on the rear of the homes, with the front doors facing Douglas Boulevard. The roof lines of the homes are flat and feature a roof deck to provide useable open space for each unit.

The project frontage totals approximately 210 lineal feet along Douglas Boulevard (a four-lane arterial road in this location). Access to the site will be provided by a 20-foot driveway off of Douglas Boulevard, on the southwest corner of the site, which will be restricted to ingress only. Vehicles will exit the site on the northwest portion of the property, onto Nevada Avenue (a one-way street). Access to the site will also be provided off of Nevada Avenue. There will also be two 20-foot wide internal drive-aisles providing access to each of the units.

Except as provided in Public Resources Code Section 21099, 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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting and is surrounded by residential development to the north, business professional and residential uses to the west, business professional uses to the east, and Douglas Boulevard to the south. The City of Roseville has adopted Community Design Guidelines (CDG) to establish common design elements and expectations for development within the City. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site does not contain any creek or wetland resources; however, the project will impact 19 protected oak trees and therefore requires a Tree Permit. Consistent with the City’s Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit would contain conditions of approval that include protective measures for the trees to remain on site, and mitigation measures that include payment of in-lieu mitigation fees to compensate

for oak tree encroachment and removal. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations. As such, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state 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) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, 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) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook (Handbook)* recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item 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–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations

(called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO_x, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project’s construction and operational emissions for criteria air pollutants (NO_x, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. However, according to PCAPCD’s published screening table, residential projects with less than 617 single family units will not result in NO_x emissions that exceed 55 lbs/day, and therefore modeling is not required. Typically, NO_x emissions are substantially higher than ROG and PM₁₀; therefore, it can be assumed that projects that do not exceed the NO_x threshold will not exceed the ROG and PM₁₀ thresholds, and will not result in a significant impact related to operational emissions.

The project proposes the construction of 23 single-family dwelling units, which is well below PCAPCD’s modeled example. Thus, the project is not expected to result in construction or operational emissions that would exceed the district’s thresholds for significance. The project must also comply with all applicable PCAPCD rules and regulations. The project would not substantially contribute to the region’s nonattainment status for ozone or particulate matter, and implementation of the project will not violate an air quality standard or contribute to an existing or projected air quality violation. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, adjacent residents or businesses 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.

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.

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

IV. Biological Resources

The project site has been disturbed and is currently developed with a ±1,000 square-foot single-family dwelling with a detached ±360 square-foot garage, near the southeast portion of the property. The remaining area of the site is vegetated with native and non-native grasses and contains several oak trees, however some of the landscaping has been removed and left in a disturbed state. The topography of the site is relatively flat. City staff determined there are no evidence of wetlands or designated open space areas on the site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

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

Thresholds of Significance and Regulatory Setting:

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

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

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

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

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 project will require the removal of several oak trees, which could potentially provide habitat for nesting birds. Construction activities could also have the potential to disrupt offsite nesting species. A pre-construction nesting survey, **Mitigation Measure BIO-1**, is required in order to ensure that nesting birds are not harmed during construction. Ground disturbing activities shall not occur during the active nesting season, if it is necessary to conduct such activities during the nesting season, pre-construction surveys and mitigation as described in Mitigation Measure BIO-1, would be required. Compliance with Mitigation Measure BIO-1 will ensure that potential impacts to nesting birds are less than significant.

MM BIO-1: Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall’s woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed

between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required.

If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.

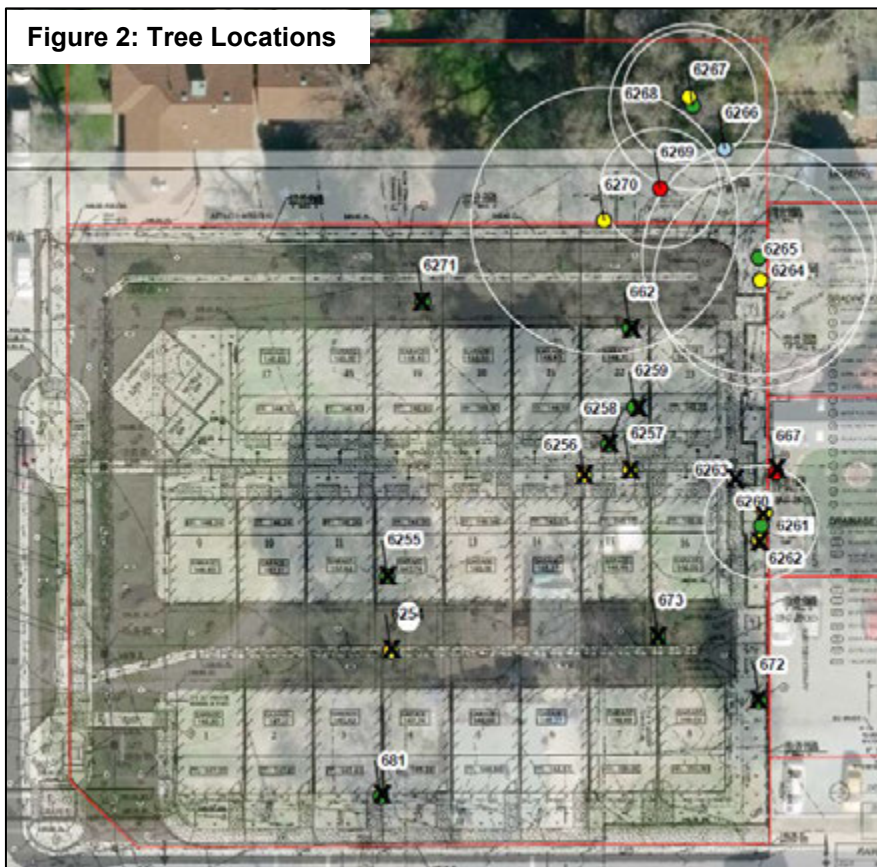
b-c) As discussed in the Environmental Setting, the project site is an infill property located in an urbanized area. The site is adjacent to paved roadways and is surrounded by residential and business professional uses. The property does not contain sensitive natural communities which are protected by federal, state or local policies, nor does it contain any wetlands; thus, the project will have 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 project is not within the vicinity of any open space corridors or preserves. As such, 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) As defined by the City of Roseville Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6") diameter at breast height are defined as protected. A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. As required, the applicant has submitted a request for a Tree Permit.

An arborist report was prepared for the site by Abacus Consulting Arborists, dated April 8, 2019 (Attachment 1). Exhibit B of the report identified 19 protected oak trees that are either located on or overhanging onto the property that could be impacted by the development of

Figure 2: Tree Locations



the site. The locations of the trees are also shown in Figure 2. Of the 19 protected trees, 13 trees are proposed for removal to accommodate development of the site (see Table 2) and six (6) trees will be impacted by development activities such as grading and excavation for retaining wall footings (see Table 3). The anticipated encroachment for the six (6) impacted trees is detailed in Chart C of the Arborist Report, and includes recommendations to reduce the amount of encroachment. The encroachment percentage represents the direct impact to the tree's protected zone, which is defined by the Zoning Ordinance as the largest radius of the tree's dripline plus one (1) foot.

Table 2: Trees Proposed for Removal

Tree Number	Common Name	Health	Diameter at Breast Height (DBH) (inches)	Canopy Radius (inches)	Total DBH (inches)
662	Interior Live Oak	Fair	23	32	23
667	Interior Live Oak	Poor	4, 5	14	9
672	Interior Live Oak	Fair-Good	13	20	13
681	Valley Oak	Fair	10, 11, 9	20	30
6254	Blue Oak	Fair-Poor	7, 6	20	13
6255	Interior Live Oak	Fair	23, 25	35	48
6256	Valley Oak	Fair-Poor	11	16	11
6257	Interior Live Oak	Fair-Poor	7, 9	20	16
6258	Valley Oak	Fair-Good	19	25	19
6259	Interior Live Oak	Fair	13	25	13
6262	Valley Oak	Fair	8	17	8
6263	Interior Live Oak	Good	19, 5, 7	35	31
6271	Valley Oak	Fair-Good	24, 16	36	40
Total Mitigation Inches					274

Table 3: Trees Impacted by Development

Tree Number	Common Name	Health	Diameter at Breast Height (DBH) (inches)	Canopy Radius (inches)	Maximum Percentage of Encroachment
6261	Interior Live Oak	Fair-Good	9	15	29%
6264	Interior Live Oak	Fair	15	32	45%
6265	Valley Oak	Fair-Poor	33	35	41%
6266	Valley Oak	Good	16	24	0%
6269	Interior Live Oak	Poor	8	18	16%
6270	Valley Oak	Fair	37, 38	40	44%

The protected oak trees proposed for removal have a total of 274 aggregate diameter inches. However, the arborist report identifies that impacts to tree numbers 6261 and 6264 may cause early demise due to the current health of the trees and amount of encroachment. As such, the project arborist will be onsite during utility placement, trenching, and grading activities to ensure protective measures have been met. Additionally, the arborist report identifies that tree numbers 6265 and 6270 will sustain significant encroachment and their ultimate survivability

cannot be determined at this time. The final determination for removal of these trees will occur prior to and during grading activities once the arborist has inspected the retaining wall footings and impacts to the tree's roots. If the arborist determines these four trees need to be removed, the total number of inches removed increases to 406 aggregate diameter inches.

If approved, the Tree Permit would contain conditions of approval that include protective measures for the trees to remain on site, and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. Consistency with the requirements of the Tree Permit will ensure that impacts are less than significant.

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

V. Cultural Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource pursuant to Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources,

including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

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

Discussion of Checklist Answers:

a–c) No cultural resources are known to exist on the project site per the General Plan EIR; however, standard mitigation measures, as detailed in the Tribal Cultural Resources section below and included as Attachment 3, 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. With mitigation, project impacts are less than significant.

VI. Energy

Roseville Electric provides electrical power in the City and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year-to-year, but according to the most recent Citywide energy analysis (the Amoroso Ranch Environmental Impact Report), the mix in 2013/2014 was 25% eligible renewable (geothermal, small hydroelectric, and wind), 14% hydroelectric, 48% natural gas, and 13% from other sources (power purchased by contract).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a, b) The project proposes development of a 23-unit subdivision. The project is expected to consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The site is an infill property within ¼-mile of services, such as a park, grocery store, restaurants, and retail shops, and is within ½-mile of a public elementary school. The site is located one block from a bus stop on the City's Route L bus line, is within ¼-mile of a commuter bus stop, and is within ½-mile of a major bus transfer point serving four bus lines as well as an Amtrak station, and is within a designated Transit Priority Area in the Sacramento Area Council of Governments Metropolitan Transportation Plan/Sustainable Communities Strategy. These factors increase the ability to walk or use alternative modes of transportation, and shorten the distance of vehicle trips. As a result of all these factors, this project will result in lower than average vehicle trips and vehicle miles traveled. Accordingly, the project would not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy, nor would it conflict with or obstruct State or local plans for renewable energy or energy efficiency. Thus, impacts are less than significant.

VII. Geology and Soils

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
d) Result in substantial soil erosion or the loss of topsoil?			X	
e) 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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
g) 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
h) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–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

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

through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

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

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

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

e) The City's General Plan Policy requires that new development connect to the City's sanitary sewer system. The City's Environmental Utilities Department has reviewed the project and determined that City's sanitary sewer system can accommodate the project. No septic tanks will be permitted as part of the project. Therefore, no impact to soils relative to supporting use of septic tanks would occur.

f) No paleontological resources are known to exist on the project site per the City's General Plan EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site (see Attachment 3). The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

VIII. Greenhouse Gases

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

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

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) CalEEMod (version 2016.3.1) was used to model the project's construction related GHG emissions (CO₂e) (see Attachment 2). Construction related GHG emissions occur at one point in time and are, therefore, not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, and emissions increase on a year-to-year basis due to increases in developed area and other factors. However, the proposed project's construction related GHG has been estimated and compared to the PCAPCD thresholds. The project's maximum construction related emissions is 49.4 CO₂e in the most active construction year. The project's construction related emissions are below the de minimis threshold of 1,100 MT CO₂e.

The PCAPCD's CEQA Air Quality Handbook contains a screening table used to determine if a residential project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr). The screening table identifies that residential projects consisting of 71 single-family dwelling units or less are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 23 single-family residential units, which is well below the screening threshold of 71 units. 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. Impacts are less than significant.

IX. Hazards and Hazardous Materials

There are three hazardous cleanup sites of record within 1,000 feet of the site according to both the Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Envirostor database (<http://geotracker.waterboards.ca.gov/>). All three sites were Leaking Underground Storage Tanks (LUST) cleanup sites. The cleanup status of all three sites is completed and the cases have been closed. Of the three sites, the nearest cleanup site is the underground fuel storage tank at the Exxon gas station located approximately 80 feet south of the project site; this is also the nearest property where hazardous materials are stored or handled. The nearest school to the project site is Adelante High School, located approximately 1 mile north 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 one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–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 or within two miles of a public or public use airport. Therefore, no further discussion is provided for items e.

Discussion of Checklist Answers:

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

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

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

f) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

X. Hydrology and Water Quality

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. result in substantial erosion or siltation on or off-site;			X	
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv. impede or redirect flood flows?				X
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville

Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

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

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

XI. Land Use and Planning

The project site is located within the City's Infill planning area. The 0.89-acre property currently has a zoning designation of Attached Housing (R3) and a General Plan land use designation of Business Professional (BP). The project site is surrounded by residential uses to the north, residential and business professional uses to the east and west, and Douglas Boulevard to the south with commercial uses beyond.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) The project site is currently zoned for residential uses, however the land use designation is Business Professional (BP). The project includes amending the current land use designation to High Density Residential (HDR) to align with the Attached Housing (R3) zoning designation of the site. The City's General Plan contains policies and regulations to ensure compatibility with adjacent land uses. Per the General Plan, HDR land use sites should be located along arterial streets, transit linkages, and in close proximity to commercial services. The site is located along Douglas Boulevard (an arterial roadway), which provides transit linkages throughout Roseville and the region. Additionally, the site is located approximately 0.2 miles from the nearest established commercial center (Roseville Square), which consists of uses such as grocery stores, personal services, and restaurants. The proposed project is consistent with the General Plan and does not conflict with the City's policies and regulations adopted for the purpose of avoiding or mitigating an environmental impact. Impacts are less than significant.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and

designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The project includes the construction of 23 single-family residential units. The proposed residential uses generate low outdoor noise volumes. The site is surrounded by single-family residential uses, as well as professional offices which also generate low outdoor noise volumes. The nearest sensitive receptors are the residents adjacent to the north and east property lines of the project site. According to the General Plan, the project site is within the 60 dB L_{dn} noise contour for both existing roadways and future roadways (City of Roseville 2015, Figure IX-1 and Figure IX-2).

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project site is an infill property located within an urbanized area. The project will create 23 single-family residential units and is compatible with the surrounding uses, which include both residential and commercial uses. The project does not involve uses that generate high noise volumes, such as automotive repair or heavy industrial uses. The outdoor activity areas of the proposed units are designed as roof decks which will be designed to minimize outdoor noise volumes. Overall, the proposed residential use is not considered to be a substantial noise-generating source. The project will not generate a substantial temporary

or permanent increase in ambient noise levels in the vicinity of the project in excess of City standards; thus, impacts are less than significant.

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

XIV. Population and Housing

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a–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 will add additional residential units that were not contemplated in the City's General Plan. While the project in question will add additional units, the City has existing infrastructure to accommodate the increase. The project will not result in additional infrastructure that will lead to additional growth and the project will not

negatively affect the City's ability to provide public services. Therefore, impacts of the project related to growth inducement are less than significant.

b) The existing single-family dwelling on the project site is currently unoccupied and will be demolished in order to accommodate the proposed project. The project will replace the demolished unit with 23 new residential units; thus, impacts related to this criteria are less than significant.

XV. Public Services

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

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

Thresholds of Significance and Regulatory Setting:

The General Plan EIR identifies and adopts mitigation for impacts to public services, including police and fire protection, wastewater services, and solid waste disposal. The proposed project may incrementally increase the need for public services. However, the City's Fire, Police, Parks, and Utilities Departments have all reviewed the project plans and have not identified any significant impacts to City services.

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The City's General Plan EIR addressed the level of public services which would need to be provided in order to serve planned growth in the community. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

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

b) Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

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

d) Future park and recreation sites and facilities have already been identified in the General Plan. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) The City charges fees to end-users for other public facilities and services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

There are no parks or recreation facilities adjacent to the project site. The nearest recreation area is Royer Park, located approximately 0.17-mile to the west of the site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project has the potential to increase the use of existing neighborhood and recreational facilities, but the increase is not anticipated to be substantial or result in accelerated physical deterioration of existing recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less-than-significant impacts.

b) The project does not include recreational facilities nor will it require additional recreational facilities. Thus, the project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The project site has frontage on both Douglas Boulevard to the south and Nevada Avenue to the west. Douglas Boulevard is a four-lane arterial road at this location, and Nevada Avenue is a single-lane, one-way street. Access into the site will be provided by a 20-foot driveway off of Douglas Blvd. that will be located on the southwest portion of the site. The driveway will be restricted to vehicular ingress only. Vehicles will exit the site on the northwest portion of the property, onto Nevada Ave. Additionally, there will be two 20-foot wide internal drive-aisles providing access to each of the units. The residential units will include a two-car garage and there will be three on-street parallel parking spaces along Nevada Ave.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them, which includes an analysis of delay as a potential policy impact. 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 must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus

project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMT. Projects within one-half mile of either an existing major transit stop⁵ or a stop along an existing high quality transit corridor⁶ should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

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

Discussion of Checklist Answers:

a) The City of Roseville Engineering Division evaluated the need for a long term and short term traffic study and prepared a trip generation estimate. The anticipated number of trips generated by the project is 12 pm peak-hour trips. Since the project will not generate more than 50 pm peak-hour trips, a traffic study is not required, and it can be concluded that the project will be consistent with the City's Level of Service standards. The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The surrounding pedestrian, transit, and bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans; impacts are less than significant.

b) Although the City of Roseville currently has no VMT standards, the project is expected to be consistent with the intent of implementing the VMT metric due to the proximity to existing transit stops. For example, the site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. Therefore, impacts with respect to this criterion will be less than significant.

c,d) A new, modified Type A-7 driveway measuring 20 feet wide will be constructed on Douglas Boulevard, on the southwest corner of the site, which will be restricted to ingress movements only. A modified Type A-7 driveway measuring approximately 40 feet wide will also be constructed on Nevada Avenue, on the northwest portion of the site. This driveway will restrict egress movements to left turn only, however it will allow for vehicles to enter the site from Nevada Avenue. Nevada Avenue will be improved with a road width of 20 feet and will include three (3) parallel parking spaces on the east side of Nevada Avenue with five (5)-foot wide sidewalks constructed along the limits of the property. Nevada Avenue will be wide enough to provide space for two (2) vehicles to egress onto Douglas Boulevard; this improves circulation and minimizes vehicles queuing at the intersection by allowing for a left and right turn lane. Additionally, the proposed site design includes a 20-foot travel lane within the subdivision, allowing for appropriate circulation throughout the site as the main drive aisle will be wide enough for two-way traffic. The internal drive aisles to the units will also be 20 feet wide. 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

⁵ A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)

⁶ A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

XVIII. Tribal Cultural Resources

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

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a) The General Plan EIR included a historic and cultural resources study, which concluded there were no listed or eligible sites documented in the project area. However, the General Plan EIR includes standard mitigation measures (as identified in item b, below) which are designed to reduce impacts to any previously undiscovered resources should any be found on site. Language included in the measure requires an immediate cessation of work, and the requirement to contact the appropriate agencies to address the resource before work can resume. No Tribal Cultural Resources are known to exist on the project site, and construction will occur within an area that has been previously graded and is currently developed with a single-family residence. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; therefore, project-specific impacts are less than significant.

b) Pursuant to Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18), the current project was routed to all tribes which requested such notice. A request for consultation was received from the United Auburn Indian Community (UAIC). On August 1, 2018, City staff had a conference call with tribal representatives to discuss whether there were any resources on the site. No resources are known to exist on the site; however, the UAIC concluded consultation with a recommendation that standard mitigation measures be made a requirement of the project to reduce impacts to resources, should any be found on-site. **Mitigation Measure CUL-1** requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, impacts are less than significant.

CUL-1: Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

XIX. Utilities and Service Systems

Water and sewer services are provided by the City of Roseville. Existing utilities such as water, sewer, and storm drain lines are located within Nevada Avenue and Douglas Boulevard. Storm water will be collected on-site and transferred via the existing storm drain system into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the Amoruso Ranch Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, estimates water demand and supply for ultimate General Plan buildout. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand.

The project includes a request for a General Plan Amendment to change the land use designation on the subject property from BP to HDR, which will add residential units to the site that were not assumed in the UWMP or the AR WSA. The water demand factor for the existing BP designation is 2,598 gallons per day per acre (GPD/ac), resulting in an annual demand of 2.6 acre feet per year (AF/yr). The water demand factor for the proposed HDR designation is 177 GPD/dwelling unit, resulting in an annual demand of 4.6 AF/yr (or 4,071 GPD), which is a 2.0 AF/yr increase in the prior allocation. Assuming compliance with the City's Water Efficient Landscape Ordinance reduces the water irrigation use to 1,671 GPD, bringing the proposed annual usage to 2.7 AF/yr, which is a 0.1 AF/yr increase compared to the existing allocation. The City's Environmental Utilities Department reviewed the project and determined the increased water demand is minimal and will not negatively impact either water supply or infrastructure. Sufficient water supplies are available to serve the project from existing sources and no new or expanded entitlements needed. Impacts are less than significant.

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The City's Environmental Utilities Department reviewed the proposed project and determined the change in land use results in an increase of 0.2 mg of wastewater, which is considered to be negligible and could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Therefore, checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
f) 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	
g) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan and Amoruso Ranch Specific Plan EIRs, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the 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 with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR is **not** required. Therefore, **on the basis of the foregoing initial study:***

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

Initial Study Prepared by:

Kinarik Shallow 4/4/2019

Kinarik Shallow, Assistant Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Arborist Report from Abacus Consulting Arborists, dated April 8, 2019
2. CalEEMod (version 2016.3.1) Modeling Calculations
3. Mitigation Monitoring and Reporting Program

Exhibits:

- A. Site Plan
- B. Tentative Subdivision Map
- C. Preliminary Grading and Drainage Plan
- D. Landscape Plan
- E. Elevations

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Consulting Arborist Report & **Tree Inventory & Assessment**

Prepared at the request of:

Karlton Castles

For

241 Nevada Street
APN #013-0190-0360

In

City of Roseville, California

Nicole Harrison

International Society of Arboriculture, Certified Arborist #WE-6500AM, TRAQ

September 11, 2018 (Updated April 8, 2019 to correspond with
Preliminary Grading, 03-01-2019 by RFE Engineering)

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Executive Summary

Karlton Castles of DBISBK, LLC. contacted Abacus Consulting Arborists to inventory and evaluate the protected trees and produce an Arborist Report as the end product. The property is parcel 013-192-036-000, located at 1007 Douglas Boulevard in Roseville, California.

Nicole Harrison, ISA Certified Arborist #WE6500AM, and Nicholas McNamara, arborists assistant, of Abacus Consulting Arborists was on site on March 28, 2018; to identify species, take measurements of DBH¹ and canopy, field condition notes, recommended actions, ratings, and locations of the protected trees.

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are five (5) trees off site or property line trees which could be impacted by the development of the site².

<u>Tree Species</u>	<u>Trees on this Site:</u>	<u>Property Line³ and/or Offsite Trees</u>	<u>Protected by City of Roseville Title 19 Chapter 19.66</u>	<u>Trees Proposed for Removal⁴</u>	<u>Protected Trees Proposed for Retention with Impacts⁵</u>	<u>Total Trees to be Retained</u>
Valley Oak, <i>Quercus lobata</i>	6	4	10	5	3	5
Interior Live Oak, <i>Quercus wislizenii</i>	9	2	10	7	3	3
Blue Oak, <i>Quercus douglasii</i>	1	0	1	1	0	0
London Planetree, <i>Plantanus x acerifolia</i>	1	0	0	1	0	0
Privet, <i>Ligustrum sp.</i>	1	0	0	1	0	0
Total	18	6	21	15	6	8

See Chart B – Inventory of Trees for specific information on each tree.

See Chart C – Trees Proposed for Removal or Impact for additional Mitigation information

¹ DBH or 'Diameter at Breast High' is the industry accepted measurement for mature trees. The measurement is taken at 54" off of native grade. See attached 'Tree Size Expressed by Trunk Diameter'.

² Tree locations are approximate. Abacus Consulting Arborists is not responsible for determination of tree location and/or ownership.

³ Trees with any portion of the trunk on the property line are considered to be joint ownership trees between the parcels and require agreement between parcel owners for removal or impact (Stamen, 1997).

⁴ **Current Development Plan by RFE Engineering, Inc. Titled Nevada Street Lofts and dated 4-18-2018.**

⁵ Impacts occur when development activities, including grading or trenching, are within the protected root zone defined for each tree in Chart B. The impact result and/or additional protection measures can be found in the conclusion of this report

Methods

The protected trees (on-site) tagged by **ABACUS** have a numbered tag, placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: **ABACUS**, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.



A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPad. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A Hagl6f Mantax Caliper was used to measure the DBH for trees less than 32" in diameter or less and a steel diameter tape for trees greater than 32".

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Other Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Offsite/Property Line	Indicates if an off-site tree was included in the inventory. Inclusion of off-site trees is conducted when these trees could potentially be impacted by any proposed development. Trees located within 25' of the development boundary are normally included and provided protection recommendations when development is proposed in the area. We are not surveyors and do not guarantee trees listed as on or off the site are correctly indicated.
Protected	Indicates if the tree qualifies as a "protected tree" by the standards of the local jurisdiction.
Species Common Name	The species of a tree is listed by our local common name. Our native oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
Species Botanical Name	Industry accepted botanical name by genus (capitalized) and species (lower case).
DBH	'Diameter Breast High' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if the measurement was taken at another location it is noted here. A Swedish caliper [1] was used to measure the DBH for trees less than 30" in diameter and a steel diameter tape for trees greater than 30"Ø.
Measured Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Often a tree's canopy will be irregular, however, the canopy radius is measured as longest dripline measurement from the center point of the tree as the limbs with the farthest reach.

Notes:

Notes provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed and why (ie. why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

**City of
Roseville Tree
Rating**

Pursuant to Title 19, Chapter 19.66 Tree Preservation of the Roseville Municipal Code as information to be included in the Arborist Report.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection. The scale is as follows:

Chart A – Tree Ratings

<u>Arborist Ratings</u>			<u>Roseville Ratings, 19.66.050 B.1.</u>
No problem(s)	Excellent	5	Excellent
No apparent problem(s)	Good	4	Good
Minor problem(s)	Fair	3	Fair to Good
Minor problem(s)		2 or 3	Fair
Major problem(s)	Poor	2	Fair to Poor
Extreme problem(s)	Hazardous	1	Poor
Dead	Dead	0	Dead

Ratings Description

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Development Impact Indicates if the tree is planned for removal or preservation, and if preserved, the relative impact of the proposed development according to the development plans. The scale is as follows:

Impact Terms

Impact Description

Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone (see Glossary) are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Impact Notes

Development Restrictions

The proposed impact to the tree based on the current development plan
Arborist preservation recommendations to support long-term health of the tree during the development process often in the form of restrictions.

Chart B – Inventory of Trees

Blue indicates tree is off site or on the property line. Note: Actual tree locations are to be determined by others. We are not surveyors. Abacus takes no responsibility for determination of tree ownership.

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	Debris at base, codominant leader at 10', seam ground to 4', north stem included bark and narrow attachment angle @ 15' in main stem	3 Fair - Minor Problems	Fair	Remove
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	Poor structure, bows @ 2-6', S limb stubbed	1 Extreme Structure or Health Problems	Poor	Remove
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	Fenceline, retaining wall cracking at base, codominant leader at 6' into 3 stems, imbedded fence wire, good leaf surface	3 Fair - Minor Problems	Fair to Good	Remove
673	No		London Planetree	Platanus x acerifolia	20	25	Sparse canopy, powdery mildew, stubs to east	3 Fair - Minor Problems	Fair to Good	Remove
681	Yes	Street Tree?	Valley Oak	Quercus lobata	10, 11, 9	20	Co-dominant leader at 1' into 3 stems, 9" stem bows to west, 11 is upright 10 has dogleg to east, abnormal trunk shape, epicormic growth, topped - under high voltage, retaining wall is cracking at 1' to south	2 Major Structure or Health Problems	Fair	Remove
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	CDL at 1 foot, both systems lean, chainsaw chatter at 3 feet on W stem, suppressed poor crown ratio	2 Major Structure or Health Problems	Fair to Poor	Remove
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	Codominant leader at 2', abnormal flare at ground with imbedded post/pipe (?), debris at crotch, co-dominant leader in both stems at 5-6', included bark, north stem is dominant, north stem has old pruning cuts with callous and borers, south stem has prostrate limb at 6-8' to south and 15' to west	3 Fair - Minor Problems	Fair	Remove
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	Codominant leader at 5' included bark, understory, bows to west	2 Major Structure or Health Problems	Fair to Poor	Remove
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	Understory, poor structure, bows to south at 8', abnormal flare at base	2 Major Structure or Health Problems	Fair to Poor	Remove

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6258	Yes		Valley Oak	Quercus lobata	19	25	Narrow angle attachment at 6', main stem has a slight lean to west, sparse canopy	3 Fair - Minor Problems	Fair to Good	Remove
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	Codominant leader at 8', included bark, crossing limbs @ 12', poor structure	3 Fair - Minor Problems	Fair	Remove
6260	No		Glossy Privet	Ligustrum sp.	7, 7, 7	15	Poor structure, crossing limbs, poor species	2 Major Structure or Health Problems	Fair	Remove
6261	Yes		Interior Live Oak	Quercus wislizenii	9	15	Lean to south with correction	3 Fair - Minor Problems	Fair to Good	Impacted
6262	Yes		Valley Oak	Quercus lobata	8	17	Dogleg to east at 10', sparse canopy	2 Major Structure or Health Problems	Fair	Remove
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	Codominant leader at 6" with two 5" stems, main stem has a seam 6" to 4", good canopy; 5" stems are both suppressed and bow to west north west	4 Good - No Apparent Problems	Good	Remove
6264	Yes		Interior Live Oak	Quercus wislizenii	15	32	Advanced decay pocket at 2' to south with callous, suppressed, bows to south west - not correctible	2 Major Structure or Health Problems	Fair	Impacted
6265	Yes		Valley Oak	Quercus lobata	33	35	Co-dominant leader at 8', included bark, north east stem in contact with fence, large dead and decaying stub in crotch, bows to east, over-weight limb to east	3 Fair - Minor Problems	Fair	Impacted
6266	Yes	Yes	Valley Oak	Quercus lobata	16	24	good flare, upright structure, previously surrounded by bamboo, good leaf surface	4 Good - No Apparent Problems	Good	Impacted
6267	Yes	Yes	Valley Oak	Quercus lobata	13	25	good flair, slight lean from suppression by 6268, good leaf surface	3 Fair - Minor Problems	Fair to Good	Preserve
6268	Yes	Yes	Valley Oak	Quercus lobata	16	20	large codominant leader failure at 10' jagged decaying stub, upper canopy poor structure, fair leaf surface	2 Major Structure or Health Problems	Fair to Poor	Preserve
6269	Yes	Yes	Interior Live Oak	Quercus wislizenii	8	18	2 stems removed at base, remaining stem has poor structure. Potential for basal decay and failure is high	1 Extreme Structure or Health Problems	Poor	Impacted

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6270	Yes	Yes	Valley Oak	Quercus lobata	37, 38	40	Debris at base, codominant leader at 10', narrow angle to base, sparse canopy, large dead wood, over-mature and declining	2 Major Structure or Health Problems	Fair	Impacted
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	Co-dominant leader at 4', included bark to ground, sparse canopy, limb tip dieback	3 Fair - Minor Problems		Remove

Limitations

All of the conclusions in this report are based solely on the observation of conditions on the site which were readily visible. Trees may appear to be healthy and structurally sound but can contain hidden faults which could result in failure.

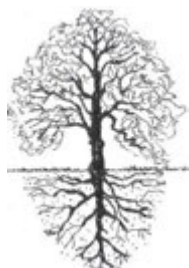
This inventory and all the evaluations were conducted during the dormant season. While we endeavor to evaluate the canopy of each tree based on twig condition, there may be conditions which cannot be detected at this time of the year.

Blackberries, Poison Oak and/or Debris (such as limbs, firewood, garbage, etc) visually inhibit the observation of critical defects at the base of a tree such as decay or evidence of decay agents (mushrooms or conks). They also can hide ground heaving, compacted soil, soil contamination, and many other critical evaluation details. Whenever these conditions exist, the visual assessment was limited and the tree should be reevaluated upon removal of the inhibiting condition.

Discussion

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. Accordingly, tree protection during development involves preserving an area that extends beyond the dripline.



Drawing A
***Common misconception of where
tree roots are assumed to be
located***



Drawing B
The reality of where roots are located

Conclusion

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are six (6) trees off site or on the property line which could be impacted by the development of the site.

Protected Tree Status	Tree Count	Inches ⁶
Trees to Remain on the Site without Impact	0	
Trees Proposed for Removal	15	274
Trees with Impacts Causing Early Demise (6261 & 6264)	2	24
Trees with Impacts to be Determined ⁷ (6265 & 6270)	2	Up to 108

(Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

Projected development impacts are based solely on distance relationships between tree location and grading and/or trenching. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and restrictions can result in a higher chance of survival, while restrictions that are overlooked can result in a dramatically lower chance of survival. **The final impact will be measured at project completion and reported by the project arborist in the 'Final Compliance Letter'.**

General Development Guidelines

- 1 Any recommended chemical treatments shall be performed 30 days prior to onset of grading activities. Project arborist shall require confirmation of treatment.
- 2 No wheeled equipment or pickup trucks shall be allowed on site until exclusionary tree fencing is installed by developer and inspected by the project arborist.
- 3 All of the trees to be removed or pruned shall be chipped onsite to the greatest degree possible. The chips are to be used under the trees that are to remain as mulch in the Protected Root Zone (see 6 below).
- 4 All trees to be removed within the Protected Root Zone of a tree to remain on site shall NOT be removed with equipment, but rather shall be stump ground.
- 5 All of the trees to remain shall have mulch installed in the Protected Root Zone 4 - 6" deep prior to grading and/or grubbing. It is preferred this mulch is from the trees to be removed, however, other mulch may be used but it is required to be arborist type woodchips (4 – 6" deep), but not redwood or cedar bark. Redwood or Cedar bark mulch will not be accepted. If applied, it will be required to be removed and placed on top of the required arborist type mulch.
- 6 All trees to be saved shall have their root zones and trunk(s) protected with exclusionary fencing. Unless otherwise specified by the City or County, a four (4') foot high orange or yellow plastic, high visibility fence shall be installed surrounding the trees' root zone (defined by canopy radius), hereafter referred to as the Protected Root Zone. The fence shall be staked 10'o.c. maximum spacing, with 5' steel "T"

⁶ Inches are DBH for single trunk trees and DBH added together for multi-stem trees

⁷ Trees with Impacts to be determined during construction are assumed to be 'preserved' and often Bonded to ensure every effort is made to manage the site activities to preserve these trees.

- posts, 2" x 2" square or 2"+ Ø wood posts. The Protected Root Zone area shall extend out to the tree's longest dripline radius plus one foot, as a circle. See Arborist Report - Chart B for radius measurement for each individual tree. The fencing shall completely surround the trees' root zone and not be "U" shaped or open at any point. Whenever possible, include as many trees that are to be saved into one fenced exclusionary Protected Root Zone. The fencing shall be maintained and not moved or removed until the final arborist inspection at the completion of construction.
- 7 No material storage, people, portable outhouses, vehicles, or dogs shall be allowed in the Protected Root Zone.
 - 8 Utility-trenching paths are to be placed outside the Protected Root Zone unless previously approved by project Arborist.
 - 9 The cut and fill material excavated from or added to the lot can kill trees by removing too many roots, drying/wetting the soil, or by suffocating the roots with too much soil. If fill material is needed within 20' of the Protected Root Zone, properly designed aeration/ventilation systems made to protect the trees and allow for the fill material can be installed.
 - 10 Limestone gravel shall not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the trees.
 - 11 Lime to assist in soil compaction, if required, shall not be used within 100' of any tree to remain and be preserved.
 - 12 Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the Protected Root Zone. **No**: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc.
 - 13 Irrigation is required once per month for a trees to remain within 30' of any grading activity during the months of May - November, unless 1" of rain has been recorded within the 2 week period. The project arborist is required to inspect the site and specify irrigation requirements once per month during the months of May – November.
 - 14 Irrigation is required as soon as the concrete is poured and footings and stem walls are backfilled. The protected trees within 30' should be watered to the point of soil saturation at a minimum depth of 12".
 - 15 Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.
 - 16 Pruning is to be completed by a qualified ISA Certified Arborist or under the direct supervision of the project arborist. No cutting of live wood over 2"Ø shall be made. All cutting, pruning, trimming, cabling, guying, bracing, and lightning protection systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are A300 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The BMPs are "Best Management Practices", as companion publications to the ANSI Tree Care Standards, printed by the International Society of Arboriculture (copies at: www.isa-arbor.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly. Pruning of branches under 3" in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.
 - 17 Additional recommendations to enhance the likelihood of tree survival may be required or recommended in supplemental inspections by the project arborist.

Chart C – Trees Proposed for Removal

Field Tag #	Protected by 19.66	Offsite/Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	3 Fair - Minor Problems	Fair	Remove	23	1
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	1 Extreme Structure or Health Problems	Poor	Remove	9	2
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	3 Fair - Minor Problems	Fair to Good	Remove	13	3
673	No		London Planetree	Platanus x acerifolia	20	25	3 Fair - Minor Problems	Fair to Good	Remove	0 – Unprotected Species	4
681	Yes		Valley Oak	Quercus lobata	10, 11, 9	20	2 Major Structure or Health Problems	Fair	Remove	30	5
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	2 Major Structure or Health Problems	Fair to Poor	Remove	13	6
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	3 Fair - Minor Problems	Fair	Remove	48	7
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	2 Major Structure or Health Problems	Fair to Poor	Remove	11	8
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	2 Major Structure or Health Problems	Fair to Poor	Remove	16	9

Field Tag #	Protected by 19.66	Offsite/ Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
6258	Yes		Valley Oak	Quercus lobata	19	25	3 Fair - Minor Problems	Fair to Good	Remove	19	10
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	3 Fair - Minor Problems	Fair	Remove	13	11
6260	No		Privet sp.	Ligustrum sp.	7, 7, 7	15	2 Major Structure or Health Problems	Fair	Remove	0 – Species not Protected	12
6262	Yes		Valley Oak	Quercus lobata	8	17	2 Major Structure or Health Problems	Fair	Remove	8	13
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	4 Good - No Apparent Problems	Good	Remove	31	14
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	3 Fair - Minor Problems	Fair to Good	Remove	40	15
Total										274	15

Chart C – Impacted Trees and Development Restrictions

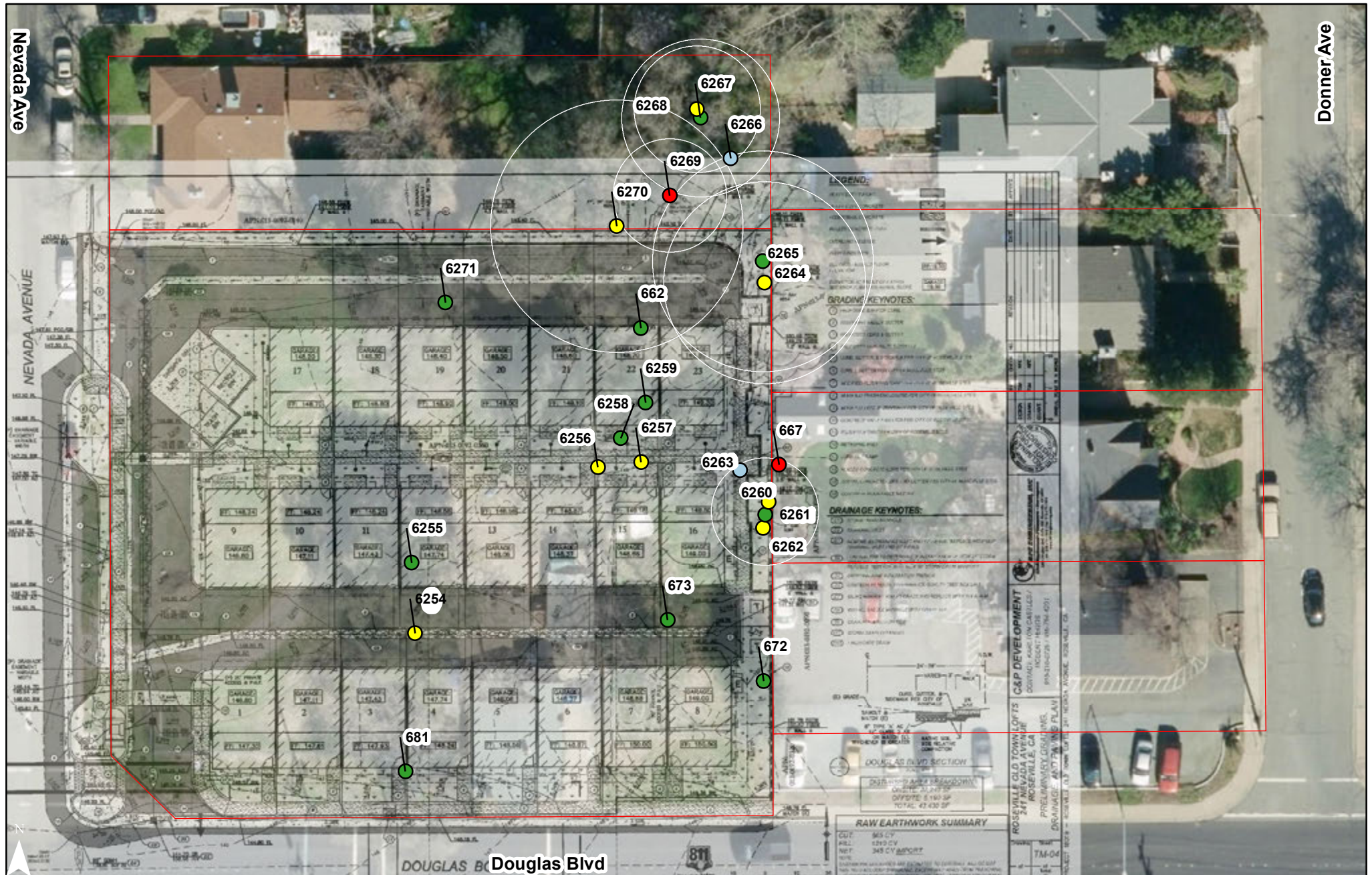
Field Tag #	Protected by 19.66	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Mitigation Inches	Impact Term	Special Preservation Requirements
6261	Yes	Interior Live Oak	Quercus wislizenii	9	15	3 Fair - Minor Problems	Fair to Good	9	Critical to Severe	Consider geotextile fabric under fill for 10', min requirement is 5'. Project arborist to be onsite during utility placement and trenching.
6264	Yes	Interior Live Oak	Quercus wislizenii	15	32	2 Major Structure or Health Problems	Fair	15	Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west and south. All activities inside fencing shall be

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanical Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										under the direct supervision of the project arborist, including grading and digging for retaining wall for transformer pad. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6265	Yes	Valley Oak	Quercus lobata	33	35	3 Fair - Minor Problems	Fair to Poor	TBD (33)	Moderate to Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance pruning. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6266	Yes	Valley Oak	Quercus lobata	16	24	4 Good - No Apparent Problems	Good	0	Minor	Follow all general recommendations. Protective fencing and recommendations for surrounding trees will provide adequate protection.
6269	Yes	Interior Live Oak	Quercus wislizenii	8	18	1 Extreme Structure or Health Problems	Poor	0	Moderate	Tree is structurally poor. Impacts will not significantly change the life span of the tree. No protection is required.
6270	Yes	Valley Oak	Quercus lobata	37, 38	40	2 Major Structure or Health Problems	Fair	TBD (75)	Moderate	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. All grading within 50' shall be evaluated by project arborist after retaining wall evaluation. Trenching for retaining wall and root evaluation shall occur prior to grading. Geotextile fabric may be required to be placed under fill at discretion of project arborist. Install protective fencing at 50' from base of tree. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanica l Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										pruning. Utility and or storm drain trenches may require boring and/or hand digging within the 50' protected zone. Tree shall be pruned prior to grading under project arborist supervision for clearance and risk reduction. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

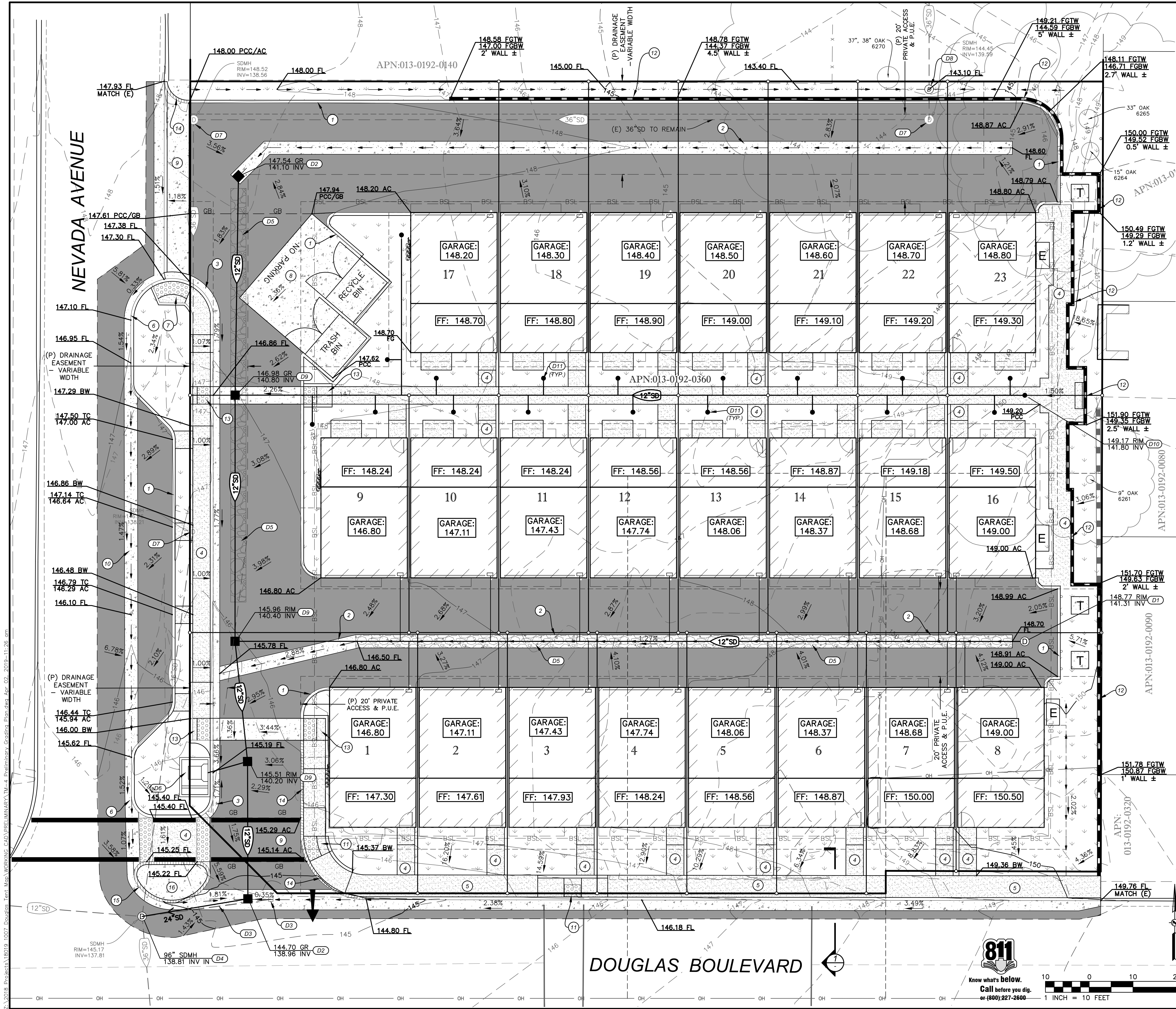
Field Tag #	Protected by 19.66	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Mitigation Inches	Impact Term	Encroachment percentage and notes	Encroachment percentage and notes - updated, 04-10-19
6261	Yes	Interior Live Oak	Quercus wislizenii	9	15	3 Fair - Minor Problems	Fair to Good	9	Critical to Severe	Assumed impact at 5' - % Based on Canopy = 29; Based on Industry standard protection = 17	New retaining wall 5' W, height TBD < 1' per Tony. More than adequate protection N-S. % based on canopy = 29
6264	Yes	Interior Live Oak	Quercus wislizenii	15	32	2 Major Structure or Health Problems	Fair	15	Critical	Assumed impact at 3' - % Based on Canopy = 45; Based on Industry standard protection = 37 NOTE: Existing slope will provide some additional protection. installation of geo textile above minimum compaction will result in impacts at 10' - 11%	Retaining walls at <5' W and S. S wall noted at .5' which should be insignificant except for coverage. Total impacts 47%. Installation of geo textile above minimum compaction in transformer pad area and under paving within 20' of tree will result in impact < 15%
6265	Yes	Valley Oak	Quercus lobata	33	35	3 Fair - Minor Problems	Fair to Poor	TBD (33)	Moderate to Critical	Assumed impact at 5' - % Based on Canopy = 41; Based on Industry standard protection = 40 NOTE: Existing slope will provide some additional protection, installation of geo textile above minimum compaction will result in impacts at 20' - 22%	Same
6266	Yes	Valley Oak	Quercus lobata	16	24	4 Good - No Apparent Problems	Good	0	Minor	Assumed impact at 25' - % Based on Canopy = 0; Based on Industry standard protection = 0	Same

6269	Yes	Interior Live Oak	Quercus wislizenii	8	18	1 Extreme Structure or Health Problems	Poor	0	Moderate	Assumed impact at 10' to new drive - % Based on Canopy = 16; Based on Industry standard protection = 0	Same
6270	Yes	Valley Oak	Quercus lobata	37, 38 [53]	40	2 Major Structure or Health Problems	Fair	TBD (75)	Moderate	Assumed impact at 5' - % Based on Canopy = 42; Based on Industry standard protection = 44%. NOTE: With application of geo fabric and minimum compaction under, impacts are moved to utility location. If utilities are bored (instead of trenched), impact is moved to far side of access road at ±25' resulting in impacts of 20%	New retaining wall footing to be less than 1' deep into existing grade. 36" storm drain is existing and to remain without improvements. New impact is from proposed 12" Storm Drain at ±15' and cover. Impact = 26%



Please refer to the Arborist Report for additional information.
Tree locations are approximate.

Z:\2018 Projects\18019_1007 Douglas Blvd. Preliminary Grading Plan.dwg Apr. 02, 2019-11:26 am



LEGEND:

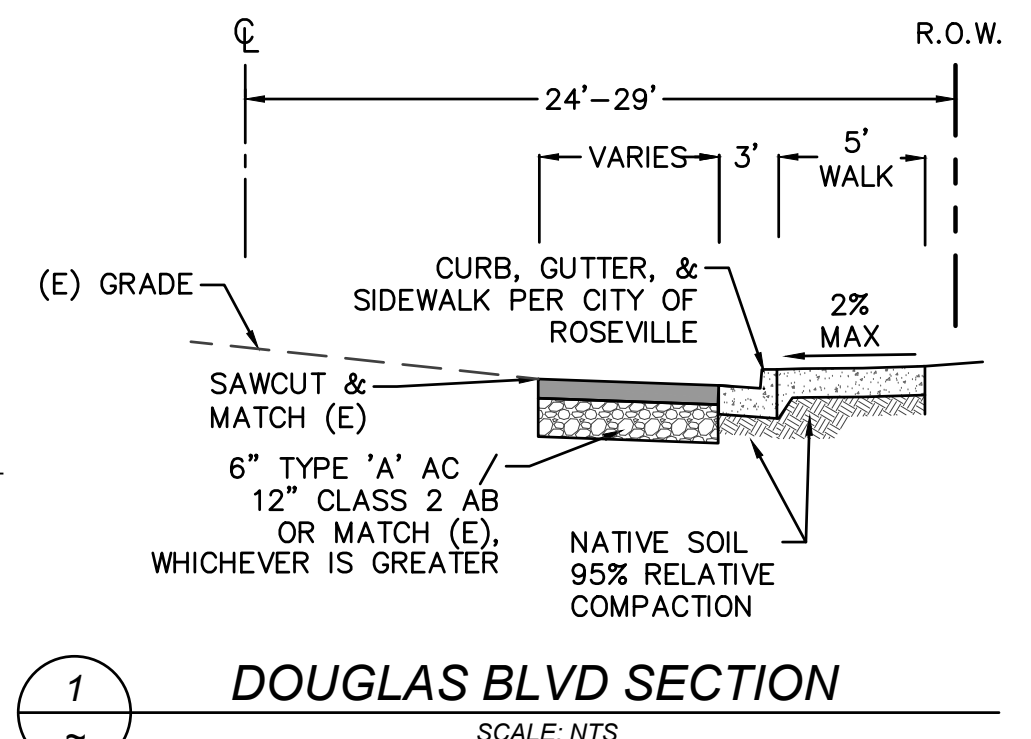
- HEAVY DUTY PAVING
- HEAVY DUTY CONCRETE
- PEDESTRIAN CONCRETE
- ROLLED CONCRETE CURB
- OVERLAND RELEASE
- FLOW DIRECTION
- BUILDING FINISHED FLOOR ELEVATION
- ELEVATION AT FRONT OF GARAGE SEE ARCH PLANS FOR GRADE SLOPE

GRADING KEYNOTES:

- 1 PROPOSED BARRIER CURB
- 2 PROPOSED VALLEY GUTTER
- 3 PROPOSED CURB & GUTTER
- 4 PROPOSED CONCRETE SIDEWALK
- 5 CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
- 6 CURB & GUTTER PER CITY OF ROSEVILLE STDs
- 7 MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- 8 MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
- 9 MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
- 10 CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
- 11 FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- 12 RETAINING WALL
- 13 CURB CUT RAMP
- 14 ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
- 15 ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
- 16 CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- D1 STORM DRAIN MANHOLE
- D2 DRAINAGE INLET
- D3 REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- D4 CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- D5 UNDERGROUND INFILTRATION TRENCH
- D6 CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- D7 BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- D8 INSTALL SADDLE MANHOLE WITH GRATE TOP
- D9 DRAINAGE JUNCTION BOX
- D10 STORM DRAIN CLEANOUT
- D11 LANDSCAPE DRAIN



DISTURBED AREA BREAKDOWN	
ONSITE:	37,240 SF
OFFSITE:	6,190 SF
TOTAL:	43,430 SF

RAW EARTHWORK SUMMARY

CUT:	865 CY
FILL:	1210 CY
NET:	345 CY IMPORT
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING, EXCAVATION FOR DETENTION BASIN, AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	

APPROVED
BY
DATE

REVISION

CHECK NO.

BY

DESIGN

TSM

DRAWN

QUANT.

ORIGINAL SCALE IS IN INCHES

1

2

0

NOT FOR CONSTRUCTION

RFE ENGINEERING, INC.

CONTACT: KARLTON CASTLES / ROBERT PEGOS

916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS

241 NEVADA AVENUE

ROSEVILLE, CA

PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN

Drawing

Sheet

of

of Total

9

TM-04

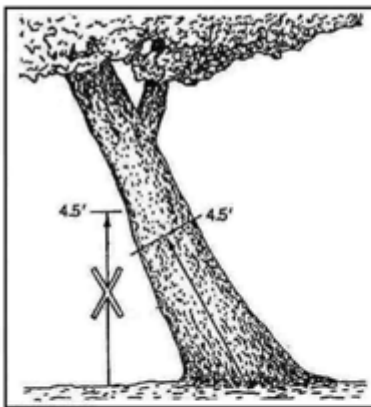
04-02-2019

Tree Size Expressed by Trunk Diameter

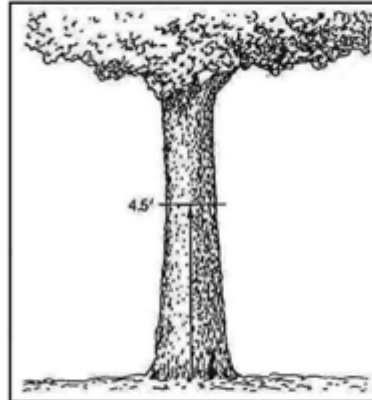
Tree SIZE Expressed by Trunk Diameter

"The height at which the trunk diameter of a tree is measured depends upon its size. The American Standard for Nursery Stock (ANSI, 1990) state that measurements shall be taken 6 inches (15 cm) above the ground for trunk diameters up to and including 4 inches (10 cm). Larger trees (assumed, but not stated, to be of transplantable size) are to be measured at 12 inches (30 cm). Trees normally considered too large to transplant are to be measured 4.5 feet [4'-6" is also called diameter breast high or dbh] (1.4 m) above the ground. Trees, like conifers, which have branches below 4.5 feet should be measured at a height that most effectively represents the size of the tree." The diameter is calculated by first measuring the circumference divided by 3.14 (π called pi) or by using a "diameter tape" whereon the inches are multiplied by π and shown to produce the diameter directly.

This is the dbh standard for measurement as shown in figure 4-2.



Figures 4-3 (top) and 4-4 (bottom). In each case, the trunk circumference should be measured at right angles to the trunk 4.5 feet (1.4 m) along the center of the trunk axis so the height is the average of the shortest and longest sides of the trunk.



Figures 4-2. Trees with fairly straight, upright trunks with the lowest branch arising on the trunk higher than 6 feet (1.8 m) above the ground should be measured at 4.5 feet (1.4 m).

There are some exceptions to the dbh standard as shown in the figures 4-3, 4-4, 4-5 & 4-6.

Figure 4-6. In a multi-stem tree, measure the trunk circumference of each trunk at 4.5 feet (1.4 m) above the ground. The area of each trunk is determined and then added together to obtain a trunk area that is representative of the size of the tree and each of the stems contribute its proportionate share to the canopy.

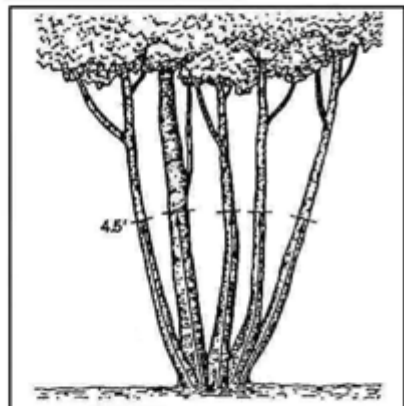
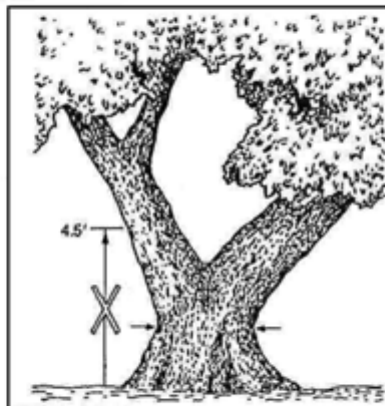
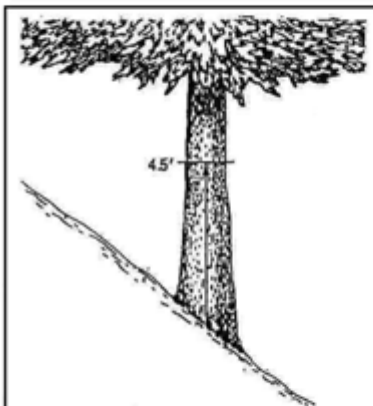


Figure 4-5. When low branches preclude measuring the trunk at 4.5 feet (1.4 m) measure the smallest circumference below the smallest branch. In this example, an alternative would be to determine the sum of the cross-sectional areas of the two stems measured about 12 inches (30 cm) above the crotch; then average the sum of the two branch areas and the smallest cross-sectional area below the branches. This may give a better estimate of tree size. Record the height of measurement(s) and the reasons the height or those heights were chosen.

ABACUS

"Where Every Detail Counts"



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Auburn, CA 95603

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www.abacus-tree.com

This information is taken from: *Guide for Planting Appraisal*, English Edition, authored by the Council of Tree & Landscape Appraisers, edited, published & copyrighted by the International Society of Arboriculture, representing: American Association of Nurserymen, American Society of Consulting Arborist, Associated Landscape Contractors of America, International Society of Arboriculture and the National Arborist Association.

Tree SIZE Expressed by Trunk Diameter

Scale: NTS

Drawing: TSE

ABACUS

CONSULTING ARBORISTS



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Auburn, CA 95604

www.abacus-tree.com

(530) 305-0165

Nicole.Abacus@gmail.com

Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist WE-6500AM*, with “**ABACUS**”, did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) Our report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: _____

A handwritten signature in blue ink, appearing to be 'N.H.', written over a horizontal line.

Roseville Old Town Lofts - Placer-Sacramento County, Annual

Roseville Old Town Lofts

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	23.00	Dwelling Unit	0.89	44,905.00	66

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2021
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	793.8	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Start of construction and operational year is estimated.

Land Use - Lot acreage is based on actual lot size of project site.

Square feet is based on total square footage of units.

Grading - Total acres graded based on proposed grading plan.

Demolition - Demolition of existing single-family residence and garage.

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Roseville Old Town Lofts - Placer-Sacramento County, Annual

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	0.00	0.89
tblLandUse	LandUseSquareFeet	41,400.00	44,905.00
tblLandUse	LotAcreage	7.47	0.89

2.0 Emissions Summary

Roseville Old Town Lofts - Placer-Sacramento County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0432	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4060	49.4060	0.0135	0.0000	49.7436
2020	0.2954	0.1408	0.1230	2.0000e-004	1.3800e-003	8.0800e-003	9.4600e-003	3.7000e-004	7.4600e-003	7.8300e-003	0.0000	17.7559	17.7559	5.0000e-003	0.0000	17.8809
Maximum	0.2954	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4060	49.4060	0.0135	0.0000	49.7436

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0432	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4059	49.4059	0.0135	0.0000	49.7435
2020	0.2954	0.1408	0.1230	2.0000e-004	1.3800e-003	8.0800e-003	9.4600e-003	3.7000e-004	7.4600e-003	7.8300e-003	0.0000	17.7559	17.7559	5.0000e-003	0.0000	17.8809
Maximum	0.2954	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4059	49.4059	0.0135	0.0000	49.7435

[illegible]

Roseville Old Town Lofts - Placer-Sacramento County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2019	11-30-2019	0.3521	0.3521
2	12-1-2019	2-29-2020	0.5577	0.5577
		Highest	0.5577	0.5577

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125
Energy	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	101.6351	101.6351	3.1600e-003	1.1100e-003	102.0449
Mobile	0.0702	0.4999	0.8255	3.1300e-003	0.2314	2.7800e-003	0.2342	0.0623	2.6200e-003	0.0649	0.0000	288.0118	288.0118	0.0113	0.0000	288.2946
Waste						0.0000	0.0000		0.0000	0.0000	4.8231	0.0000	4.8231	0.2850	0.0000	11.9489
Water						0.0000	0.0000		0.0000	0.0000	0.4754	4.1102	4.5856	0.0490	1.1800e-003	6.1629
Total	1.7252	0.5574	2.7897	6.5400e-003	0.2314	0.2557	0.4871	0.0623	0.2556	0.3178	29.0565	403.9998	433.0563	0.3707	4.1600e-003	443.5639

Roseville Old Town Lofts - Placer-Sacramento County, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125
Energy	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	101.6351	101.6351	3.1600e-003	1.1100e-003	102.0449
Mobile	0.0655	0.4569	0.7201	2.6500e-003	0.1922	2.3700e-003	0.1945	0.0517	2.2300e-003	0.0539	0.0000	244.2395	244.2395	0.0103	0.0000	244.4962
Waste						0.0000	0.0000		0.0000	0.0000	4.8231	0.0000	4.8231	0.2850	0.0000	11.9489
Water						0.0000	0.0000		0.0000	0.0000	0.4754	4.1102	4.5856	0.0490	1.1800e-003	6.1629
Total	1.7205	0.5145	2.6843	6.0600e-003	0.1922	0.2553	0.4475	0.0517	0.2552	0.3069	29.0565	360.2276	389.2841	0.3696	4.1600e-003	399.7655

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.28	7.71	3.78	7.34	16.95	0.16	8.14	16.95	0.15	3.44	0.00	10.83	10.11	0.28	0.00	9.87

3.0 Construction Detail**Construction Phase**

Roseville Old Town Lofts - Placer-Sacramento County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2019	9/13/2019	5	10	
2	Site Preparation	Site Preparation	9/14/2019	9/16/2019	5	1	
3	Grading	Grading	9/17/2019	9/18/2019	5	2	
4	Building Construction	Building Construction	9/19/2019	2/5/2020	5	100	
5	Paving	Paving	2/6/2020	2/12/2020	5	5	
6	Architectural Coating	Architectural Coating	2/13/2020	2/19/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.89

Acres of Paving: 0

Residential Indoor: 90,933; Residential Outdoor: 30,311; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

Roseville Old Town Lofts - Placer-Sacramento County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	6.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	8.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Roseville Old Town Lofts - Placer-Sacramento County, Annual

3.1 Mitigation Measures Construction**3.2 Demolition - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.4000e-004	0.0000	6.4000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7700e-003	0.0430	0.0385	6.0000e-005		2.6900e-003	2.6900e-003		2.5600e-003	2.5600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852
Total	4.7700e-003	0.0430	0.0385	6.0000e-005	6.4000e-004	2.6900e-003	3.3300e-003	1.0000e-004	2.5600e-003	2.6600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852

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3.2 Demolition - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	9.0000e-004	1.5000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.2360	0.2360	1.0000e-005	0.0000	0.2362
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4500e-003	0.0000	3.9000e-004	0.0000	4.0000e-004	1.0000e-004	0.0000	1.1000e-004	0.0000	0.3501	0.3501	1.0000e-005	0.0000	0.3503
Total	2.2000e-004	1.0400e-003	1.6000e-003	0.0000	4.4000e-004	0.0000	4.5000e-004	1.1000e-004	0.0000	1.3000e-004	0.0000	0.5861	0.5861	2.0000e-005	0.0000	0.5865

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.4000e-004	0.0000	6.4000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7700e-003	0.0430	0.0385	6.0000e-005		2.6900e-003	2.6900e-003		2.5600e-003	2.5600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852
Total	4.7700e-003	0.0430	0.0385	6.0000e-005	6.4000e-004	2.6900e-003	3.3300e-003	1.0000e-004	2.5600e-003	2.6600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852

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3.2 Demolition - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	9.0000e-004	1.5000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.2360	0.2360	1.0000e-005	0.0000	0.2362
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4500e-003	0.0000	3.9000e-004	0.0000	4.0000e-004	1.0000e-004	0.0000	1.1000e-004	0.0000	0.3501	0.3501	1.0000e-005	0.0000	0.3503
Total	2.2000e-004	1.0400e-003	1.6000e-003	0.0000	4.4000e-004	0.0000	4.5000e-004	1.1000e-004	0.0000	1.3000e-004	0.0000	0.5861	0.5861	2.0000e-005	0.0000	0.5865

3.3 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000		1.8000e-004	1.8000e-004		1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
Total	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	2.7000e-004	1.8000e-004	4.5000e-004	3.0000e-005	1.7000e-004	2.0000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413

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3.3 Site Preparation - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175
Total	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000		1.8000e-004	1.8000e-004		1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
Total	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	2.7000e-004	1.8000e-004	4.5000e-004	3.0000e-005	1.7000e-004	2.0000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413

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3.3 Site Preparation - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175
Total	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175

3.4 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2200e-003	0.0000	1.2200e-003	4.6000e-004	0.0000	4.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570
Total	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	1.2200e-003	5.4000e-004	1.7600e-003	4.6000e-004	5.1000e-004	9.7000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570

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3.4 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701
Total	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2200e-003	0.0000	1.2200e-003	4.6000e-004	0.0000	4.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570
Total	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	1.2200e-003	5.4000e-004	1.7600e-003	4.6000e-004	5.1000e-004	9.7000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570

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3.4 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701
Total	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701

3.5 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8512	37.8512	0.0120	0.0000	38.1506
Total	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8512	37.8512	0.0120	0.0000	38.1506

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3.5 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	9.5300e-003	1.9700e-003	2.0000e-005	4.8000e-004	6.0000e-005	5.4000e-004	1.4000e-004	6.0000e-005	2.0000e-004	0.0000	2.0588	2.0588	1.1000e-004	0.0000	2.0615
Worker	1.1200e-003	8.1000e-004	8.5800e-003	2.0000e-005	2.3200e-003	2.0000e-005	2.3400e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	2.0725	2.0725	6.0000e-005	0.0000	2.0739
Total	1.4500e-003	0.0103	0.0106	4.0000e-005	2.8000e-003	8.0000e-005	2.8800e-003	7.6000e-004	7.0000e-005	8.3000e-004	0.0000	4.1313	4.1313	1.7000e-004	0.0000	4.1354

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8511	37.8511	0.0120	0.0000	38.1505
Total	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8511	37.8511	0.0120	0.0000	38.1505

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3.5 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	9.5300e-003	1.9700e-003	2.0000e-005	4.8000e-004	6.0000e-005	5.4000e-004	1.4000e-004	6.0000e-005	2.0000e-004	0.0000	2.0588	2.0588	1.1000e-004	0.0000	2.0615
Worker	1.1200e-003	8.1000e-004	8.5800e-003	2.0000e-005	2.3200e-003	2.0000e-005	2.3400e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	2.0725	2.0725	6.0000e-005	0.0000	2.0739
Total	1.4500e-003	0.0103	0.0106	4.0000e-005	2.8000e-003	8.0000e-005	2.8800e-003	7.6000e-004	7.0000e-005	8.3000e-004	0.0000	4.1313	4.1313	1.7000e-004	0.0000	4.1354

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130
Total	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0000e-004	3.0900e-003	6.1000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.7177	0.7177	4.0000e-005	0.0000	0.7186
Worker	3.6000e-004	2.5000e-004	2.7000e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.2000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7049	0.7049	2.0000e-005	0.0000	0.7053
Total	4.6000e-004	3.3400e-003	3.3100e-003	2.0000e-005	9.9000e-004	2.0000e-005	1.0000e-003	2.7000e-004	2.0000e-005	2.8000e-004	0.0000	1.4226	1.4226	6.0000e-005	0.0000	1.4239

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130
Total	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0000e-004	3.0900e-003	6.1000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.7177	0.7177	4.0000e-005	0.0000	0.7186
Worker	3.6000e-004	2.5000e-004	2.7000e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.2000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7049	0.7049	2.0000e-005	0.0000	0.7053
Total	4.6000e-004	3.3400e-003	3.3100e-003	2.0000e-005	9.9000e-004	2.0000e-005	1.0000e-003	2.7000e-004	2.0000e-005	2.8000e-004	0.0000	1.4226	1.4226	6.0000e-005	0.0000	1.4239

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653

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3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
Total	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653

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3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
Total	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2810					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	0.2816	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396

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3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339
Total	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2810					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	0.2816	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396

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3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339
Total	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Increase Density

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0655	0.4569	0.7201	2.6500e-003	0.1922	2.3700e-003	0.1945	0.0517	2.2300e-003	0.0539	0.0000	244.2395	244.2395	0.0103	0.0000	244.4962
Unmitigated	0.0702	0.4999	0.8255	3.1300e-003	0.2314	2.7800e-003	0.2342	0.0623	2.6200e-003	0.0649	0.0000	288.0118	288.0118	0.0113	0.0000	288.2946

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	218.96	227.93	198.26	622,420	516,936
Total	218.96	227.93	198.26	622,420	516,936

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	42.60	21.00	36.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	69.9265	69.9265	2.5500e-003	5.3000e-004	70.1478
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	69.9265	69.9265	2.5500e-003	5.3000e-004	70.1478
NaturalGas Mitigated	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971
NaturalGas Unmitigated	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	594198	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971
Total		3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	594198	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971
Total		3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	194207	69.9265	2.5500e-003	5.3000e-004	70.1478
Total		69.9265	2.5500e-003	5.3000e-004	70.1478

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	194207	69.9265	2.5500e-003	5.3000e-004	70.1478
Total		69.9265	2.5500e-003	5.3000e-004	70.1478

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125
Unmitigated	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0281					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1754					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4432	0.0282	1.7814	3.2300e-003		0.2498	0.2498		0.2498	0.2498	23.7580	9.9638	33.7218	0.0219	1.8700e-003	34.8268
Landscaping	5.1900e-003	1.9800e-003	0.1712	1.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	0.2790	0.2790	2.7000e-004	0.0000	0.2857
Total	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0281					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1754					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4432	0.0282	1.7814	3.2300e-003		0.2498	0.2498		0.2498	0.2498	23.7580	9.9638	33.7218	0.0219	1.8700e-003	34.8268
Landscaping	5.1900e-003	1.9800e-003	0.1712	1.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	0.2790	0.2790	2.7000e-004	0.0000	0.2857
Total	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.5856	0.0490	1.1800e-003	6.1629
Unmitigated	4.5856	0.0490	1.1800e-003	6.1629

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	1.49854 / 0.944733	4.5856	0.0490	1.1800e-003	6.1629
Total		4.5856	0.0490	1.1800e-003	6.1629

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	1.49854 / 0.944733	4.5856	0.0490	1.1800e-003	6.1629
Total		4.5856	0.0490	1.1800e-003	6.1629

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.8231	0.2850	0.0000	11.9489
Unmitigated	4.8231	0.2850	0.0000	11.9489

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	23.76	4.8231	0.2850	0.0000	11.9489
Total		4.8231	0.2850	0.0000	11.9489

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	23.76	4.8231	0.2850	0.0000	11.9489
Total		4.8231	0.2850	0.0000	11.9489

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 246 – Roseville Old Town Lofts, File #PL18-0178
Project Location:	241 Nevada Avenue, Roseville, Placer County, CA; APN: 013-192-036-000
Project Description:	The project consists of the construction of 23 attached single-family dwellings. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Rezone to add a special area (SA) overlay to the existing Attached Housing (R3) zone to modify the development standards, a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Phil Harvey, Kuchman Architects
Property Owner:	Robert Pegos
Lead Agency Contact Person:	Kinarik Shallow, Assistant Planner, (916) 746-1309

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM BIO-1 Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall's woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required. If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Nesting bird surveys	
CUL-1: Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	Project Applicant/Contractor/Qualified Archaeologist	During Construction	City of Roseville Planning and Public Works, and County Coroner		

**DEVELOPMENT SERVICES DEPARTMENT**

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

MITIGATION VERIFICATION SUBMITTAL COVER SHEET**Project Title/Planning File #** INFILL PCL 246 – Roseville Old Town Lofts, File #PL18-0178**Project Address** 241 Nevada Avenue**Property Owner** Robert Pegos**Planning Division Contact** Kinarik Shallow, Assistant Planner, Phone (916) 746-1309**SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL**

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

- ☐ Table of Applicable Mitigation Measures
- ☐ Mitigation Verification Form(s)
- ☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

Signature and Date_____
Print Name_____
Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

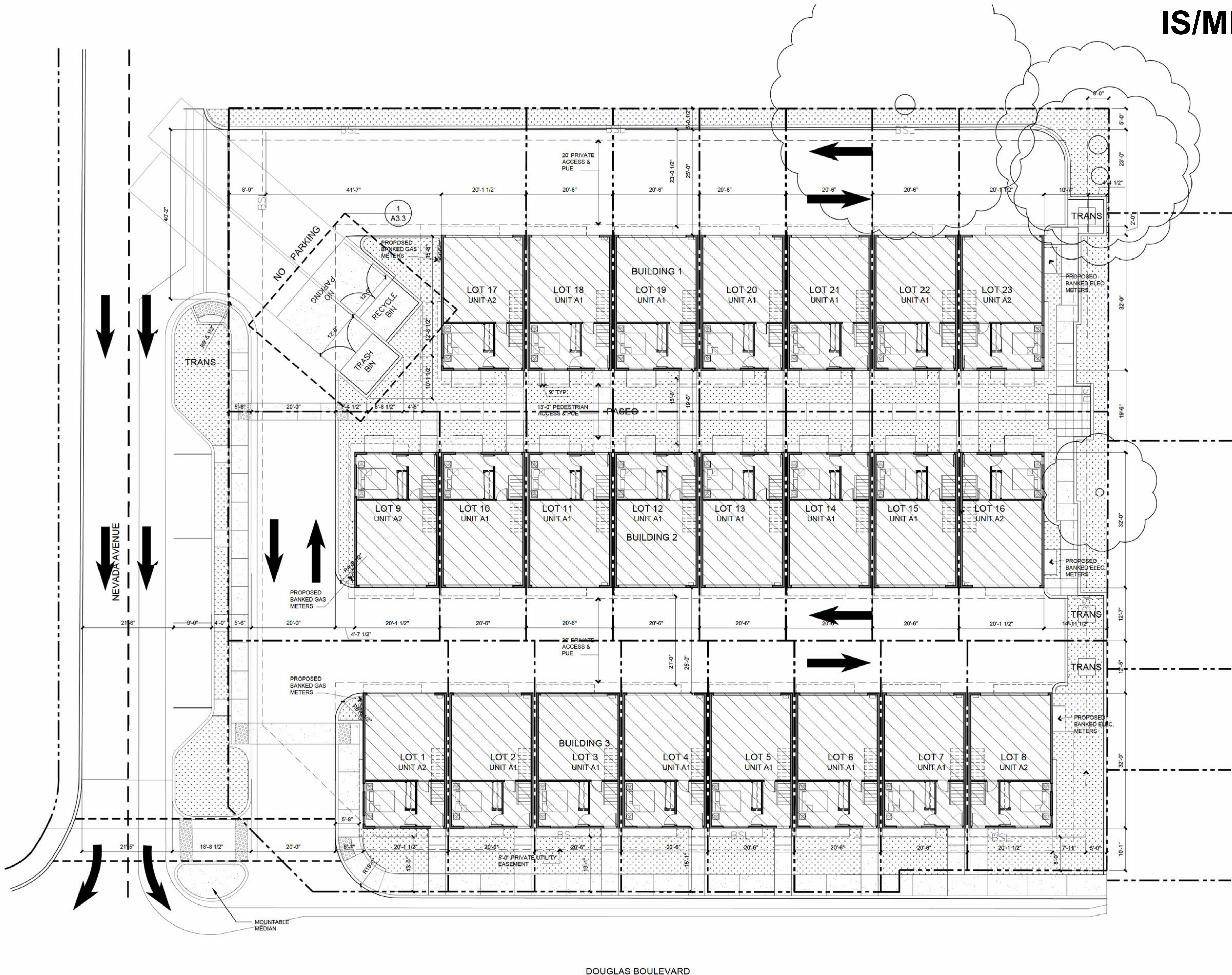
Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE **MITIGATION VERIFICATION FORM**

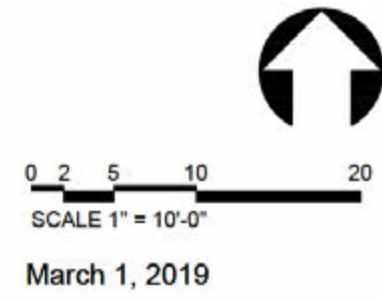
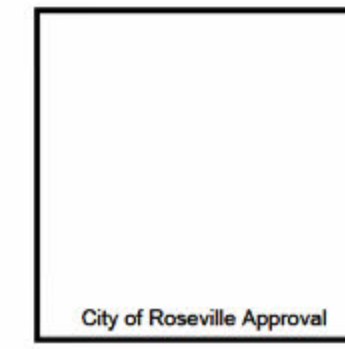
Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.



03/01/19	3	CYCLE 4 - SUBMITTAL	GK
11/19/18	2	CYCLE 3 - SUBMITTAL	GK
08/16/18	1	CYCLE 2 - SUBMITTAL	GK



C&P
DEVELOPMENT
L.L.C.

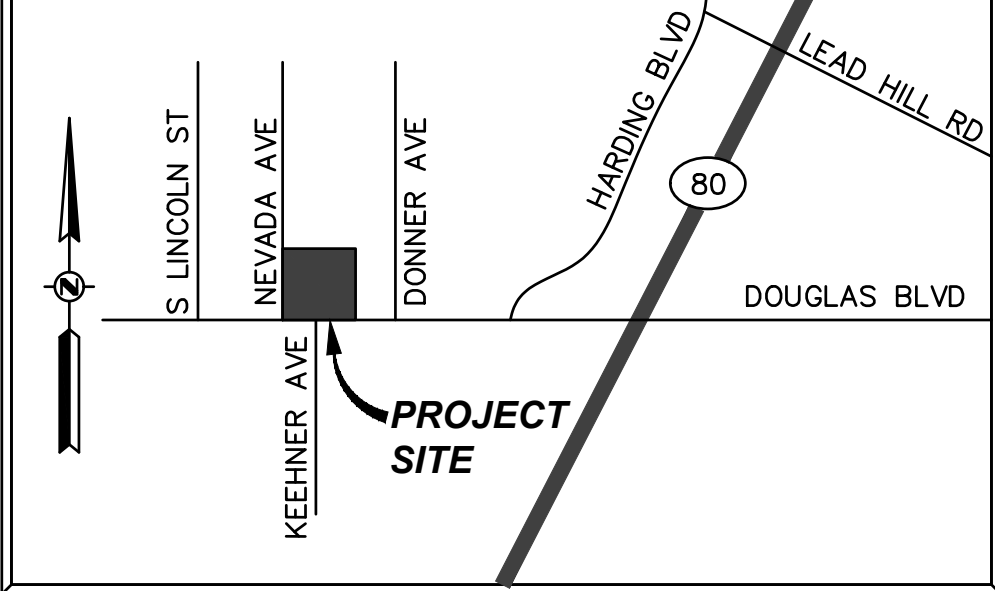
Roseville Old Town Lofts

Roseville, California

SITE PLAN

TENTATIVE SUBDIVISION MAP FOR:
ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA 95678
APN: 013-192-036-000

IS/MND EXHIBIT B



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

CIVIL	
TM-01	TENTATIVE SUBDIVISION MAP
TM-02	PRELIMINARY LOT LAYOUT PLAN
TM-03	EXISTING CONDITIONS AND TREE PRESERVATION PLAN
TM-04	PRELIMINARY GRADING, DRAINAGE & PAVING PLAN
TM-05	PRELIMINARY CROSS SECTIONS
TM-06	PRELIMINARY UTILITY PLAN
TM-07	PRELIMINARY POST CONSTRUCTION SWQCP
TM-08	FIRE FLOW EXHIBIT
TM-09	FIRE TRUCK TURNING RADII PLAN

PROPERTY OWNER / DEVELOPER:

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

TOPOGRAPHIC SURVEY:

SURVEY BY RFE ENGINEERING, INC.
DATED: 08-20-2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EAST RIGHT OF WAY LINE OF NEVADA AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 19, THE BEARING OF WHICH IS N 00°02'33" E AND WAS ESTABLISHED FROM RECORD MONUMENTS FOUND THEREON.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK NO. 83, WHICH IS A 3 1/2" BRASS DISC STAMPED "SEPT 97 LS 4519" LOCATED IN THE NORTHEAST CORNER OF THE DOUGLAS BLVD. BRIDGE OVER DRY CREEK. ELEVATION = 142.237 (DATUM: CITY OF ROSEVILLE NGVD 1929)

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY: PANEL NO. 06061C0478 DATED: JUNE 8, 1998

PRELIMINARY TITLE REPORT:

CHICAGO TITLE COMPANY
TITLE NO. FSJP-8501800407-RV
DATED: JUNE 23, 2015
UPDATED: APRIL 13, 2018

ARBORIST REPORT:

ABACUS CONSULTING ARBORISTS
DATED: APRIL 07, 2018

PROPOSED LOT AREAS:

AS SHOWN ON SHEET TM-02

ENGINEER AND SURVEYOR:

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:

CITY OF ROSEVILLE

REFUSE:

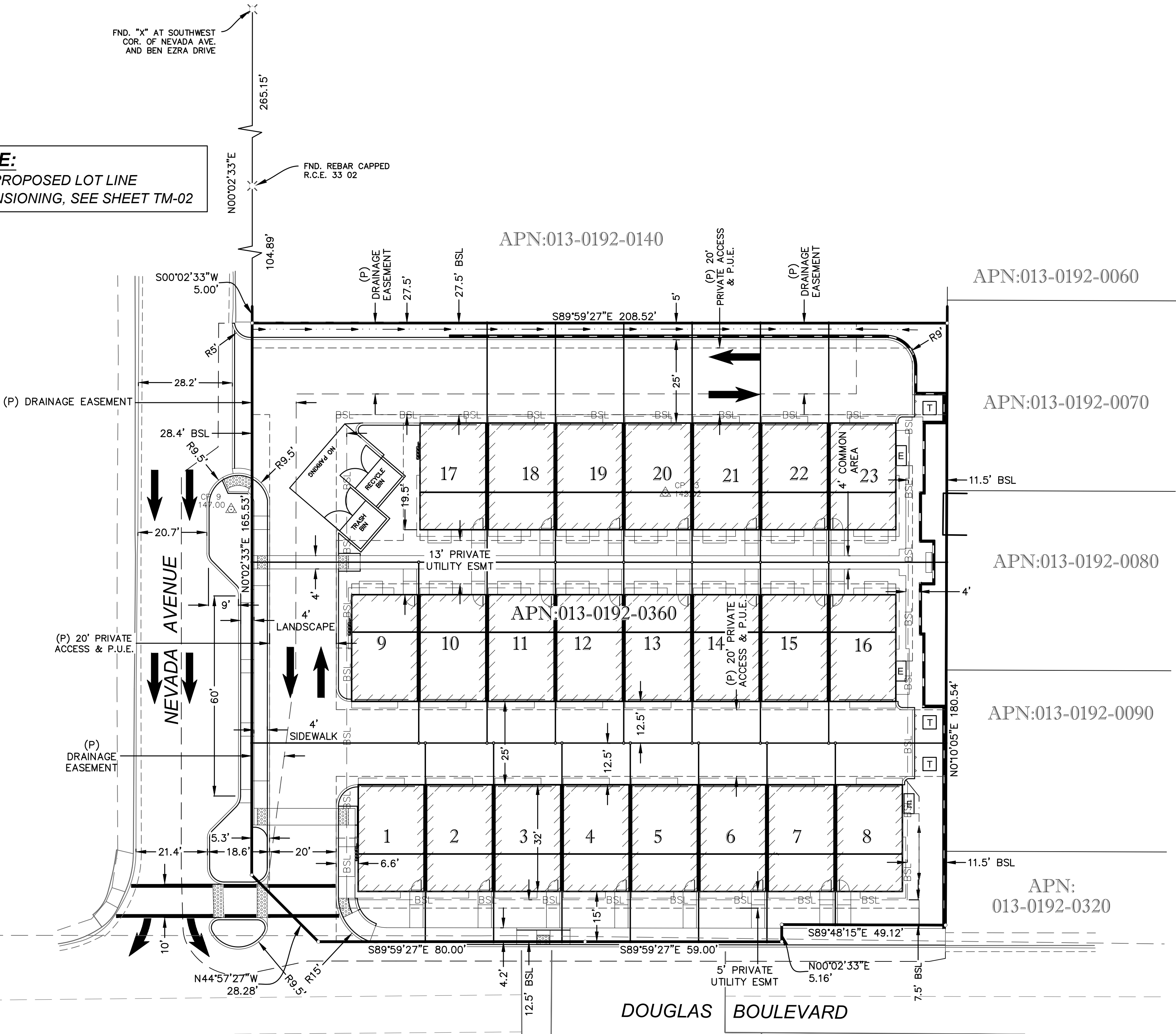
CITY OF ROSEVILLE SOLID WASTE DIVISION
PH: 916-774-5780

SCHOOL DISTRICT:

ROSEVILLE UNIFIED

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
BUILDING SETBACK LINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	GAS	GAS
SDMH	SDMH	SDMH
DROP INLET	DI	DI
SSMH	SSMH	SSMH
SSCO	SSCO	SSCO
FIRE HYDRANT	FH	FH
WATER VALVE	WV	WV
WATER METER	WM	WM
UTILITY POLE	UP	UP
FENCE	F	F
RETAINING WALL	RW	RW
BLOCK SCREEN WALL	BSW	BSW
INDEX CONTOUR	IC	IC
INTERMEDIATE CONTOURS	IC	IC
TREE & DRIP	TD	TD
FINISHED FLOOR ELEVATION	FF: 123.00	FF: 123.00
BUILDING	B	B

NOTE:
FOR PROPOSED LOT LINE
DIMENSIONING, SEE SHEET TM-02



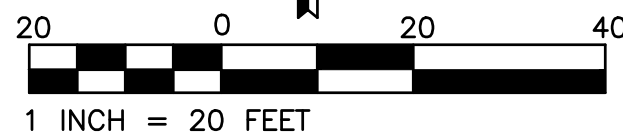
PROPERTY INFORMATION		
LOCATION: 241 NEVADA AVENUE, ROSEVILLE, CA		
APN: 013-0192-0360		
PROPERTY AREA: 0.89 AC (38,838 SF)		
EXISTING ZONE: R3	PROPOSED ZONE: R3/DS	
EXISTING USE: BUSINESS POTENTIAL	PROPOSED USE: SINGLE FAMILY HIGH DENSITY RESIDENTIAL	
ITEM	REQUIREMENTS	PROVIDED
SETBACKS (MIN) SEE CHAPTER 19.22 FOR SETBACKS		
FRONT SETBACK	N/A	7.50' MIN
SIDE SETBACK	N/A	11.50' MIN
SIDE (FRONTAGE) SETBACK	N/A	28.40' MIN
REAR SETBACK	N/A	27.50' MIN
SITE COVERAGE	50%	
HEIGHT LIMITS	45 FT	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE ZONING ORDINANCE 19.10.030		

ABBREVIATIONS:

AC	ASPHALT CONCRETE	ℙ	PROPERTY LINE
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	(P)	PROPOSED
BW	BOTTOM WALL	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TBC	TOP BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER
OH	OVER HEAD POWER LINES		



Know what's below.
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or (800) 227-2600



UTILITY REPRESENTATIVES			
UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
TELEPHONE	ROSEVILLE TELEPHONE		(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	MATT TODD	(916) 774-5339
CABLE T.V.	SUREWEST		(916) 786-3232

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
TENTATIVE SUBDIVISION
MAP

Drawing of
of
Sheet
TM-01
of Total
9
04-02-2019

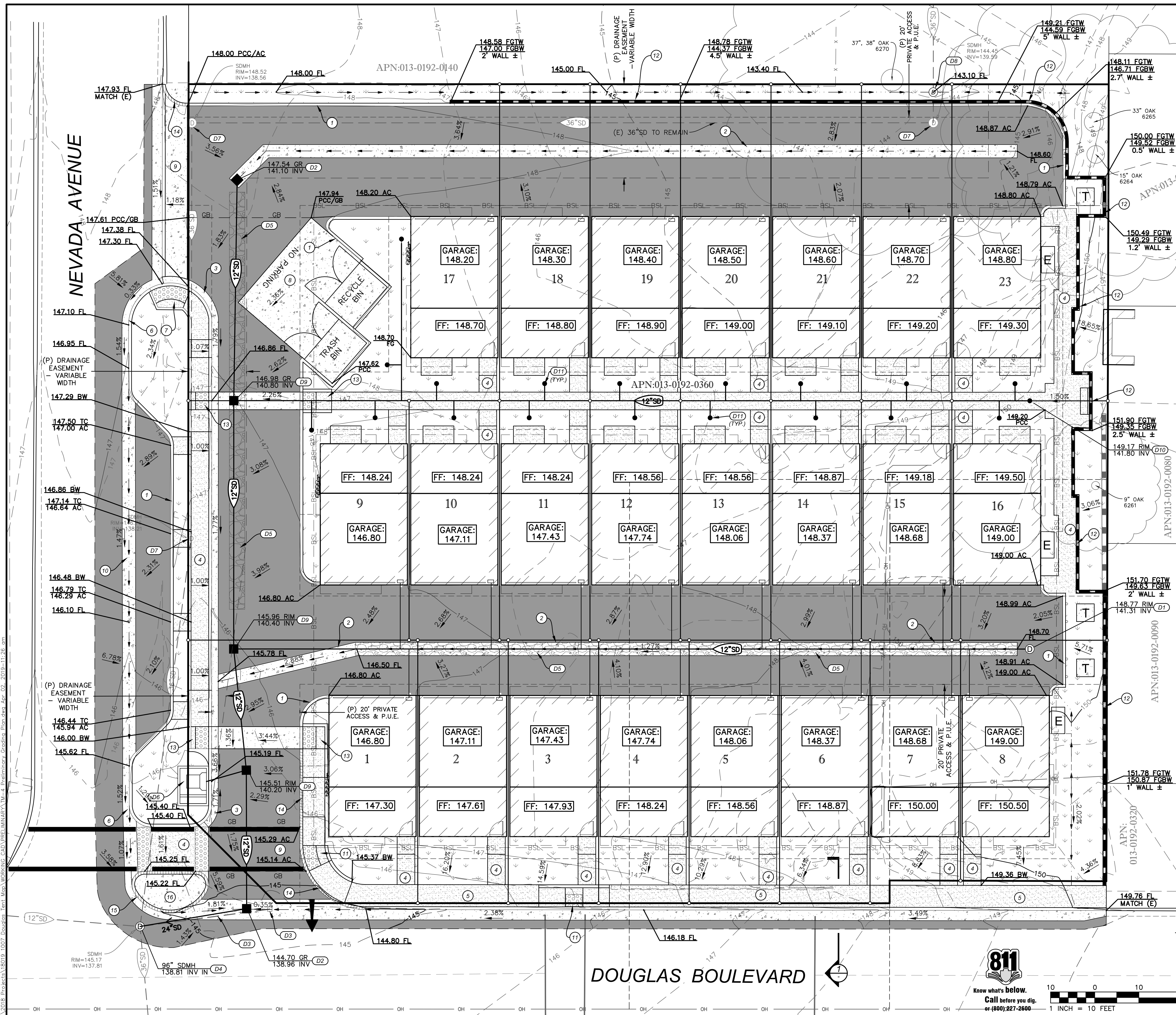
C&P DEVELOPMENT
CONTACT: KARLTON CASTLES /
ROBERT PEGOS
916-218-0728 / 916-764-4201

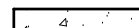
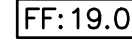
RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEEngineering.com

NOT FOR CONSTRUCTION
CONTROLLED BY
C&P DEVELOPMENT
916-218-0728

REVISION
DATE
BY
APPRVD

PROJECT 18019 - ROSEVILLE OLD TOWN LOFTS, 241 NEVADA AVENUE, ROSEVILLE, CA



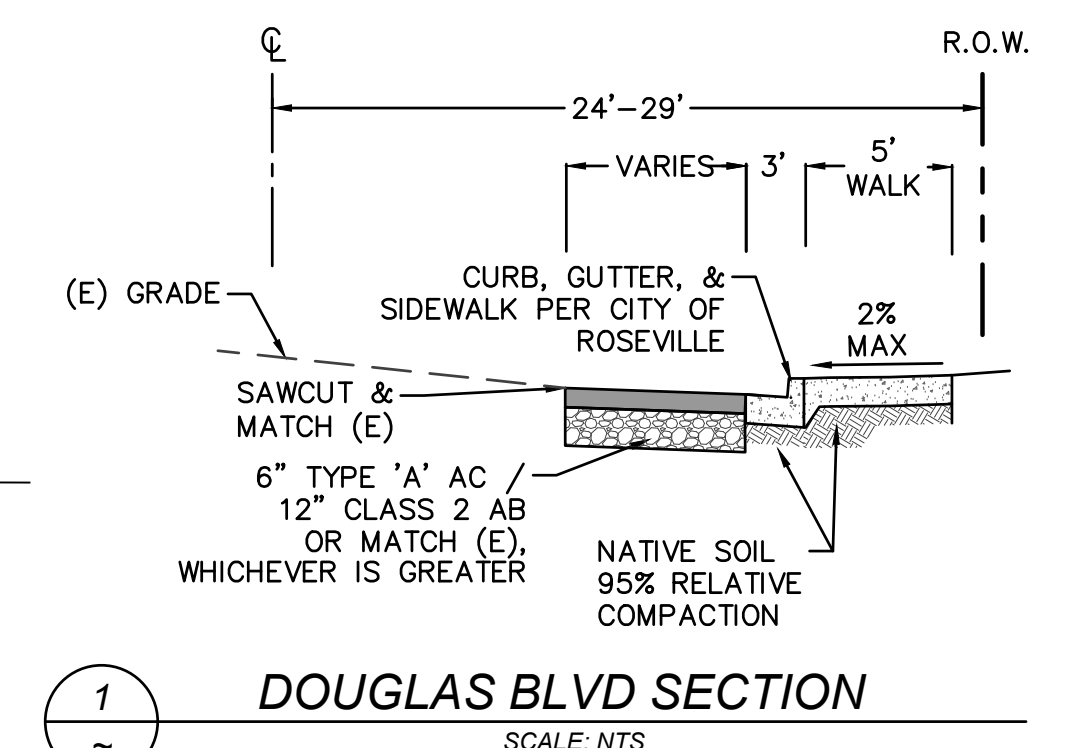
HEAVY DUTY PAVING	
HEAVY DUTY CONCRETE	
PEDESTRIAN CONCRETE	
ROLLED CONCRETE CURB	
OVERLAND RELEASE	
FLOW DIRECTION	
BUILDING FINISHED FLOOR ELEVATION	
ELEVATION AT FRONT OF GARAGE SEE ARCH PLANS FOR GRADE SLOPE	

GRADING KEYNOTES:

- ① PROPOSED BARRIER CURB
- ② PROPOSED VALLEY GUTTER
- ③ PROPOSED CURB & GUTTER
- ④ PROPOSED CONCRETE SIDEWALK
- ⑤ CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
- ⑥ CURB & GUTTER PER CITY OF ROSEVILLE STDs
- ⑦ MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- ⑧ MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
- ⑨ MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
- ⑩ CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
- ⑪ FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- ⑫ RETAINING WALL
- ⑬ CURB CUT RAMP
- ⑭ ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
- ⑮ ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
- ⑯ CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- D1** STORM DRAIN MANHOLE
- D2** DRAINAGE INLET
- D3** REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- D4** CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- D5** UNDERGROUND INFILTRATION TRENCH
- D6** CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- D7** BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- D8** INSTALL SADDLE MANHOLE WITH GRATE TOP
- D9** DRAINAGE JUNCTION BOX
- D10** STORM DRAIN CLEANOUT
- D11** LANDSCAPE DRAIN



DISTURBED AREA BREAKDOWN
ONSITE: 37,240 SF
OFFSITE: 6,190 SF
TOTAL: 43,430 SF

RAW EARTHWORK SUMMARY

CUT:	865 CY
FILL:	1210 CY
NET:	345 CY IMPORT

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

[illegible]

IS/MND EXHIBIT D

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
(Note: All trees symbols sizes are reduced up to 50%)				
	DOUGLAS BLVD. STREET TREE <u>ACER RUBRUM</u> 'ARMSTRONG'- A. RED MAPLE	15 GAL	45'/15'	NARROW, FASTIGIATE
	NEVADA AVE. STREET TREE <u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	15 GAL	35'/30'	SEASONAL COLOR
	PASEO/SEASONAL BUILDING SCREENING TREE <u>ACER RUBRUM</u> 'BOWHILL'- B. RED MAPLE	15 GAL	40'/15'	UPRIGHT, VERY NARROW
	SITE ACCENT & SEASONAL SCREENING TREE <u>LAGERSTROEMIA</u> 'TUSCARORA'- T. CRAPE MYRTLE	15 GAL	25'/15'	SEASONAL FLOWER COLOR
	PASEO UNDERSTORY TREE <u>ACER PALMATUM</u> 'BLOODGOOD'- B. JAPANESE MAPLE	15 GAL	16'/14'	MULTI- STEMMED
	SITE PERIMETER SCREENING TREE <u>PHOTINIA FRASERI</u> RED TIP PHOTINIA	15 GAL	18'/18'	EVERGREEN, TREE TRAINED

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
SITE ENTRY ACCENT SHRUBS SUCH AS:				
	<u>ALOE 'BLUE ELF'</u> BLUE ELF ALOE	1 GAL.	1'-6'/2'	LOW
	<u>HEMEROCALLIS</u> HYBRID DAY LILY	1 GAL.	6'/2'	LOW
	<u>ROSA X NOATRUM</u> 'FLOWER CARPET'- CARPET ROSE	2 GAL.	2'-6'/3'-6'	MEDIUM
	<u>TULBAGHIA VIOLACEA</u> SOCIETY GARLIC	1 GAL.	1'-6'/2'	LOW
PASEO/BUILDING FOUNDATION SHRUBS SUCH AS:				
	<u>CHONDROPETALUM</u> TECTORUM SMALL CAPE RUSH	1 GAL.	3'/4'	MEDIUM
	<u>DIANELLA TASMANICA</u> 'TASRED'- TASRED FLAX	1 GAL.	1'-6'/3'	MEDIUM
	<u>LIRIOPE GIGANTEA</u> GIANT LILY TURF	1 GAL.	2'/3'	MEDIUM
	<u>LOROPETALUM CHINENSIS</u> 'EMERALD SNOW'- E.S. FRINGE FLOWER	5 GAL.	3'/4'	MEDIUM
SCREENING SHRUBS SUCH AS:				
	<u>CALLISTEMON VIMINALIS</u> 'BETTER JOHN'- B.J. BOTTLEBRUSH	5 GAL.	3'/3'	LOW
	<u>DIETES BIGOLOR</u> AFRICAN IRIS	1 GAL.	2'/3'	LOW
	<u>ILEX X 'RUTHOLI'</u> EMERALD COLONNADE HOLLY	5 GAL.	6'/10'	MEDIUM
	<u>VIBURNUM TINUS</u> 'DWARF'- DWARF VIBURNUM	5 GAL.	4'/5'	LOW

GROUND COVER LEGEND

SITE ENTRY ACCENT COVER SUCH AS:				EVERGREEN FOLIAGE GROUND COVER SUCH AS:			
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE
<u>FESTUCA GLAUCA</u> 'ELIJAH BLUE'- E.B. FESCUE	FLATS	1'/2'	LOW	<u>CAREX PANSA</u> CALIFORNIA MEADOW SAGE	LINERS	8'/10"	LOW
<u>GAZANIA</u> 'MOONGLOW'- M. GAZANIA	FLATS	10'/11'-6"	MEDIUM	<u>VINCA MINOR</u> DWARF PERIWINKLE	1 GAL.	1'/3'	LOW

IRRIGATION NOTES

AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:

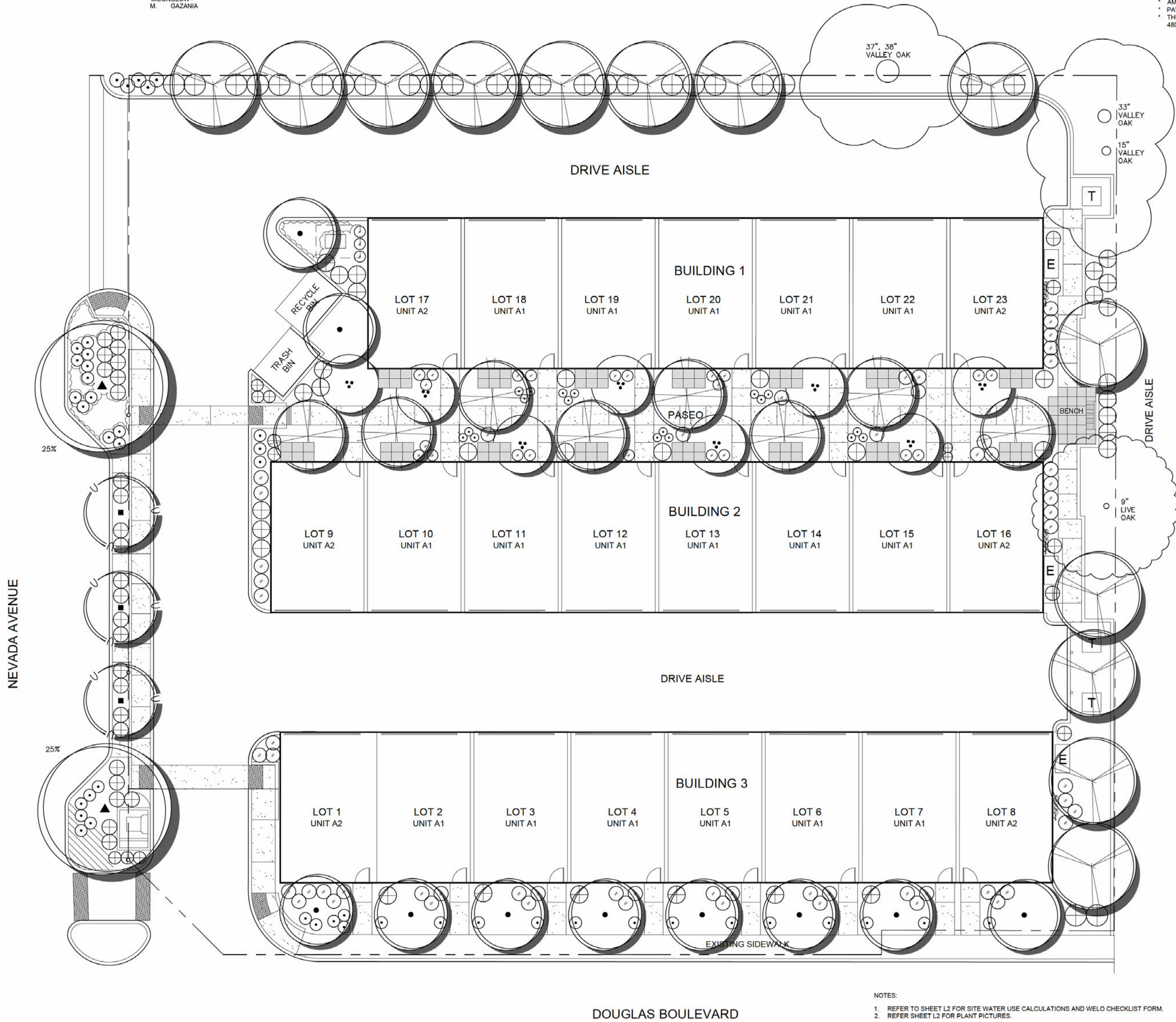
1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL/VALVE/HYDROZONE SYSTEM.
2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

PARKING SHADE CALCULATIONS

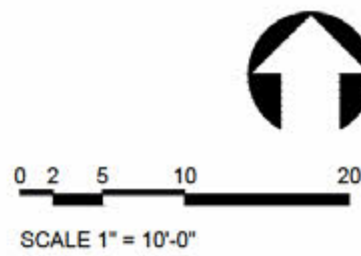
TREE	100%	75%	50%	25%
<u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	NA	NA	NA	2(240) = 480
				480 SF
TOTAL AMOUNT OF SHADE PROVIDED				= 480 SF

PARKING LOT SHADE CALCULATIONS

* AMOUNT OF PAVED AREA = 752 SF
* PAVED AREA REQUIRED TO BE SHADED: 752 SF X 50% = 376 SF
* THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA:
480 SF DIVIDED BY 752 SF = 63.8%
PERCENTAGE OF PAVING SHADED = 63.8%



NOTES:
1. REFER TO SHEET L2 FOR SITE WATER USE CALCULATIONS AND WELO CHECKLIST FORM.
2. REFER SHEET L2 FOR PLANT PICTURES.



TOM SMITH
ASSOCIATES
Landscape Architects
Urban Design &
Landscape Guidelines
Site Planning
6921 Roundell Rd. CLA 2009
Sacramento, (916) 749-7279
CA 95842 Fax (916) 749-7229

MARCH 1, 2019

Roseville Old Town Lofts

Roseville, California

PRELIMINARY LANDSCAPE PLAN



L1

PRELIMINARY WATER USE ESTIMATE BASED
ON SITE PLANTING AREA SHOWN ON PLAN

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION:

MAWA=(ETo)(0.62)[(ETAFxLA)+(1-ETAF)xSLA]

MAWA=(52.2)(0.62)[(0.55x7,473)+(1-0.55)x0.0]

MAWA=133,020 GALLONS

ETo: ANNUAL EVAPOTRANSPIRATION RATE

ETAF: ET ADJUSTMENT FACTOR FOR RESIDENTIAL

LA: LANDSCAPE AREA IN SQUARE FEET

SLA: SPECIAL LANDSCAPE AREA IN SQ. FT.

NOTE: THE WATER USE ITEMS REQUESTED IN THE FORM BELOW WILL BE PROVIDED WHEN THE LANDSCAPE IRRIGATION CONSTRUCTION PLAN IS COMPLETED.

WATER EFFICIENT LANDSCAPE ORDINANCE
SUBMITTAL CHECKLIST

To be completed by applicant and submitted with plans:

Project Name:

Contact:

Address:

Phone:

LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION

"I agree to comply with the water efficient landscape ordinance"(see rule, page 4) and certify that the landscape plans contain all information required in the landscape documentation package."

Applicant Name (Print) Signature Date

LANDSCAPE PACKAGE SUBMITTAL REQUIREMENTS

SHEET NO. 1NOTES:

PROJECT INFORMATION (on cover sheet or equivalent):

Date

Applicant name & contact information

Owner name and contact information

Project address

Total landscaped area (in sq. ft.)

Project type (new, rehabilitated, public, private, etc.)

Water supply type (potable/recycled)

Checklist of documents contained in landscape package

WATER EFFICIENT LANDSCAPE WORKSHEET:

Hydrozone information table

Water budget calculations for MAWA and ETWU

SOIL MANAGEMENT REPORT:

Recommendations incorporated into landscape plan?

Copy of report provided to Planning Department?

LANDSCAPE PLAN

Consistent with Specific Plan Design Guidelines?

Plant materials list – botanical & common name

Planting symbols

Container size

Plant spacing

Plant quantities

SHEET NO. 2NOTES:

Identify edible plants

Identify water features & surface area

Turf limited to 25% of total planting area?

Designate and label hydrozones (low, moderate, high, mixed use) – group plants by hydrozone

Minimum 3" mulch or bark (no shredded bark)

Establishing mulch/bark on slopes greater than 25%

Identify composting installation rates (unless exempt)

Delineate property lines, utilities, easements, streets, driveways, other paved surfaces

Identify buildings, structures and pad elevations (if not provided on grading plan)

Identify nature features to remain (rock outcroppings, trees, etc.)

Identify "Special Landscape Areas" if any

Identify stormwater treatment improvements

Identify rain catching or harvesting improvements, if any

Identify any applicable greywater systems

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

IRRIGATION PLAN:

Location/size of water meters

Type & size of all irrigation system components

Irrigation controller type (must use evapotranspiration or soil moisture sensor data and utilize a rain sensor)

Main and lateral lines

Valves

Sprinkler head location & type

Moisture sensing devices (soil and/or rain)

Quick couplers

Pressure regulators

Backflow devices

Rain/freeze/wind sensors

Indicate flow rate (gallons per minute)

Indicate application rate (inches per hour)

Indicate design operating pressure (per square inch)

Designed to optimal dynamic pressure? (Booster pumps or pressure regulators shall be used to achieve required dynamic pressure)

Manual shut off valves

Designate hydrozone and valves by number, letter or other means.

Designed to prevent low head drainage & no overspray or runoff?

Conforms to hydrozones indicated on landscape plan?

Designed to achieve irrigation efficiency of 0.75 for overhead spray and 0.81 for drip?

Low volume irrigation in mulched planting areas

Matched precipitation rates for heads and emitters desired?

Optimal sprinkler spacing?

Swing joints or other river protection adjacent to high traffic areas?

Check valves or anti-drain valves required?

Low flow or subsurface irrigation for turf strips or other areas less than 10 feet in width

Sprinkler heads setback 24" from hardscape? if not, to

Adjacent hardscape permeable?

Adjacent impermeable hardscape designed to drain entirely to landscaping?

Alternative design or technology specified to minimize overspray/runoff?

Maximum 0.75 inch per hour precipitation rate for slopes greater than 25%.

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

GRADING & DRAINAGE PLAN: (in addition to other City grading standards)

Height of graded slope

Drainage patterns

Proposed underground and in-ground drainage improvements

Pad elevations

Finish grade

Stormwater retention or treatment improvements, if any

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the grading and drainage plan."

IRRIGATION SCHEDULE:

Utilize local ET data?

Overhead irrigation scheduled between 8 p.m. and 10 a.m.?

Applied water equal to or less than MAWA?

TREES



ARMSTRONG RED MAPLE



CHINESE PISTACHE



BOWHILL RED MAPLE



TUSCARORA CRAPE MYRTLE



BLOODGOOD JAPANESE MAPLE



RED TIP PHOTINIA

SHRUBS

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE



DAY LILLY



PINK CARPET ROSE



SOCIETY GARLIC

PASEO/BUILDING FOUNDATION SHRUBS:



SMALL CAPE RUSH



TASRED FLAX LILLY



GIANT LILLY TURF



EMERALD SNOW FRINGE FLOWER

SCREENING SHRUBS:



BETTER JOHN BOTTLE BRUSH



AFRICAN IRIS



EMERALD COLONNADE HOLLY



DWARF VIBURNUM

GROND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE



MOONGLOW GAZANIA

EVERGREEN FOLIAGE:



CALIFORNIA MEADOW SAGE



DWARF PERIWINKLE



TOM SMITH
ASSOCIATES
Landscape Architects
Urban Design &
Landscape Guidelines
Site Planning

6921 Roundell Rd., CLA 2009
Sacramento (916) 749-7276
CA 95842 Fax (916) 749-7229

NOVEMBER 12, 2018

Roseville Old Town Lofts

Roseville, California

PLANT PICTURES & WATER USE CALCS AND CHECKLIST



L2



EAST ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"



WEST ELEVATION - BUILDING 2 (NEVADA STREET)

SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

TRAIL DUST HLS 4273	FEATHER STONE KM 4578
FRONTIER SHINGLE HLS 4272	HC MUDDOX COVENTRY
GRANT DRAB HLS 4271	RED HOT JAZZ HLS 4268

WALL MOUNTED PORCH LIGHT

WALL MOUNTED ADDRESS SIGNAGE

0 1 2 5 10
SCALE 3/16" = 1'-0"

AUGUST 10, 2018



SOUTH ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE			
	TRAIL DUST HLS 4273		FEATHER STONE KM 4578
	FRONTIER SHINGLE HLS 4272		HC MUDDOX COVENTRY
	GRANT DRAB HLS 4271		RED HOT JAZZ HLS 4268

0 1 2 5 10
SCALE 3/16" = 1'-0"

AUGUST 10, 2018

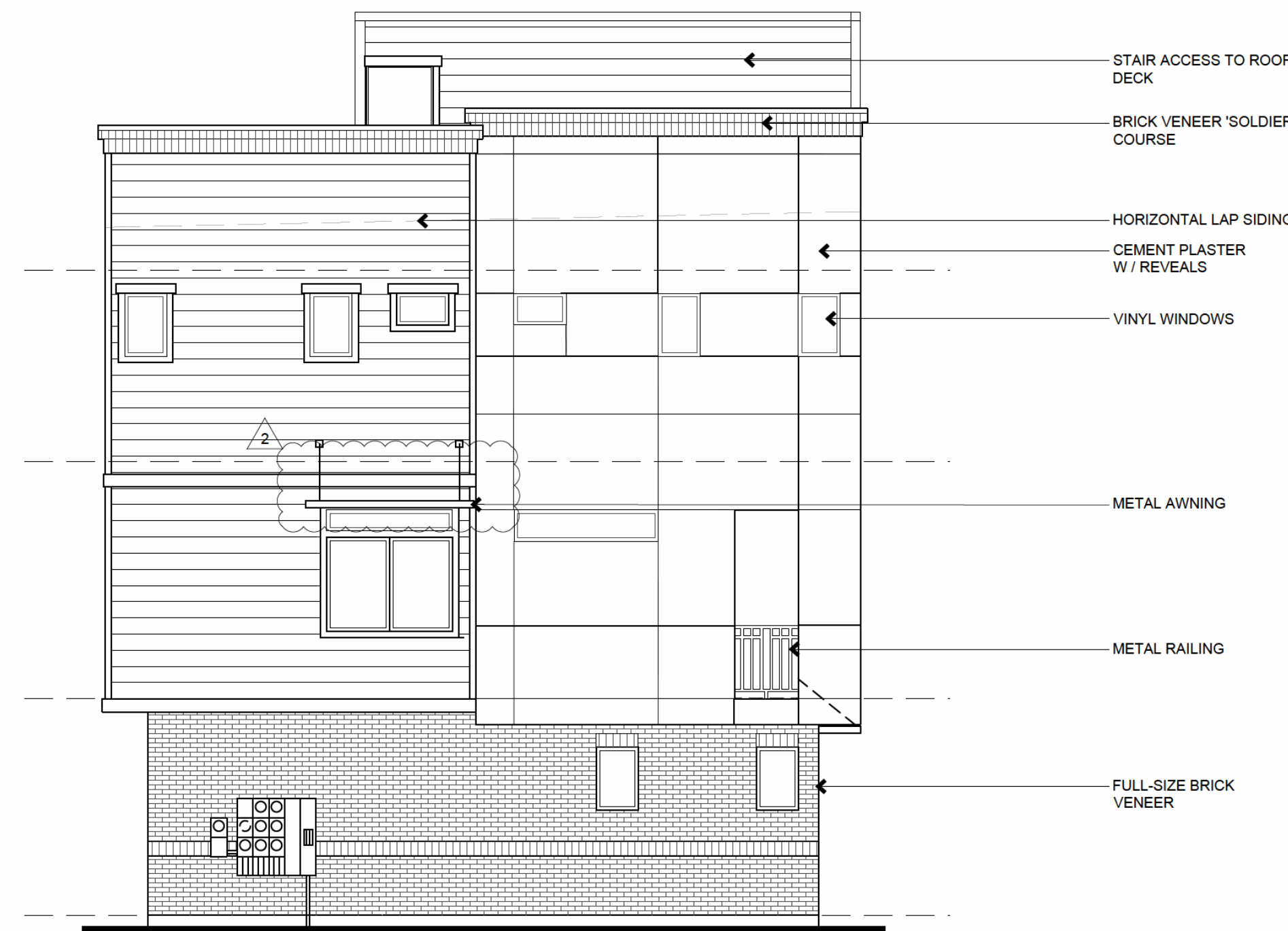
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L.L.C.

Roseville Old Town Lofts
Roseville, California

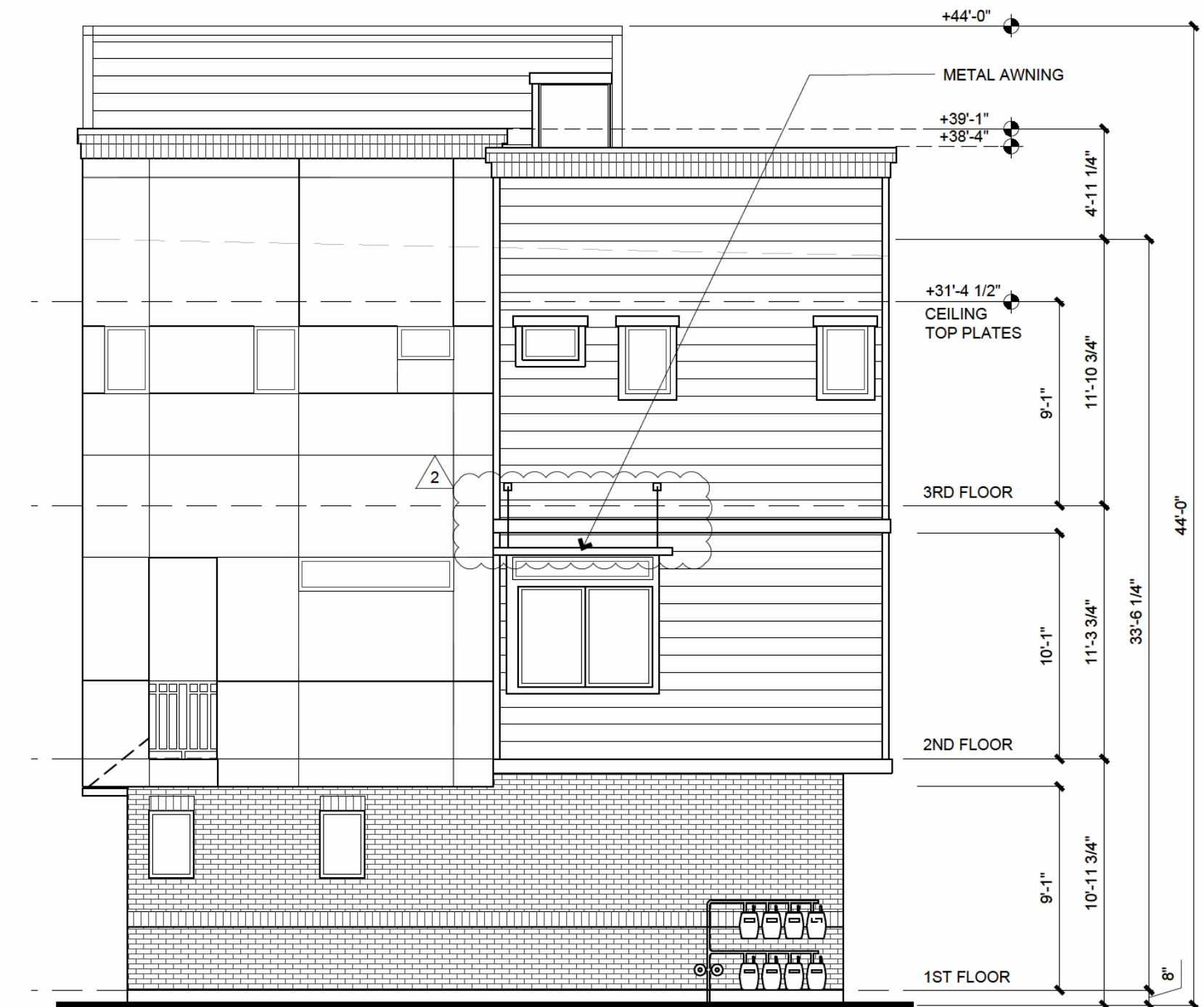
COLOR ELEVATIONS



A3.1



EAST ELEVATION - BUILDING 2 (DRIVE ISLE)
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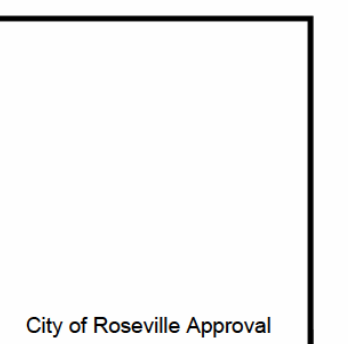
WEST ELEVATION - BUILDING 2 (NEVADA STREET)
SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

03/01/19	3	Cycle 4 - Submittal	GK
11/19/18	2	Cycle 3 - Submittal	GK
08/16/18	1	Cycle 2 - Submittal	GK



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SCALE 3/16" = 1'-0"
March 1, 2019

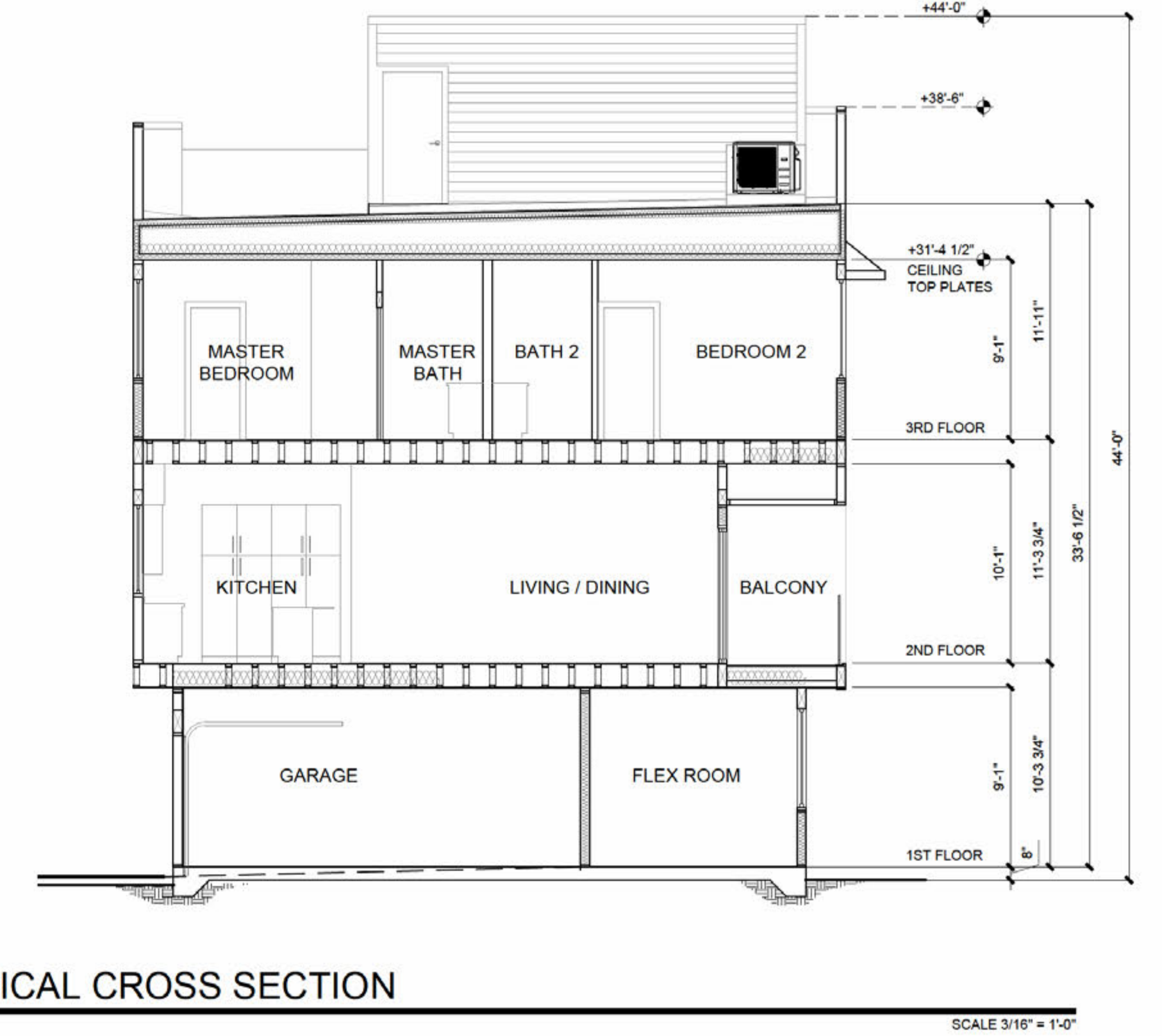
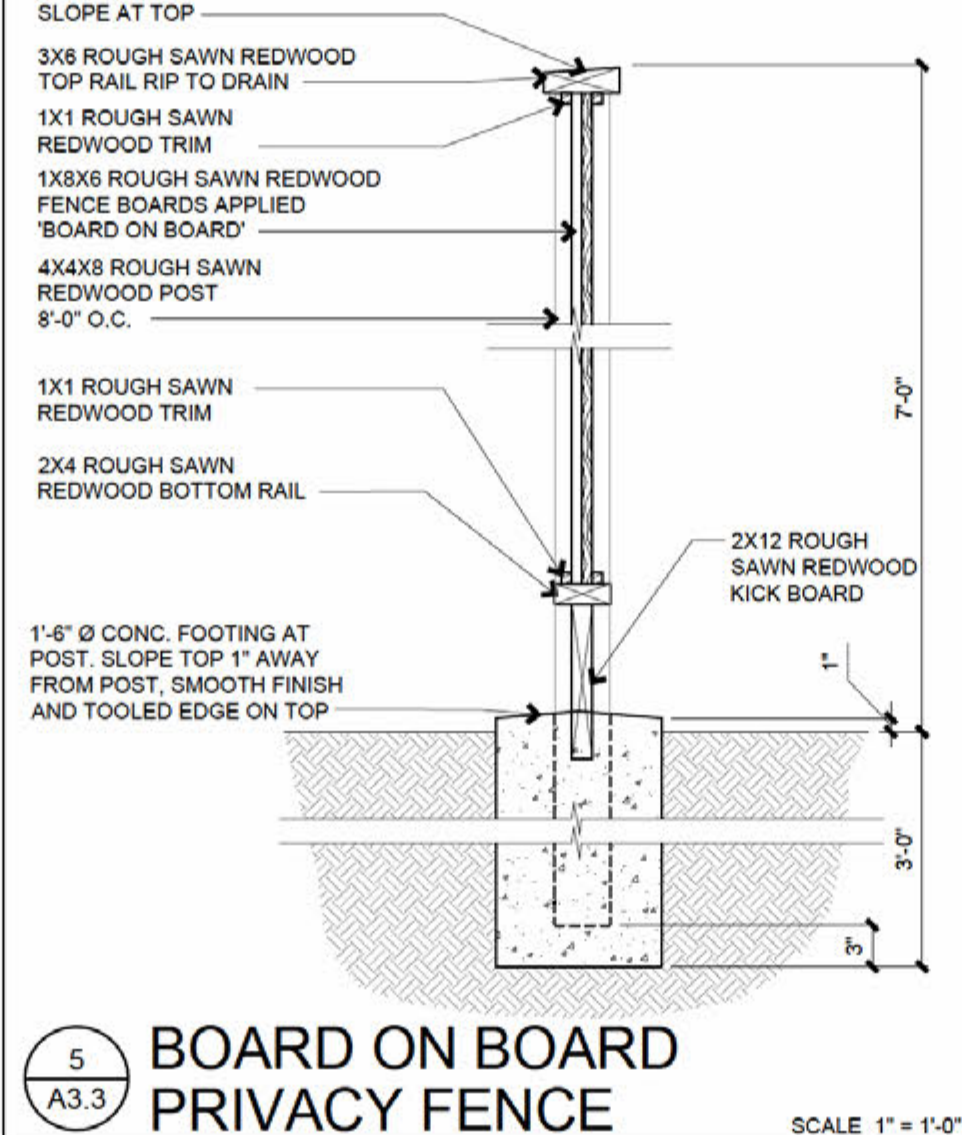
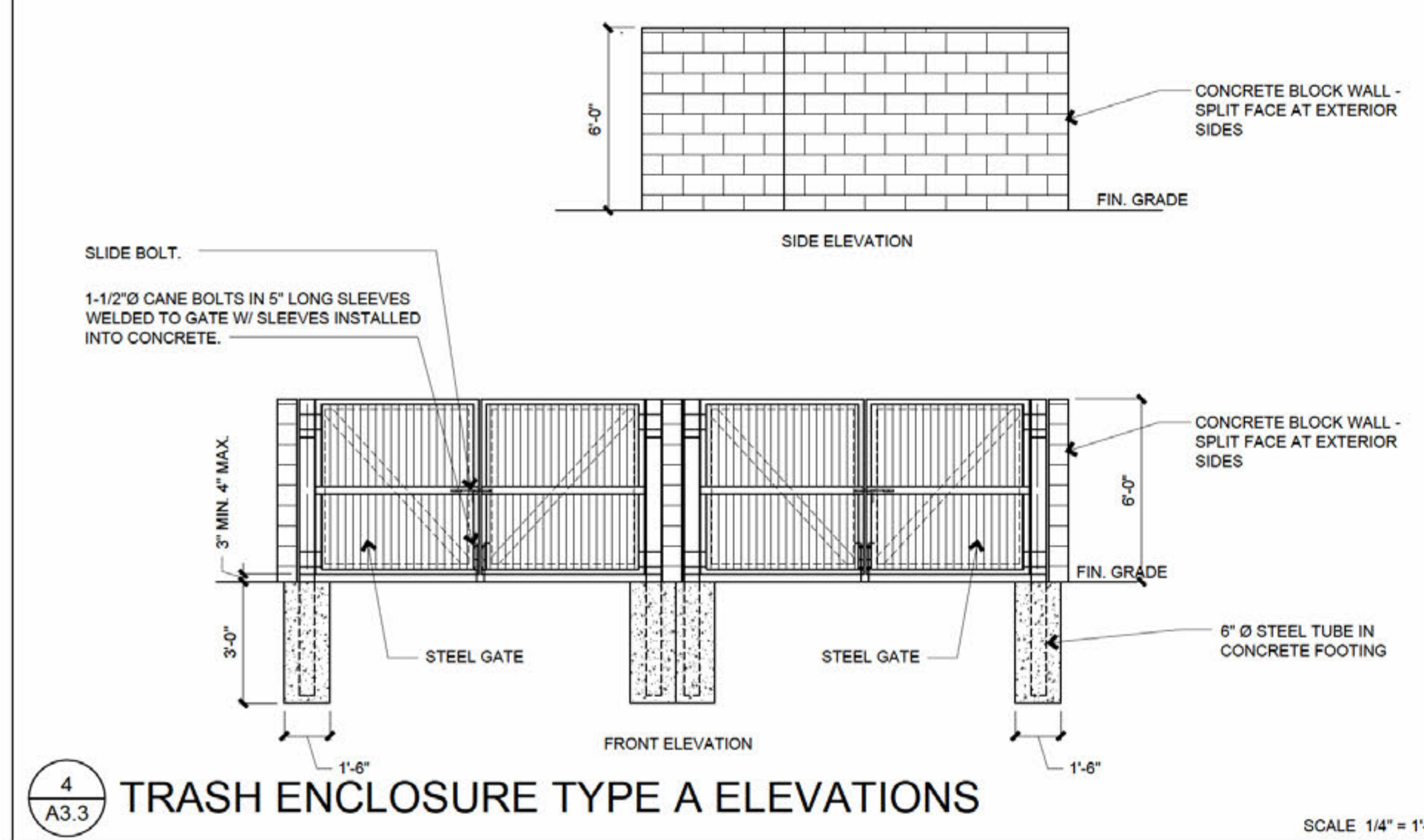
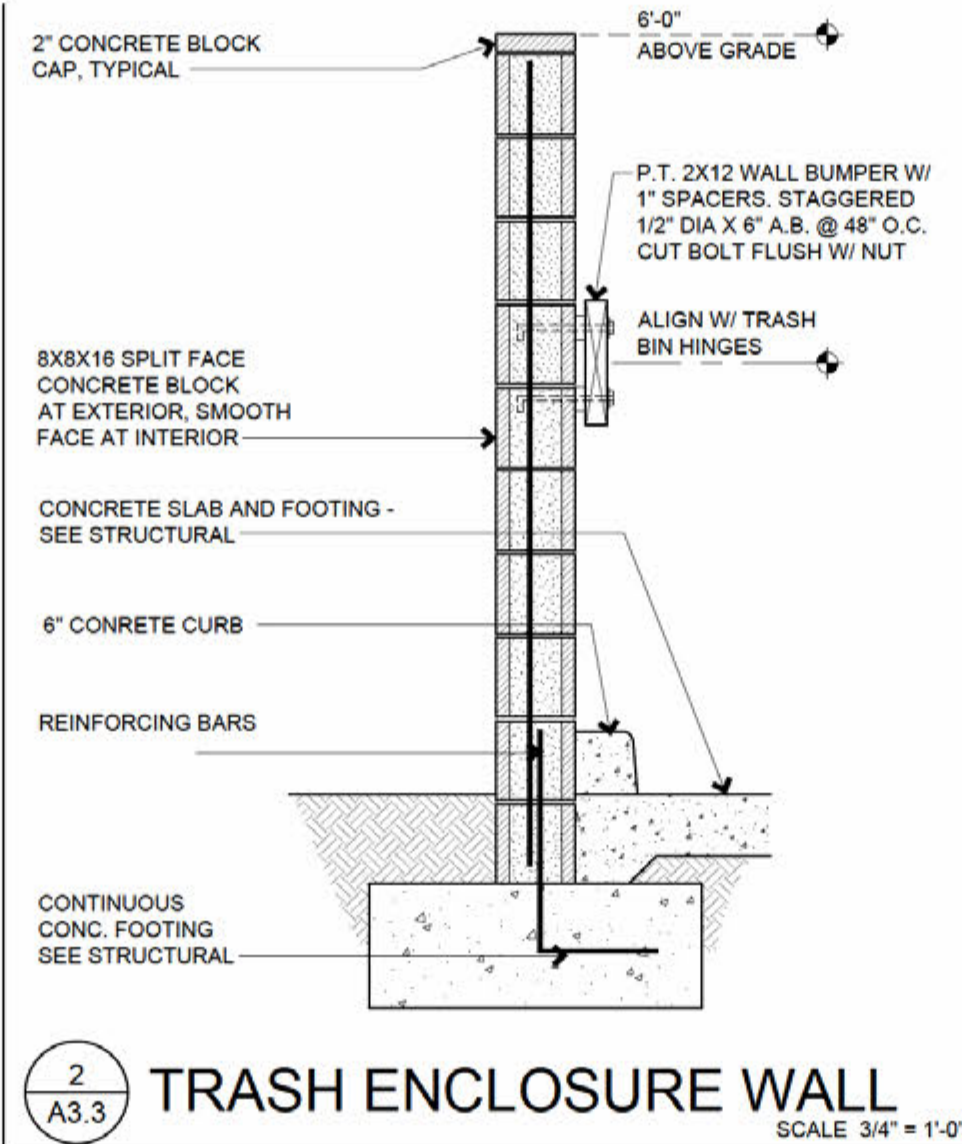
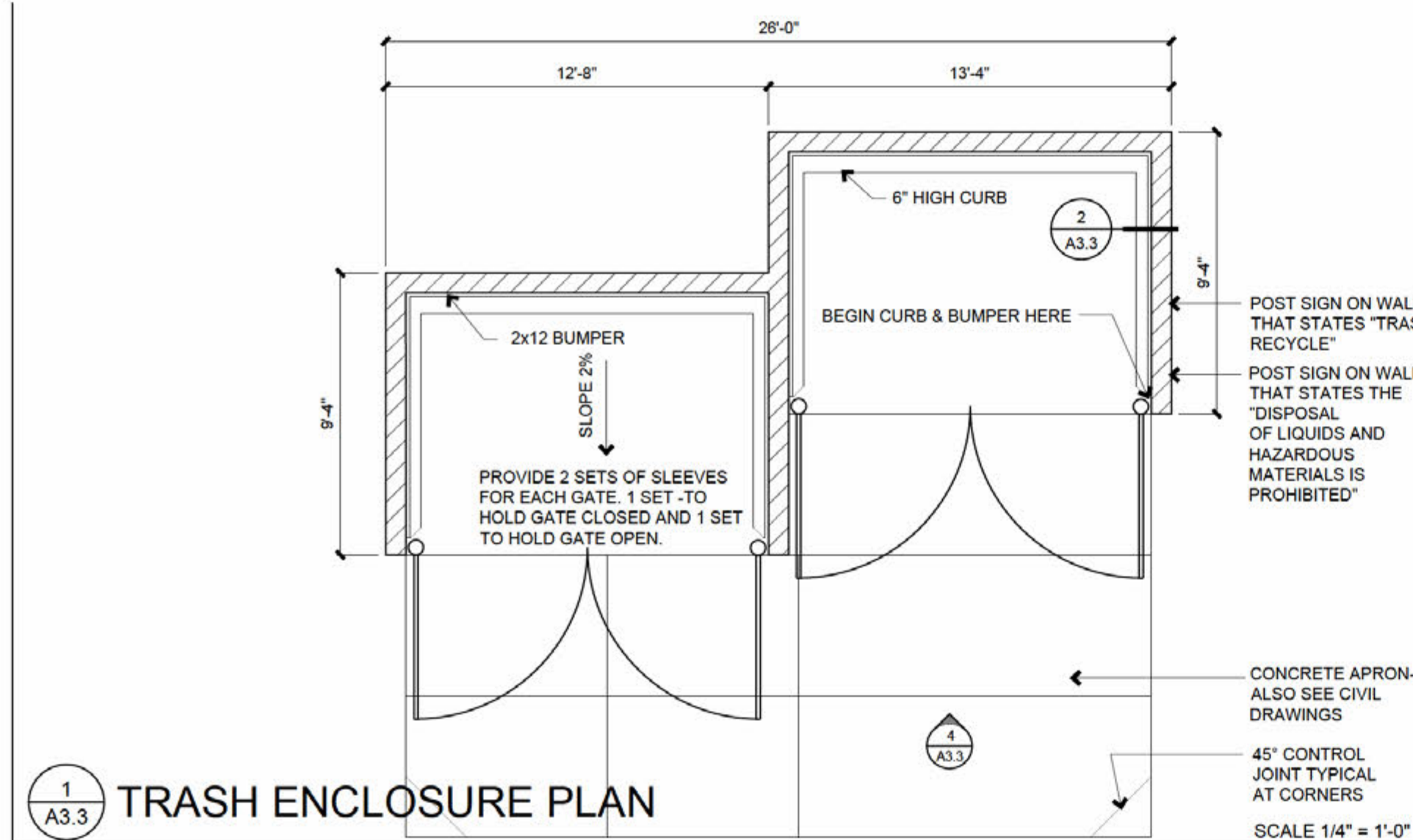


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Roseville Old Town Lofts
Roseville, California

BUILDING 2 ELEVATIONS
BUILDING 1 & 3 SIMILAR

A3.2



0 1 2 5 10
SCALE 3/16" = 1'-0"
March 1, 2019

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Roseville Old Town Lofts
Roseville, California

BUILDING 2 ELEVATION / SECTION
BUILDING 1 & 3 SIMILAR

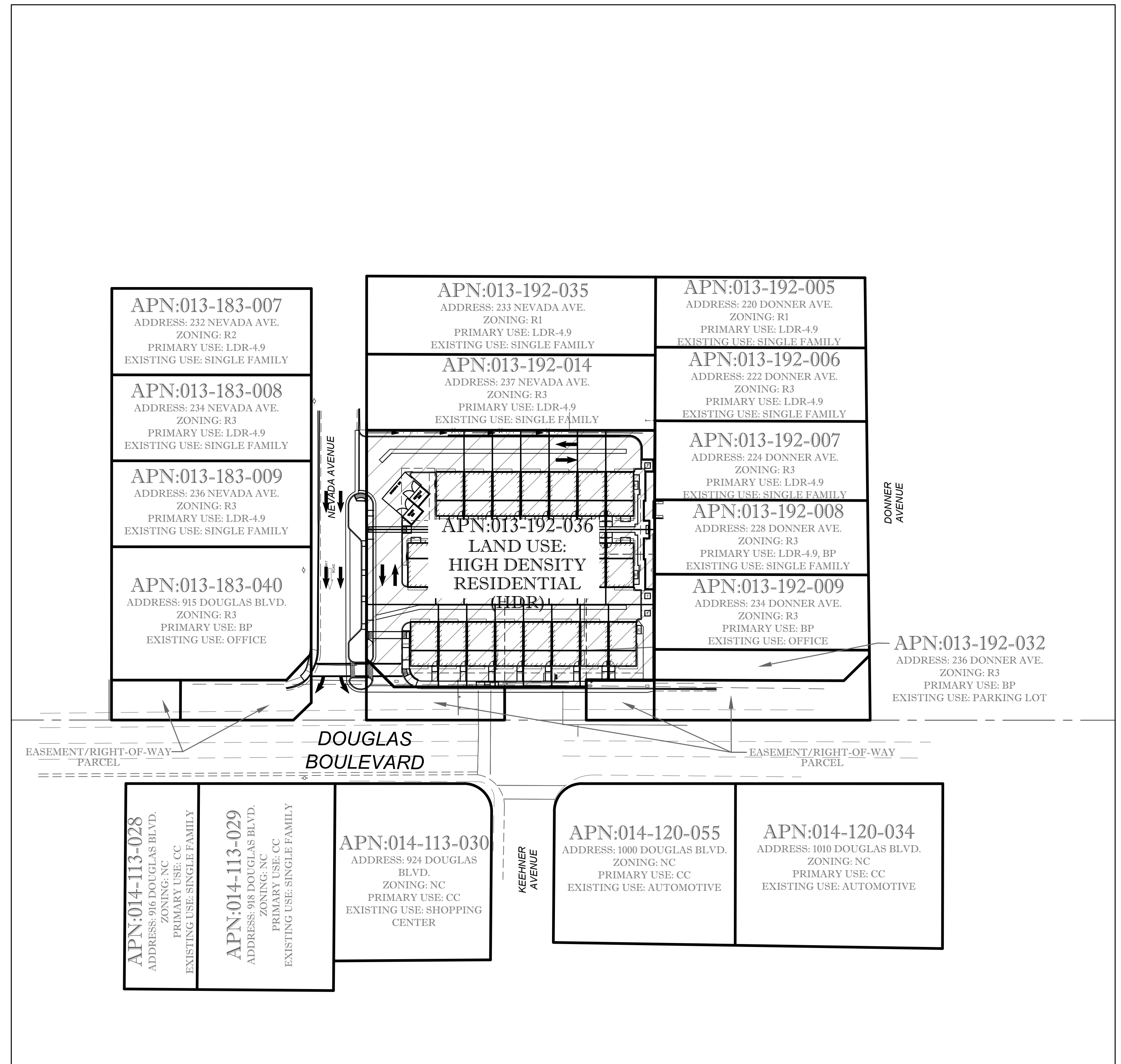
kuchman
ARCHITECTS PC

A3.3

City of Roseville Approval

PC EXHIBIT B

PROPOSED LAND USE



NOTE:
ADJACENT PARCEL BOUNDARIES ARE IN APPROXIMATE LOCATIONS PER
CITY OF ROSEVILLE PARCEL VIEW DATA



EXISTING CONDITIONS AND PROJECTIONS

A. PLANNING AREA

The focus of the General Plan's land use policy is on the City's "planning area." Roseville's planning area includes approximately 44.2 square miles of incorporated lands as well as an additional 796 acres, which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

INCORPORATED AREA

Within the City limits there are sixteen subareas that have been planned for urban development. These include the Infill Area, the North Industrial area, and the City's fourteen specific plan areas. Each area is briefly described below:

Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City but excludes the newly adopted Downtown Specific Plan area and Riverside Gateway Specific Plan area. Totaling 8,515 gross acres, the Infill area will accommodate approximately ~~43,167~~ **43,227** residents at full buildout.

Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan a new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately 1,024 gross acres south of Douglas Boulevard in the southeast portion of the City. Included is a mix of single and multi-family residential, commercial and office uses with schools, parks and open space

amenities. The Plan area is anticipated to accommodate approximately 8,255 residents and provide 4,386 jobs at buildout.

Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 954 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,350 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Buildout population for the Northeast Plan area is projected at 3,524 residents with 18,587 jobs.

Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,663 gross acres in the western portion of the City. Single and multi-family residences are the predominant land use in the area, with associated commercial, office and service uses. The Plan area incorporates a significant amount of parklands and open space, a city golf course and several school sites, including a high school. The Plan is anticipated to accommodate approximately 23,667 residents and provide 4,236 jobs at buildout.

North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is bordered on the north by Highway 65 and incorporates 1,825 acres. The North Central Plan area provides a diverse mix of residential, commercial and office uses. Included are regional commercial sites and significant wetland preservation/compensation area. The Plan area is expected to accommodate approximately 12,296 residents and 15,200 jobs at buildout.

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854 12,855	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	792 791	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349 3,350	571	201 200	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854 12,855	2,276	792 791	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

**TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

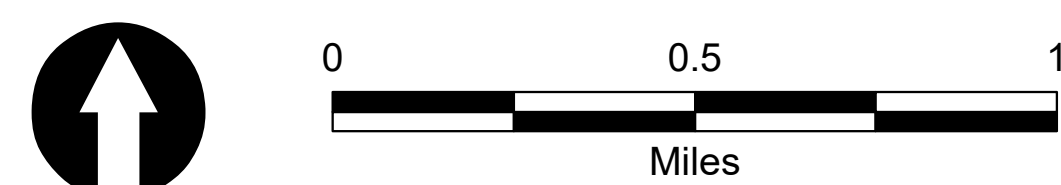
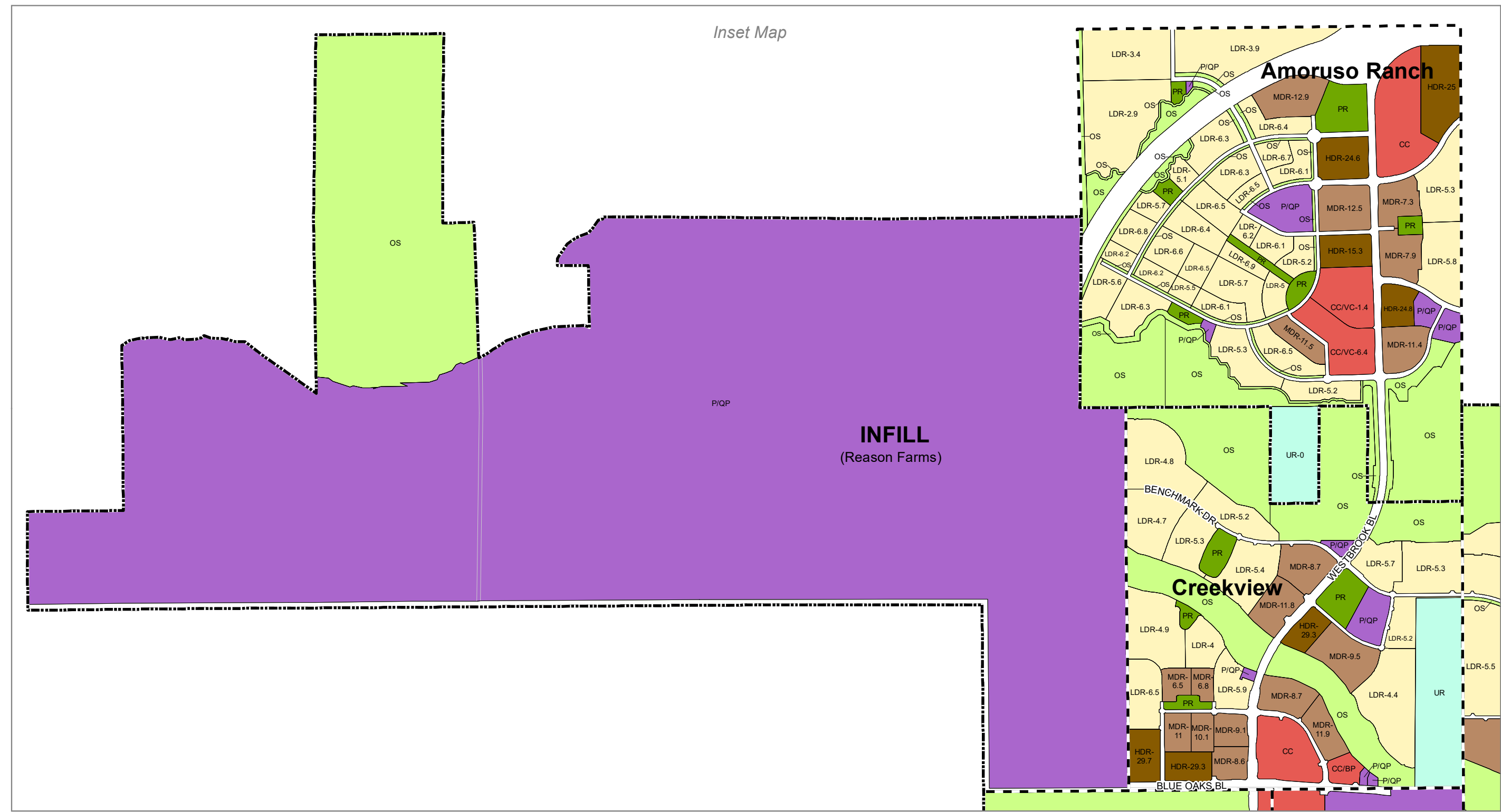
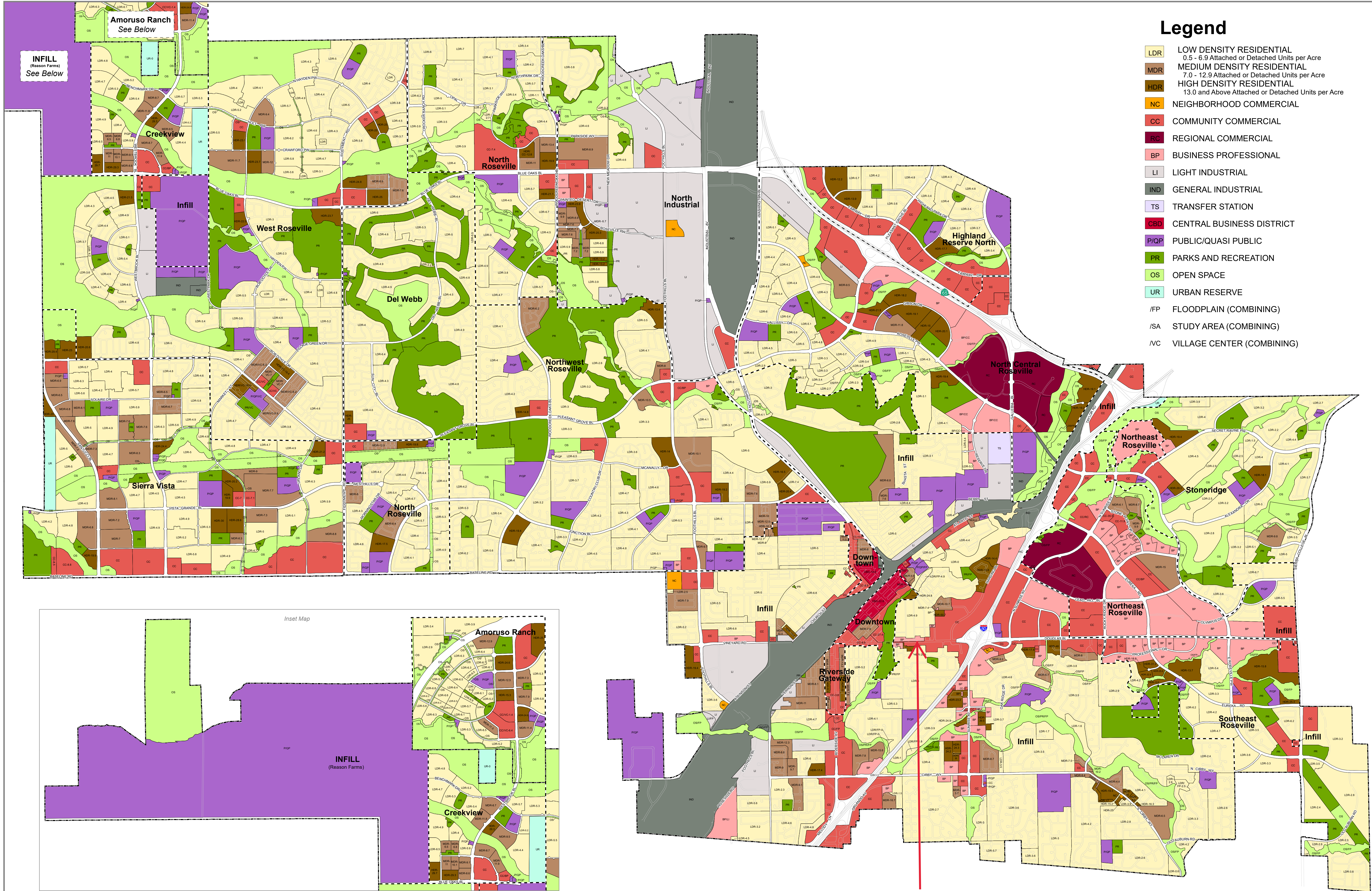
SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359 16,382	16,359 16,382	40,839	43,167 43,227	43,167 43,227
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801	5,801	14,183	15,141	15,141
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658	8,658	60	22,198	22,198
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902	76,902	132,332	197,695	197,695

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).

Legend

- LDR** LOW DENSITY RESIDENTIAL
0.5 - 6.9 Attached or Detached Units per Acre
- MDR** MEDIUM DENSITY RESIDENTIAL
7.0 - 12.9 Attached or Detached Units per Acre
- HDR** HIGH DENSITY RESIDENTIAL
13.0 and Above Attached or Detached Units per Acre
- NC** NEIGHBORHOOD COMMERCIAL
- CC** COMMUNITY COMMERCIAL
- RC** REGIONAL COMMERCIAL
- BP** BUSINESS PROFESSIONAL
- LI** LIGHT INDUSTRIAL
- IND** GENERAL INDUSTRIAL
- TS** TRANSFER STATION
- CBD** CENTRAL BUSINESS DISTRICT
- P/QP** PUBLIC/QUASI PUBLIC
- PR** PARKS AND RECREATION
- OS** OPEN SPACE
- UR** URBAN RESERVE
- /FP** FLOODPLAIN (COMBINING)
- /SA** STUDY AREA (COMBINING)
- /VC** VILLAGE CENTER (COMBINING)



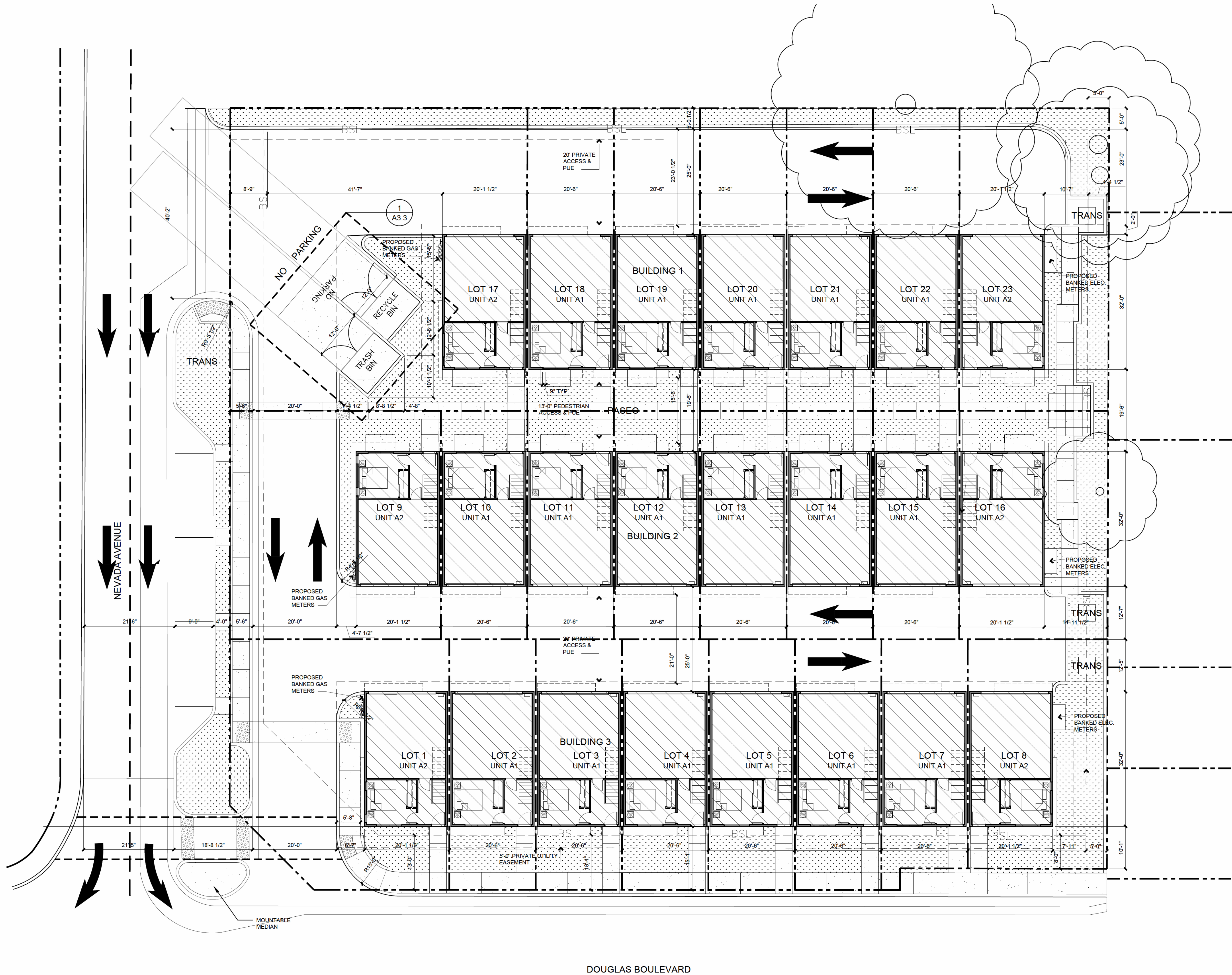
Last updated: May 2018

Change land use for Infill Pcl 246 from BP to HDR

Infill
Roseville Water Treatment Plant
9595 Barton Road
Located approx. 1.5 miles east

Roseville Old Town Lofts
Modified R3 Development Standards

Description	Proposed Development Standard
Minimum lot area (Sq ft)	
Interior	1,112
Corner	1,159
Minimum lot width	
Interior	20'-6"
Corner	21'-4 ½"
Residential Density	26 units per acre
Setbacks (minimum)	
Front	7'-5" for interior lot; 20' for corner lot
Sides	0'-3" interior; 20' street side on corner
Rear	10'
Maximum lot coverage	60%
Height Limits	45'-0"



03/01/19 CYCLE 4 - SUBMITTAL GK
11/19/18 CYCLE 3 - SUBMITTAL GK
08/16/18 CYCLE 2 - SUBMITTAL GK



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SCALE 1" = 10'-0"
March 1, 2019

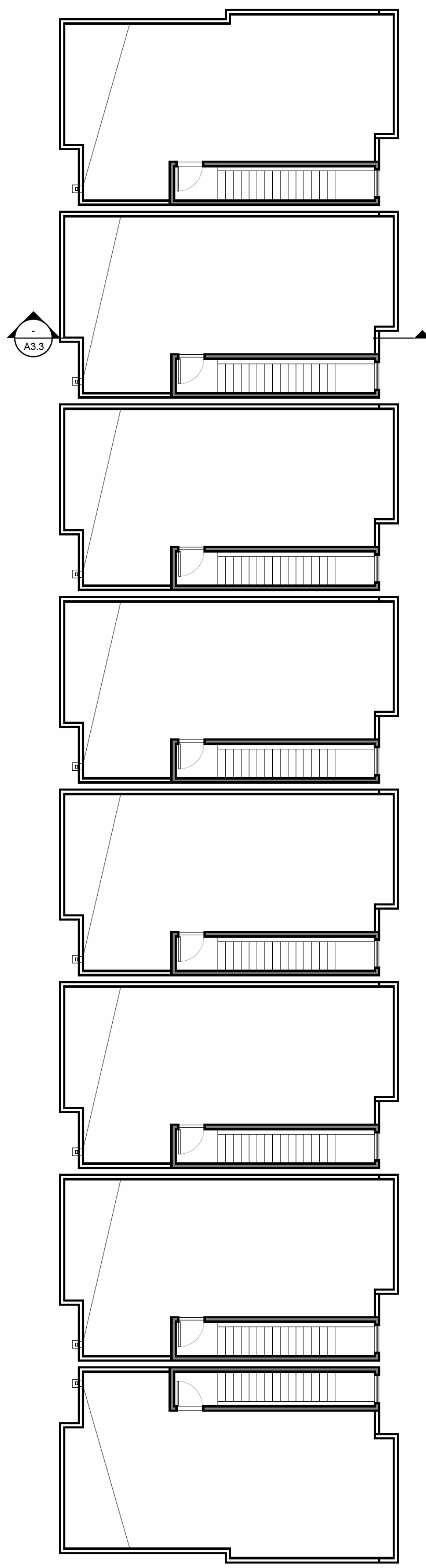
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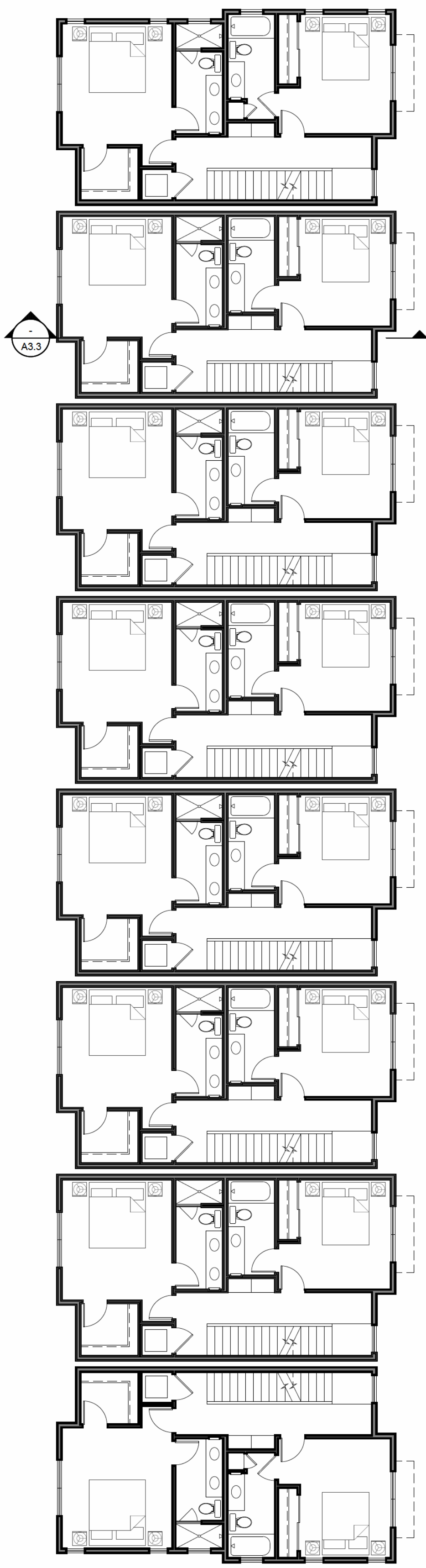
Roseville Old Town Lofts

Roseville, California

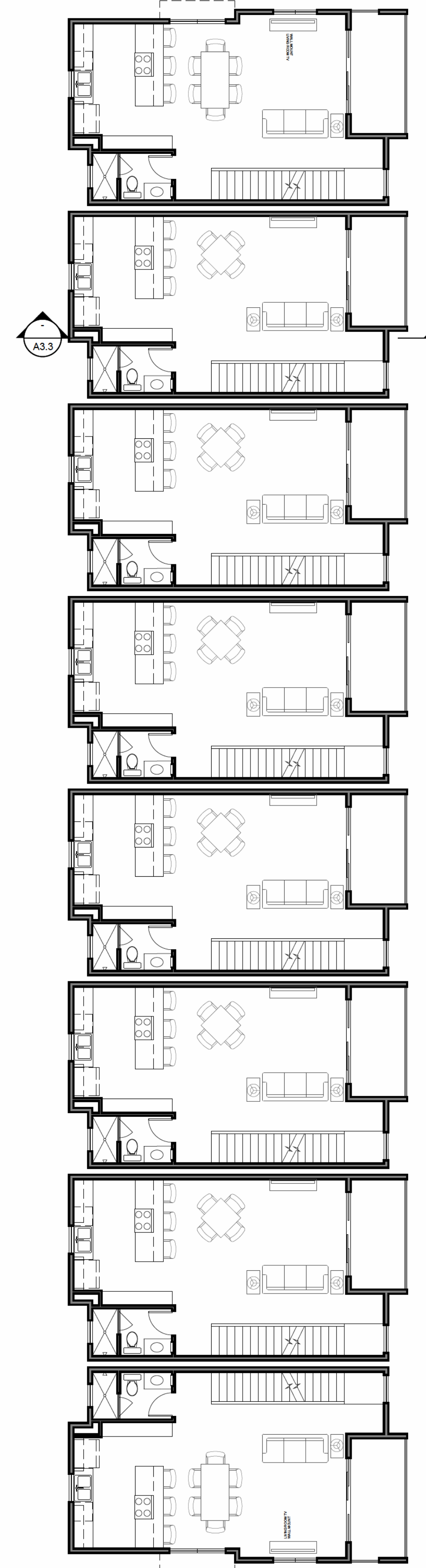
SITE PLAN



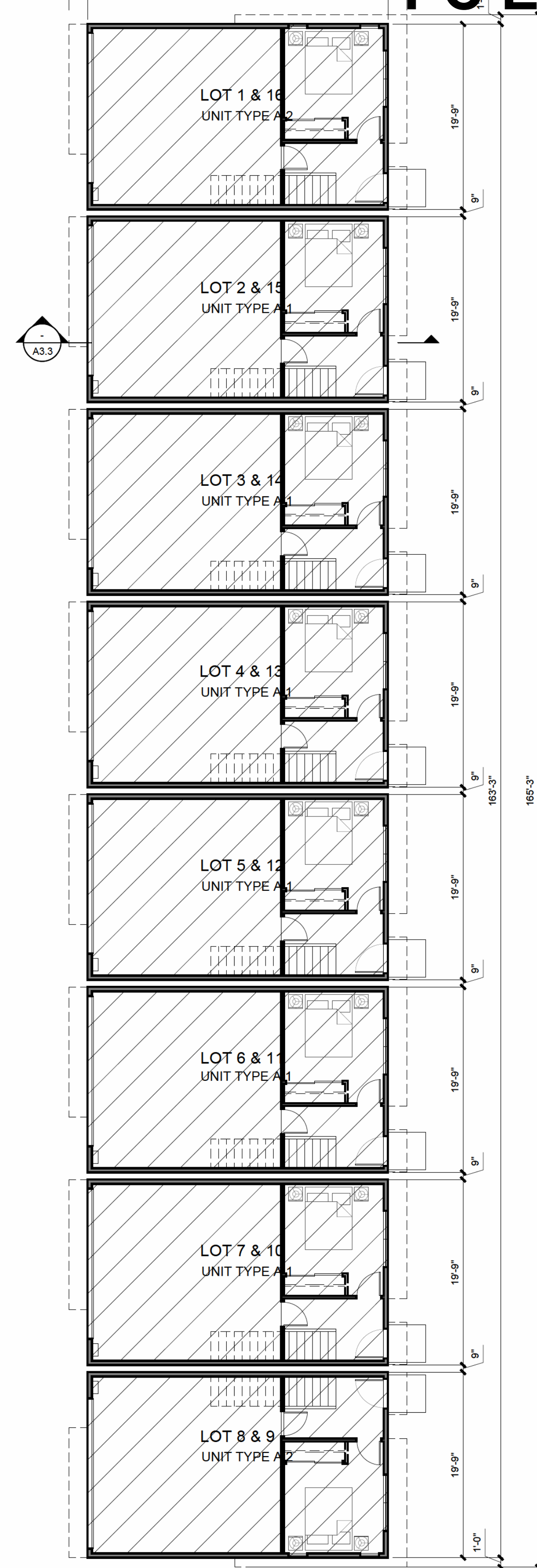
ROOF DECK PLAN



3RD FLOOR PLAN



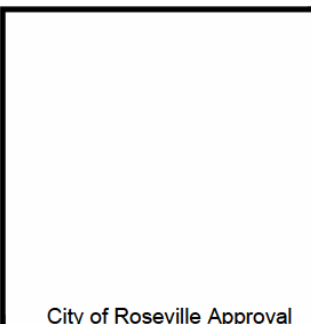
2ND FLOOR PLAN



1ST FLOOR PLAN

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11/19/18	2	CYCLE 3 - SUBMITTAL	GK
08/16/18	1	CYCLE 2 - SUBMITTAL	GK


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SCALE 1/8" = 1'-0"
March 1, 2019


City of Roseville Approval

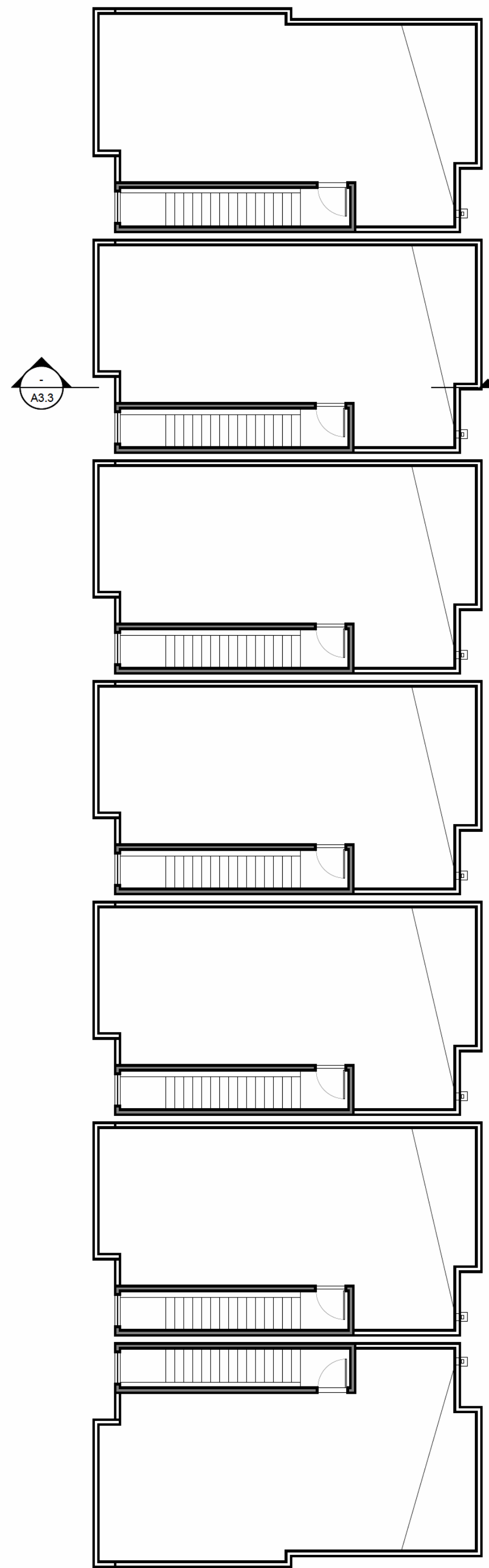
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Roseville Old Town Lofts

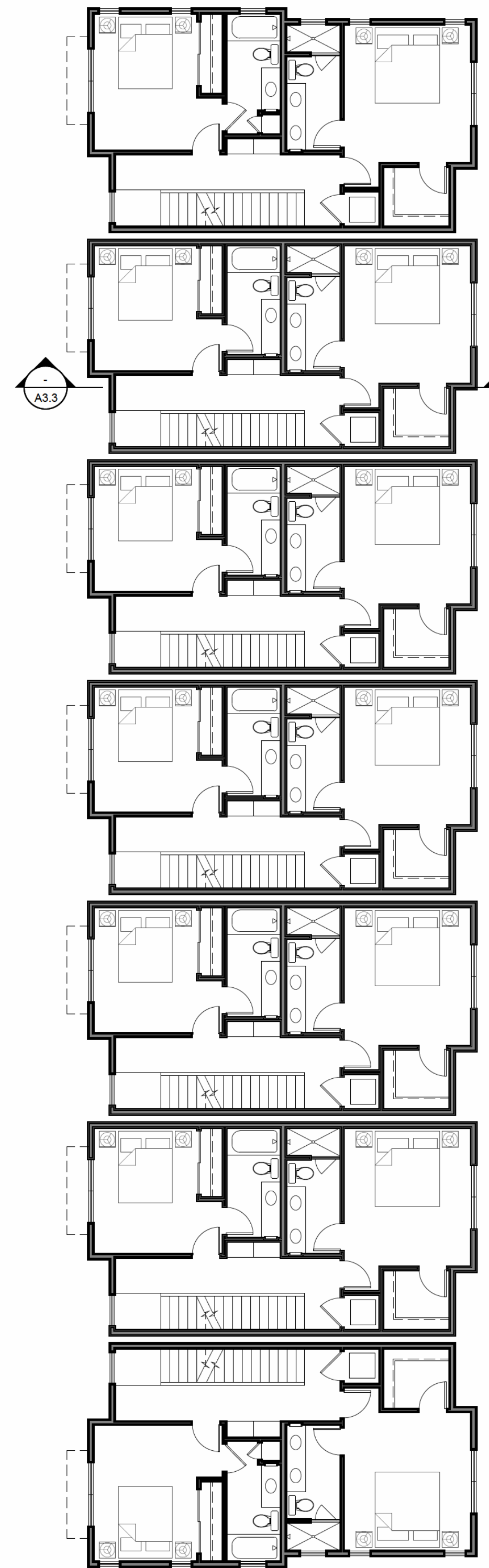
Roseville, California

BUILDING 2 FLOOR PLAN
BUILDING 3 SIMILAR

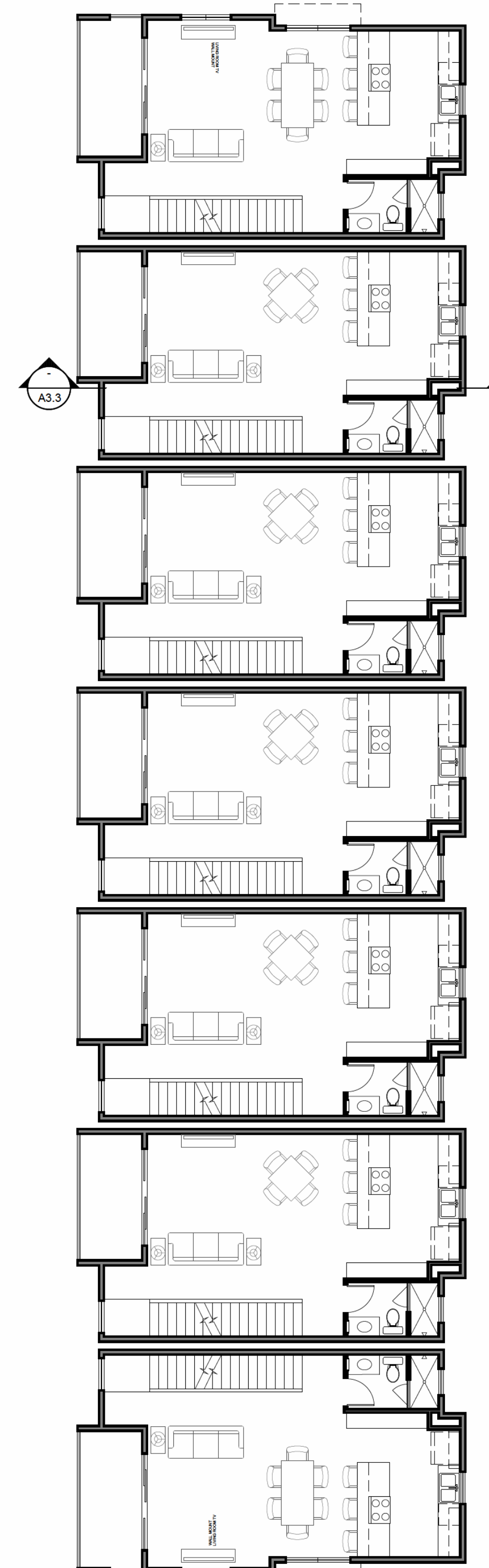

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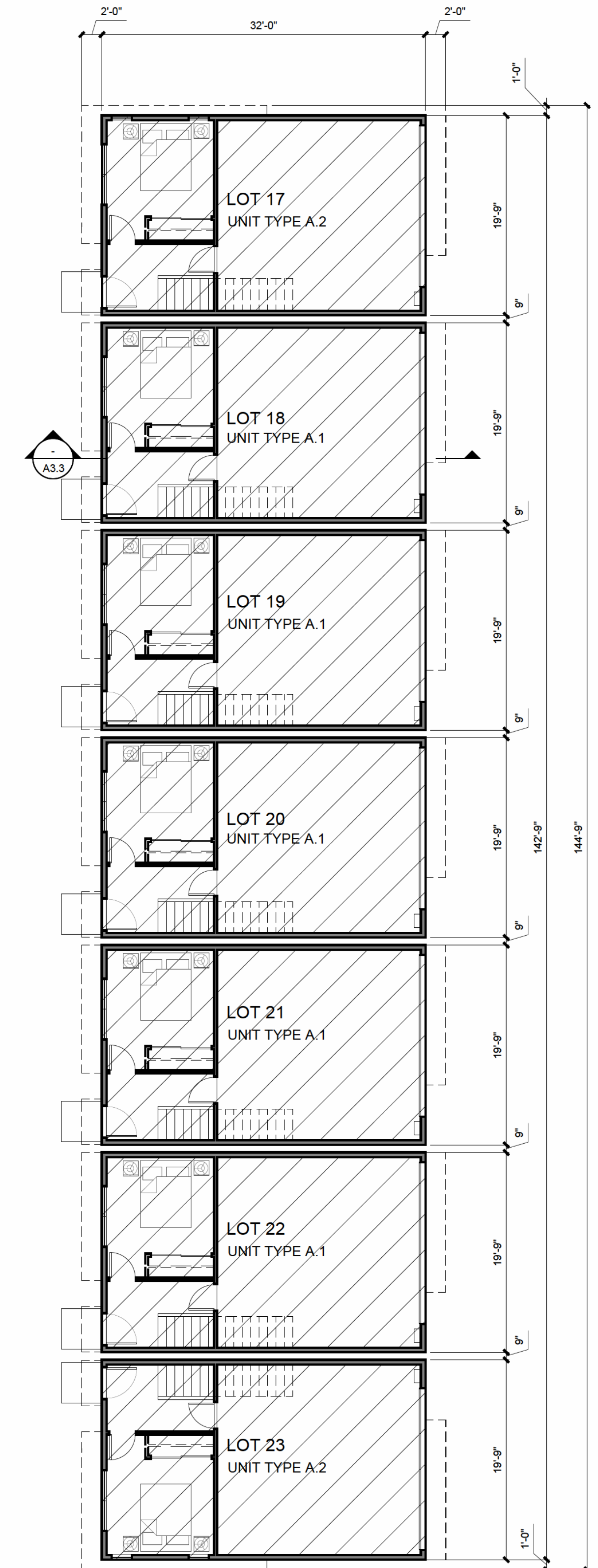
ROOF DECK PLAN



3RD FLOOR PLAN

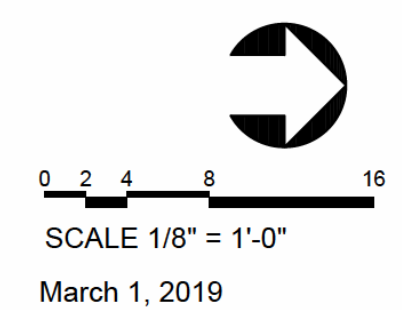


2ND FLOOR PLAN

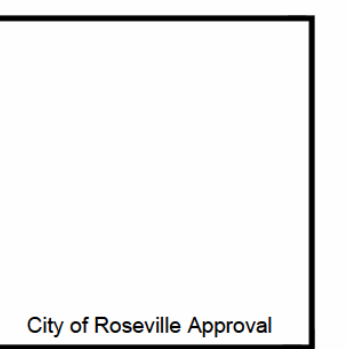


1ST FLOOR PLAN

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11/19/18	2	CYCLE 3 - SUBMITTAL	GK
08/16/18	1	CYCLE 2 - SUBMITTAL	GK



March 1, 2019



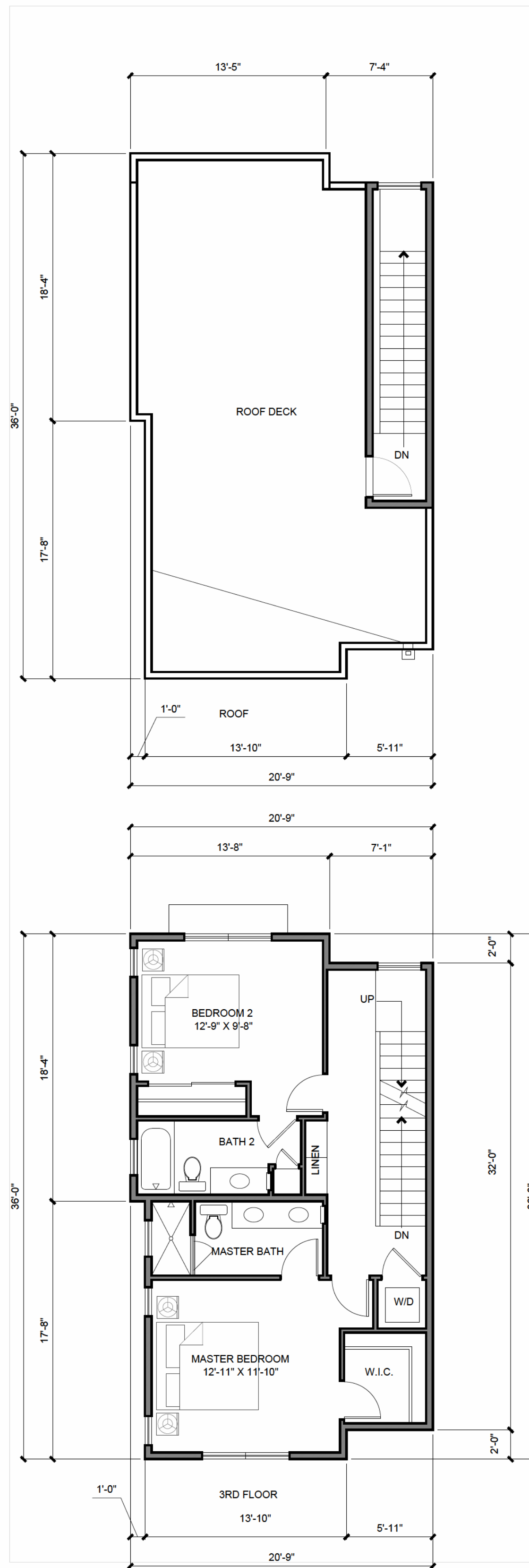
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Roseville Old Town Lofts

Roseville, California

BUILDING 1 FLOOR PLANS

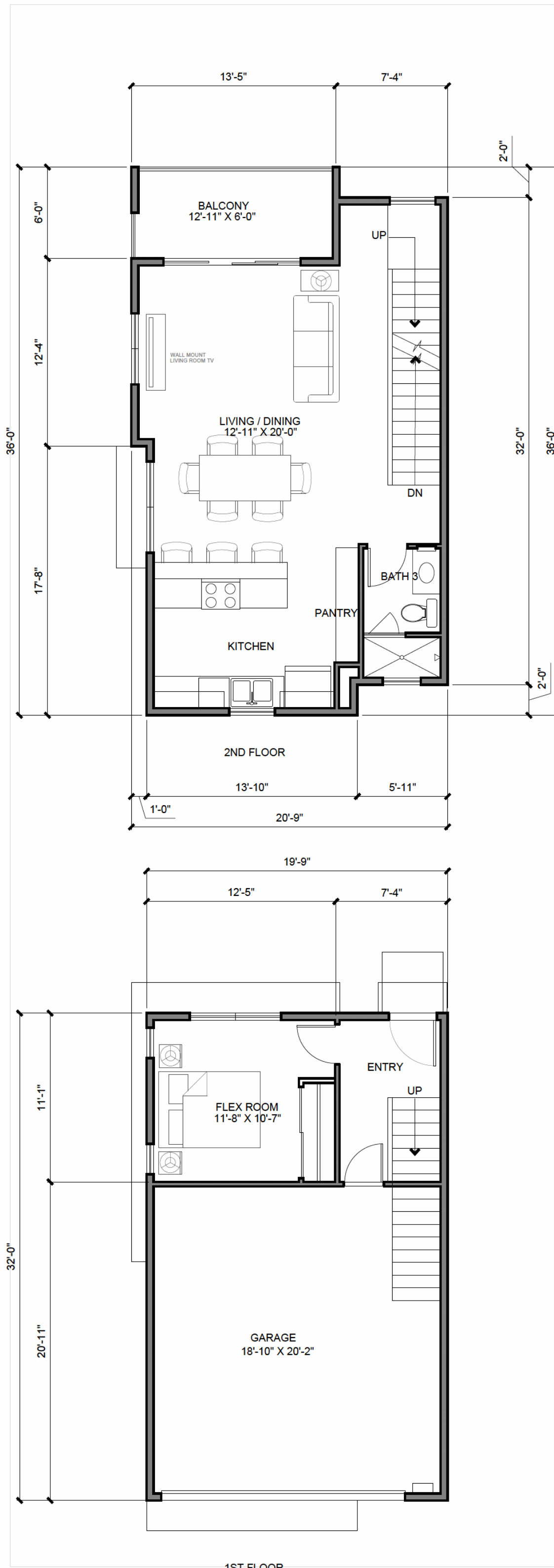
A2.2



UNIT A2 - 2 BED / 3 BATH

1ST FLOOR: 224 SF.
2ND FLOOR: 624 SF.
3RD FLOOR: 655 SF.
TOTAL LIVING: 1,503 SF.
BALCONY: 80 SF.
GARAGE: 407 SF.

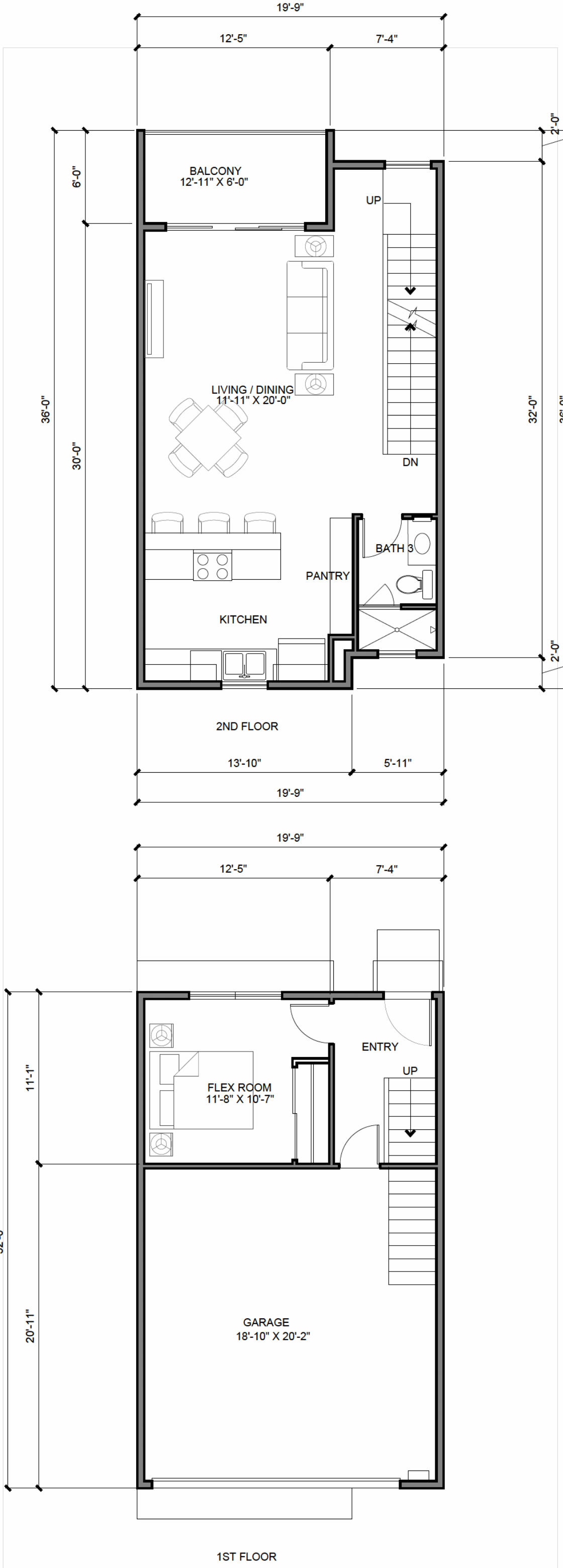
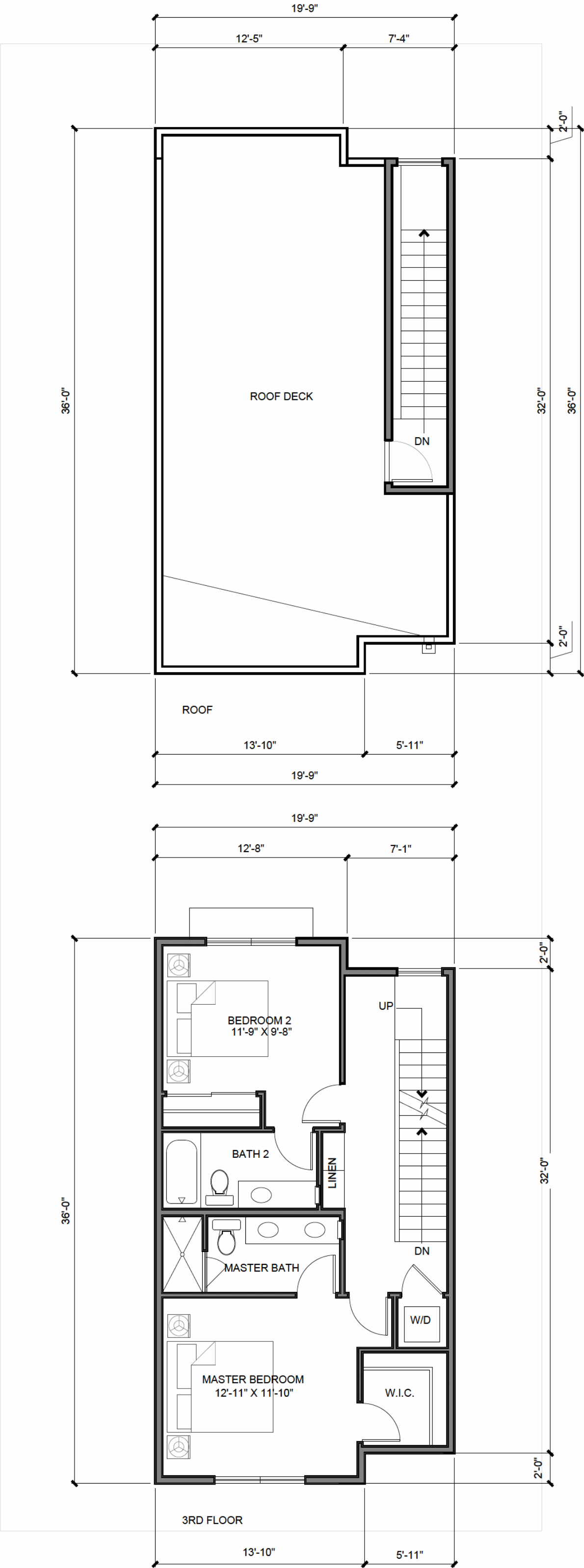
SCALE 3/16" = 1'-0"



UNIT A1 - 2 BED / 3 BATH

1ST FLOOR: 224 SF.
2ND FLOOR: 611 SF.
3RD FLOOR: 637 SF.
TOTAL LIVING: 1,472 SF.
BALCONY: 74 SF.
GARAGE: 407 SF.

SCALE 3/16" = 1'-0"



03/01/19 3 CYCLE 4: SUBMITTAL GK
11/19/18 2 CYCLE 3: SUBMITTAL GK
08/16/18 1 CYCLE 2: SUBMITTAL GK

0 1 2 5 10

SCALE 3/16" = 1'-0"

March 1, 2019

City of Roseville Approval

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DEVELOPMENT
L.L.C.

Roseville Old Town Lofts
Roseville, California

UNIT PLANS



A2.3



EAST ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"

WEST ELEVATION - BUILDING 2 (NEVADA STREET)

SCALE 3/16" = 1'-0"

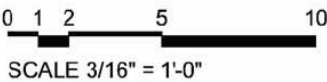


NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

TRAIL DUST HLS 4273	FEATHER STONE KM 4578
FRONTIER SHINGLE HLS 4272	HC MUDDOX COVENTRY
GRANT DRAB HLS 4271	RED HOT JAZZ HLS 4268



SCALE 3/16" = 1'-0"

AUGUST 10, 2018

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Roseville Old Town Lofts

Roseville, California

COLOR ELEVATIONS



A3.0

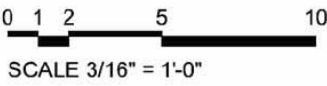


SOUTH ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

TRAIL DUST HLS 4273	FEATHER STONE KM 4578
FRONTIER SHINGLE HLS 4272	HC MUDDOX COVENTRY
GRANT DRAB HLS 4271	RED HOT JAZZ HLS 4266



AUGUST 10, 2018

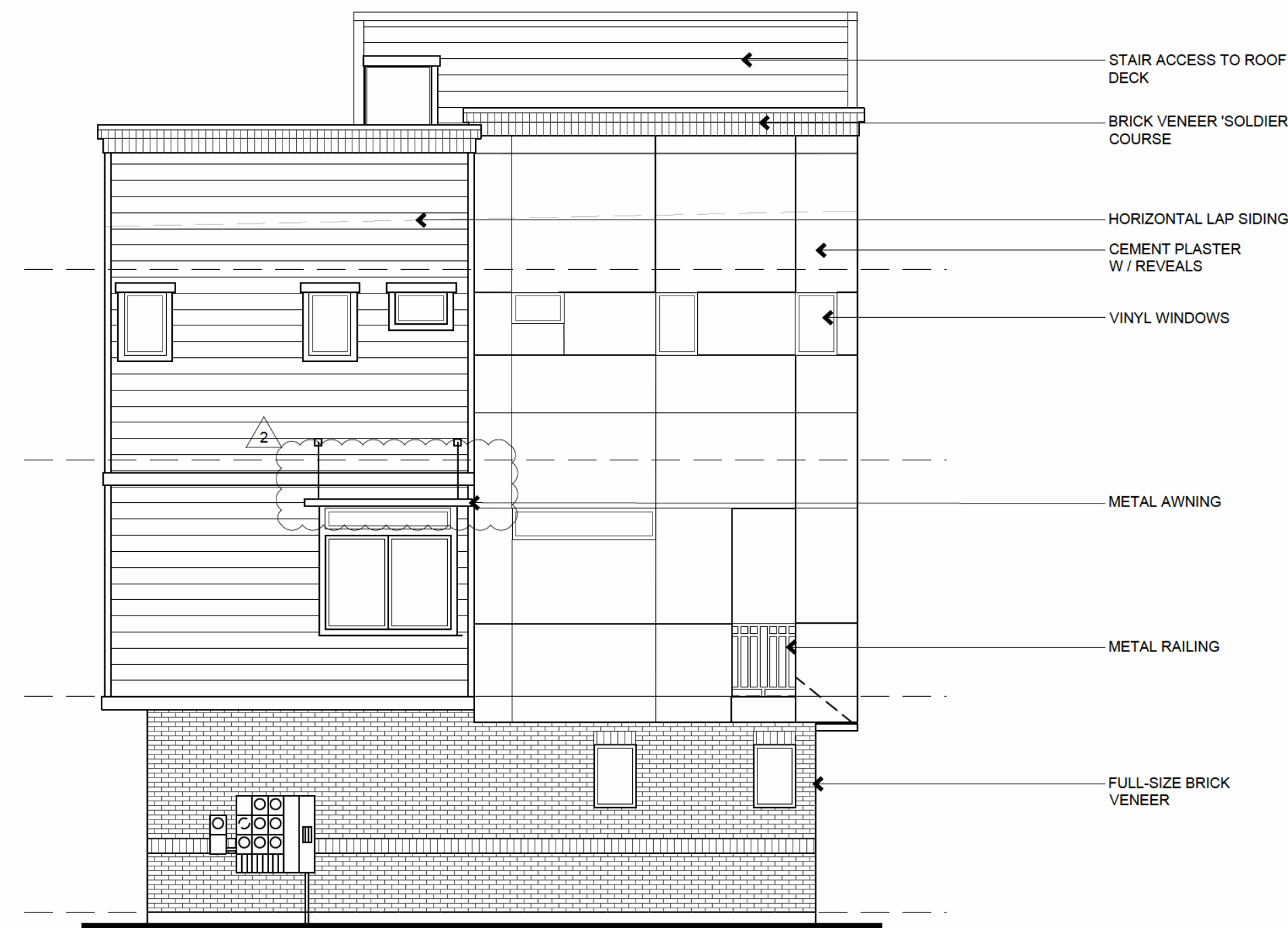
C&P
DEVELOPMENT
L.L.C.

Roseville Old Town Lofts

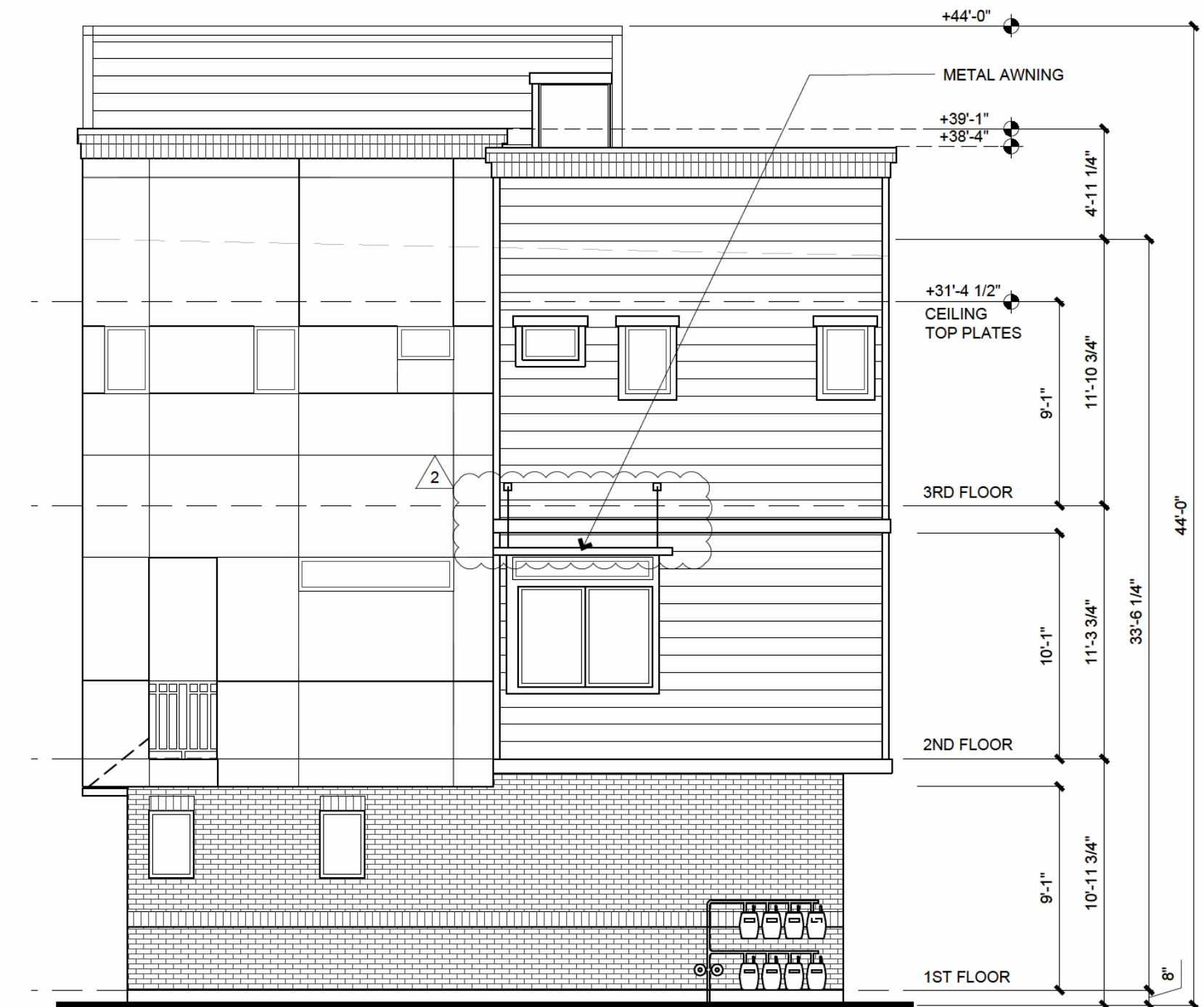
Roseville, California

COLOR ELEVATIONS





EAST ELEVATION - BUILDING 2 (DRIVE ISLE)
SCALE 3/16" = 1'-0"



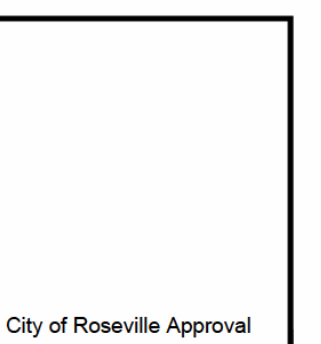
WEST ELEVATION - BUILDING 2 (NEVADA STREET)
SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

03/01/19	3	Cycle 4 - Submittal	GK
11/19/18	2	Cycle 3 - Submittal	GK
08/16/18	1	Cycle 2 - Submittal	GK



0 1 2 5 10
SCALE 3/16" = 1'-0"
March 1, 2019

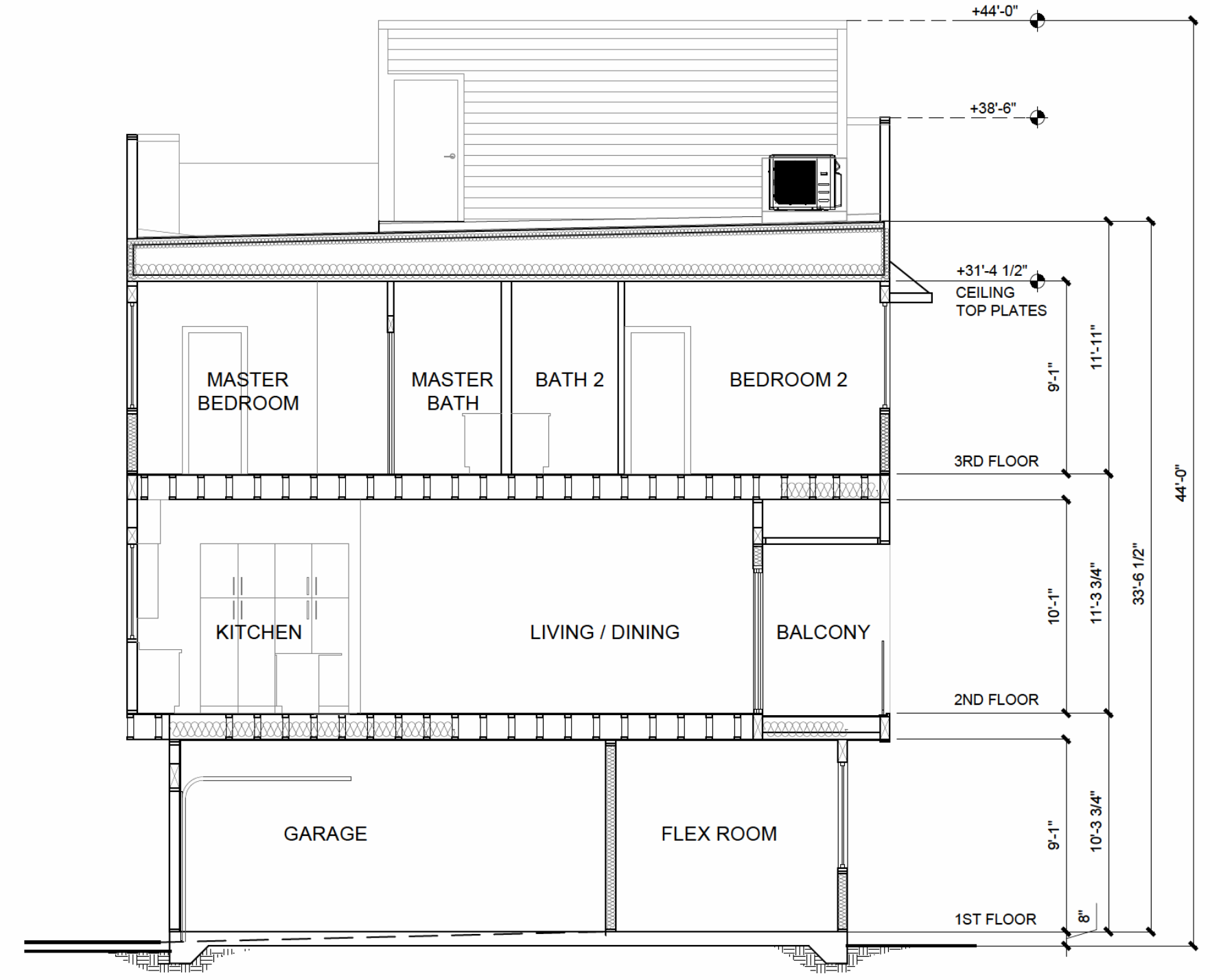
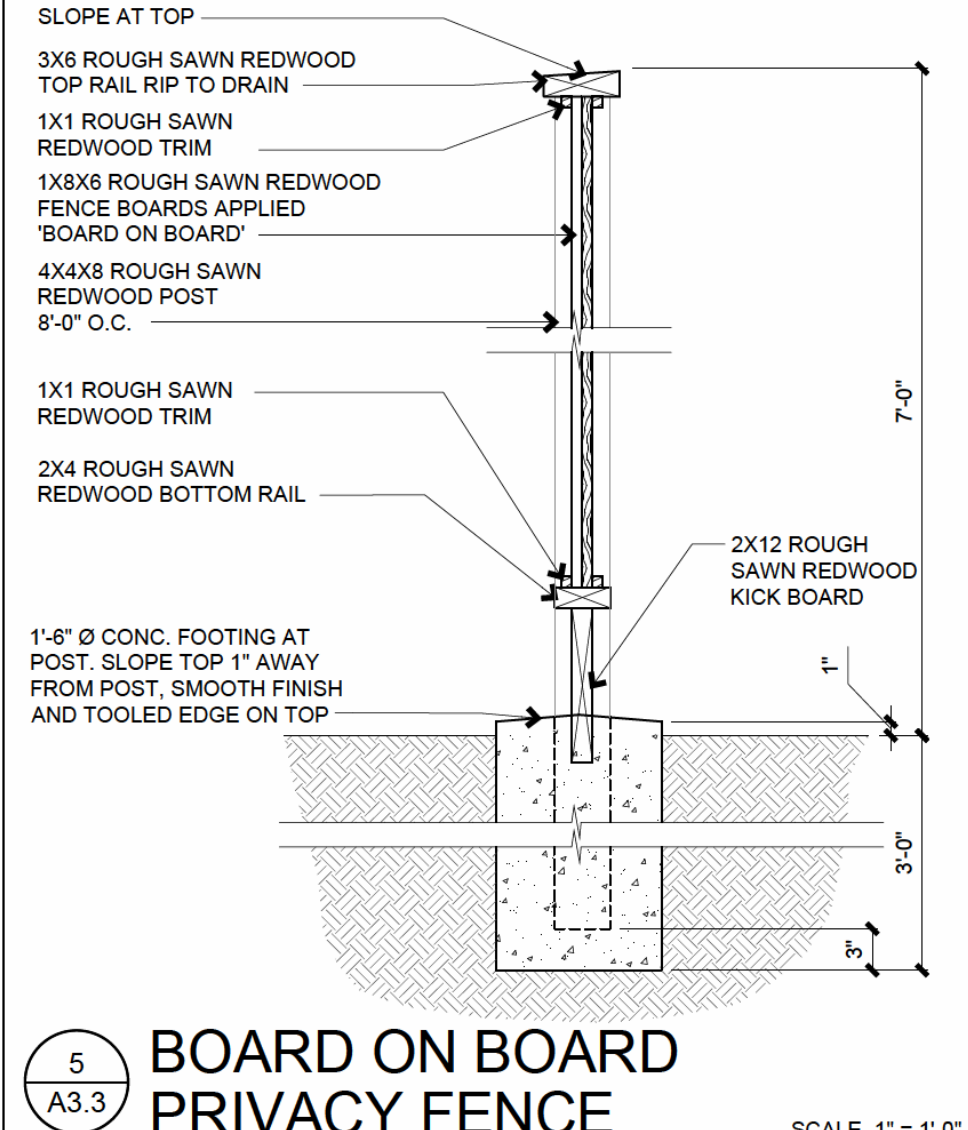
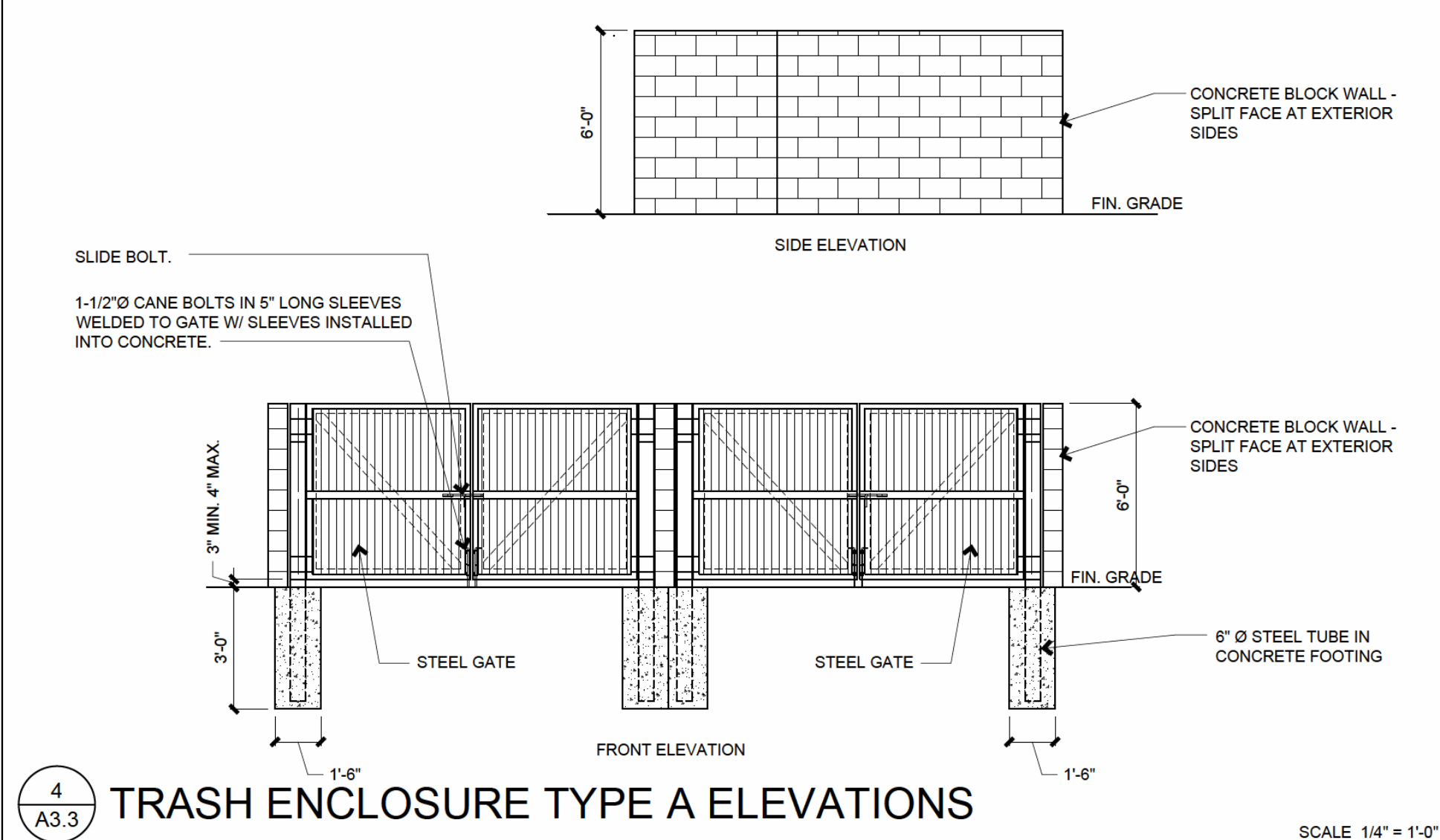
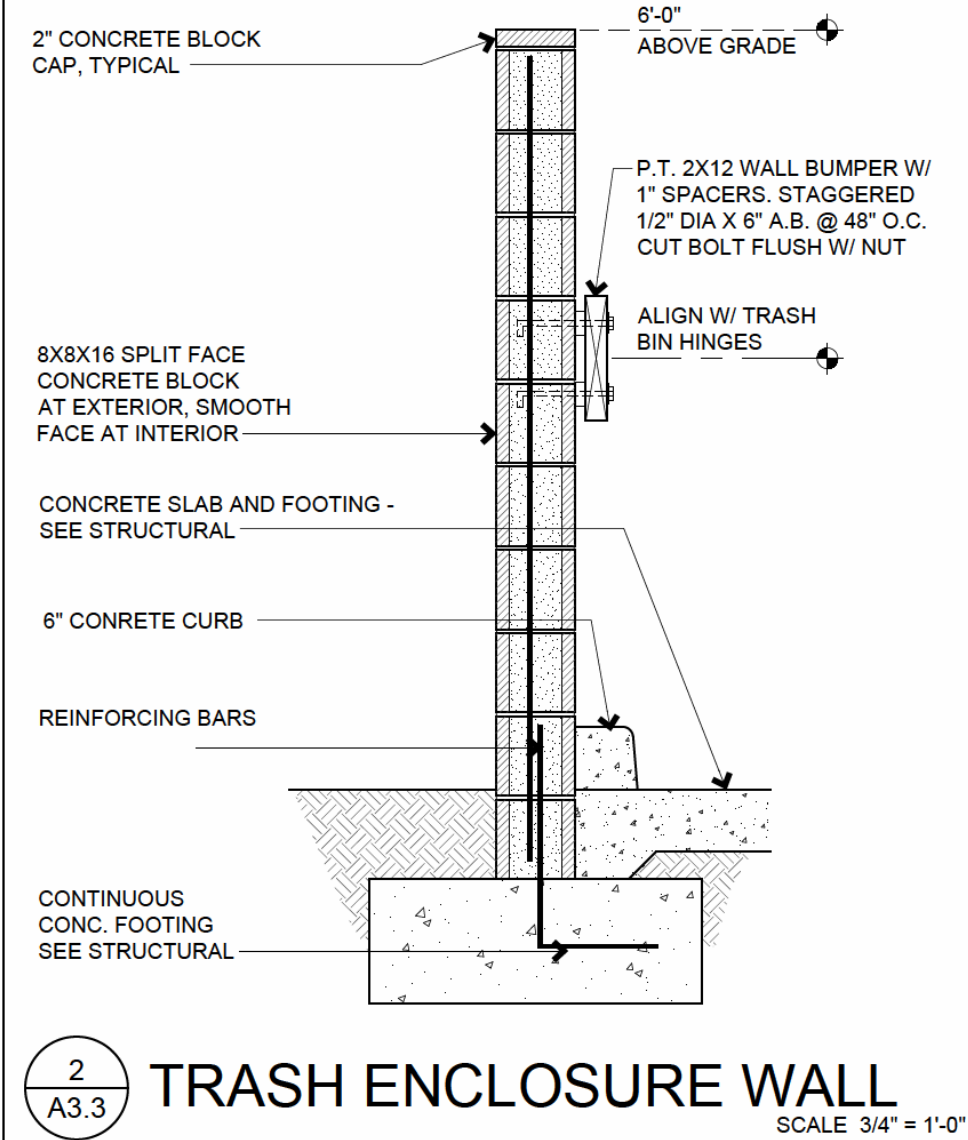
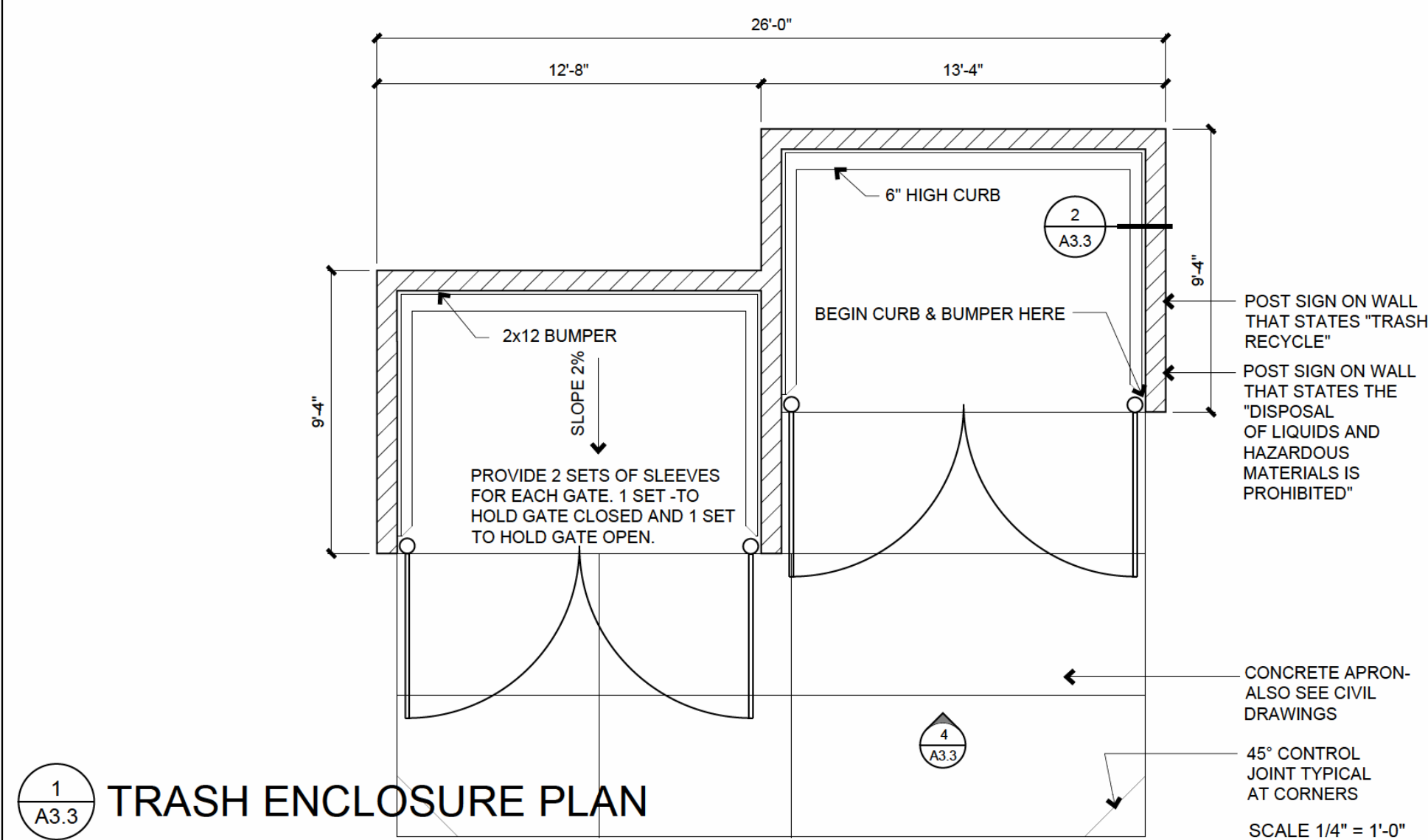


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DEVELOPMENT
L.L.C.

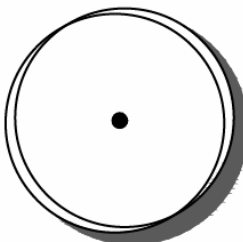
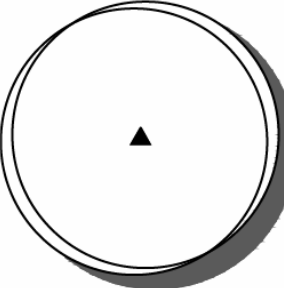
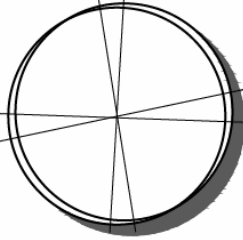
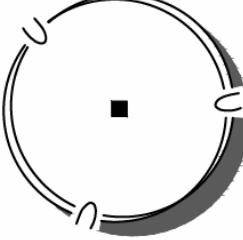
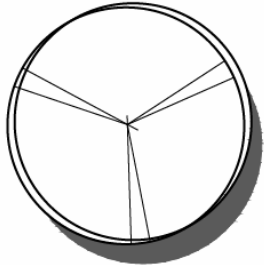
Roseville Old Town Lofts
Roseville, California

BUILDING 2 ELEVATIONS
BUILDING 1 & 3 SIMILAR

A3.2



TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
(Note: All trees symbols sizes are reduced up to 50%)				
	DOUGLAS BLVD. STREET TREE <u>ACER RUBRUM</u> 'ARMSTRONG'- A. RED MAPLE	15 GAL	45'/15'	NARROW, FASTIGIATE
	NEVADA AVE. STREET TREE <u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	15 GAL	35'/30'	SEASONAL COLOR
	PASEO/SEASONAL BUILDING SCREENING TREE <u>ACER RUBRUM</u> 'BOWHILL'- B. RED MAPLE	15 GAL	40'/15'	UPRIGHT, VERY NARROW
	SITE ACCENT & SEASONAL SCREENING TREE <u>LAGERSTROEMIA</u> 'TUSCARORA'- T. CRAPE MYRTLE	15 GAL	25'/15'	SEASONAL FLOWER COLOR
	PASEO UNDERSTORY TREE <u>ACER PALMATUM</u> 'BLOODGOOD'- B. JAPANESE MAPLE	15 GAL	16'/14'	MULTI- STEMMED
	SITE PERIMETER SCREENING TREE <u>PHOTINIA FRASERI</u> RED TIP PHOTINIA	15 GAL	18'/18'	EVERGREEN, TREE TRAINED

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
	SITE ENTRY ACCENT SHRUBS SUCH AS:			
	<u>ALOË</u> 'BLUE ELF' BLUE ELF ALOË	1 GAL.	1'-6"/2'	LOW
	<u>HEMEROCALLIS</u> HYBRID DAY LILY	1 GAL.	6"/2'	LOW
	<u>ROSA</u> X <u>NOATRUM</u> 'FLOWER CARPET' - CARPET ROSE	2 GAL.	2'-6"/3'-6"	MEDIUM
	<u>TULBAGHIA VIOLACEA</u> SOCIETY GARLIC	1 GAL.	1'-6"/2'	LOW
	PASEO/BUILDING FOUNDATION SHRUBS SUCH AS:			
	<u>CHONDROPETALUM</u> TECTORUM SMALL CAPE RUSH	1 GAL.	3'/4'	MEDIUM
	<u>DIANELLA TASMANICA</u> 'TASRED'- TASRED FLAX	1 GAL.	1'-6"/3'	MEDIUM
	<u>LIRIOPE GIGANTEA</u> GIANT LILY TURF	1 GAL.	2'/3'	MEDIUM
	<u>LOROPETALUM CHINENSIS</u> EMERALD SNOWY- E.S. FRINGE FLOWER	5 GAL.	3'/4'	MEDIUM
	SCREENING SHRUBS SUCH AS:			
	<u>CALLISTEMON VIMINALIS</u> 'BETTER JOHN'- B.J. BOTTLEBRUSH	5 GAL.	3'/3'	LOW
	<u>DIETES BICOLOR</u> AFRICAN IRIS	1 GAL.	2'/3'	LOW
	<u>ILEX</u> X <u>RUTHOLI</u> ' EMERALD COLONNADE HOLLY	5 GAL.	6'/10'	MEDIUM
	<u>VIBURNUM TINUS</u> DWARF- DWARF VIBURNUM	5 GAL.	4'/5'	LOW

GROUND COVER LEGEND

SITE ENTRY ACCENT COVER SUCH AS:				EVERGREEN FOLIAGE GROUND COVER SUCH AS:			
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
<u>FESTUCA GLAUCA</u> 'ELIJAH BLUE'- E.B. FESCUE	FLATS	1'/2'	LOW	<u>CAREX PANSA</u> CALIFORNIA MEADOW SAGE	LINERS	8'/10"	LOW
<u>GAZANIA</u> 'MOONGLOW'- M. GAZANIA	FLATS	10'/11'- 6"	MEDIUM	<u>VINCA MINOR</u> DWARF PERIWINKLE	1 GAL.	1'/3'	LOW

IRRIGATION NOTES

AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:

1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL/VALVE/HYDROZONE SYSTEM.
2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

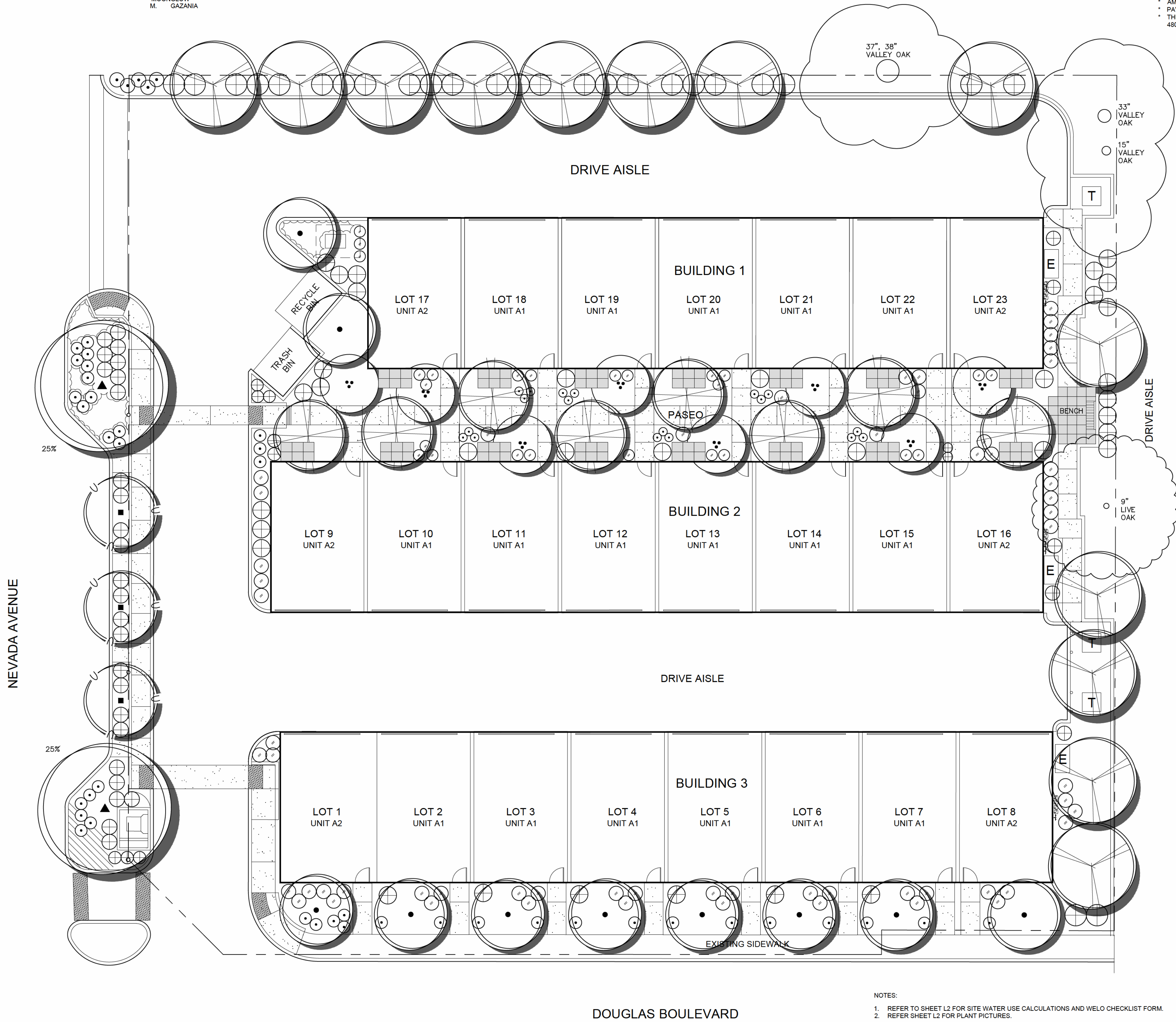
PARKING SHADE CALCULATIONS

* REFER TO THE PERCENTAGE OF THE SHADE PROVIDED ON THE PLAN AND THE SHADE PERCENTAGE VALUES ADJUSTED TO THE TREES' CANOPIES.				
TREE	100%	75%	50%	25%
<u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	NA	NA	NA	2(240) = 480
				480 SF
TOTAL AMOUNT OF SHADE PROVIDED				= 480 SF

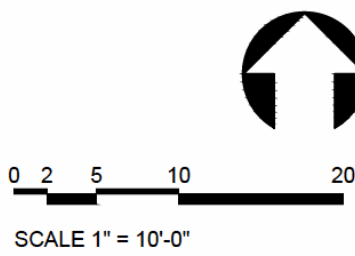
PARKING LOT SHADE CALCULATIONS

* AMOUNT OF PAVED AREA = 752 SF
* PAVED AREA REQUIRED TO BE SHADED: 752 SF X 50% = 376 SF
* THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA:
480 SF DIVIDED BY 752 SF = 63.8%

PERCENTAGE OF PAVING SHADED = 63.8%



- NOTES:
1. REFER TO SHEET L2 FOR SITE WATER USE CALCULATIONS AND WELO CHECKLIST FORM.
 2. REFER SHEET L2 FOR PLANT PICTURES.



TOM SMITH
ASSOCIATES
Landscape Architects
Urban Design &
Landscape Guidelines
Site Planning
6921 Roseville Rd., CLA 2009
Sacramento, (916) 749-7279
CA 95842 Fax (916) 749-7229

MARCH 1, 2019

Roseville Old Town Lofts

Roseville, California

PRELIMINARY LANDSCAPE PLAN



L1

PRELIMINARY WATER USE ESTIMATE BASED
ON SITE PLANTING AREA SHOWN ON PLAN

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION:

MAWA=(ETo)(0.62)[(ETAFxLA)+(1-ETAF)xSLA]

MAWA=(52.2)(0.62)[(0.55x7,473)+(1-0.55)x0.0]

MAWA=133,020 GALLONS

ETo: ANNUAL EVAPOTRANSPIRATION RATE

ETAF: ET ADJUSTMENT FACTOR FOR RESIDENTIAL

LA: LANDSCAPE AREA IN SQUARE FEET

SLA: SPECIAL LANDSCAPE AREA IN SQ. FT.

NOTE: THE WATER USE ITEMS REQUESTED IN THE FORM BELOW WILL BE PROVIDED WHEN THE LANDSCAPE IRRIGATION CONSTRUCTION PLAN IS COMPLETED.

WATER EFFICIENT LANDSCAPE ORDINANCE
SUBMITTAL CHECKLIST

To be completed by applicant and submitted with plans:

Project Name:

Contact:

Address:

Phone:

LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION

"I agree to comply with the water efficient landscape ordinance"(see rule, page 4) and certify that the landscape plans contain all information required in the landscape documentation package."

Applicant Name (Print)SignatureDate

LANDSCAPE PACKAGE SUBMITTAL REQUIREMENTS

SHEET NO. 1NOTES:

PROJECT INFORMATION (on cover sheet or equivalent):

Date

Applicant name & contact information

Owner name and contact information

Project address

Total landscaped area (in sq. ft.)

Project type (new, rehabilitated, public, schools, etc.)

Water supply type (potable/reclaimed)

Checklist of documents contained in landscape package

WATER EFFICIENT LANDSCAPE WORKSHEET:

Hydrozone information table

Water budget calculations for MAWA and ETWU

SOIL MANAGEMENT REPORT:

Recommendations incorporated into landscape plan?

Copy of report provided to Planning Department?

LANDSCAPE PLAN

Consistent with Specific Plan Design Guidelines?

Plant materials list – botanical & common name

Planting symbols

Container size

Plant spacing

Plant quantities

SHEET NO. 2NOTES:

Identify edible plants

Identify water features & surface area

Turf limited to 25% of total planting area?

Designate and label hydrozones (low, moderate, high, mixed use) – group plants by hydrozone

Minimum 3" mulch or bark (no shredded bark)

Stabilizing mulch/bark on slopes greater than 25%

Identify composting installation rates (unless exempt)

Delineate property lines, utilities, easements, streets, driveways, other paved surfaces

Identify buildings, structures and pad elevations (if not provided on grading plan)

Identify natural features to remain (rock outcroppings, trees, etc.)

Identify "Special Landscape Areas" if any

Identify stormwater treatment improvements

Identify rain catching or harvesting improvements, if any

Identify any applicable greywater systems

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

IRRIGATION PLAN:

Location/size of water meters

Type & size of all irrigation system components

Irrigation controller type (must use evapotranspiration or soil moisture sensor data and utilize a rain sensor)

Main and lateral lines

Valves

Sprinkler head location & type

Moisture sensing devices (soil and/or rain)

Quick couplers

Pressure regulators

Backflow devices

Rain/freeze/wind sensors

Indicate flow rate (gallons per minute)

Indicate application rate (inches per hour)

Indicate design operating pressure (per square inch)

Designed to optimal dynamic pressure? (Booster pumps or pressure regulators shall be used to achieve required dynamic pressure)

Manual shut off valves

Designate hydrozone and valves by number, letter or other means.

Designed to prevent low head drainage & no overspray or runoff?

Conforms to hydrozones indicated on landscape plan?

Designed to achieve irrigation efficiency of 0.75 for overhead spray and 0.81 for drip?

Low volume irrigation in mulched planting areas

Matched precipitation rates for heads and emission devices?

Optimal sprinkler spacing?

Swing joints or other riser protection adjacent to high traffic areas?

Check valves or anti-drain valves required?

Low flow or subsurface irrigation for turf strips or other areas less than 10 feet in width

Sprinkler heads setback 24" from hardscape? If not, to

Adjacent landscape permeable?

Adjacent impermeable hardscape designed to drain entirely to landscaping?

Alternative design or technology specified to minimize overspray/runoff?

Maximum 0.75 inch per hour precipitation rate for slopes greater than 25%.

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

GRADING & DRAINAGE PLAN: (in addition to other City grading standards)

Height of graded slope

Drainage patterns

Proposed underground and in-ground drainage improvements

Pad elevations

Finish grade

Stormwater retention or treatment improvements, if any

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the grading and drainage plan."

IRRIGATION SCHEDULE:

Utilize local ET data?

Overhead irrigation scheduled between 8 p.m. and 10 a.m.?

Applied water equal to or less than MAWA?

TREES



ARMSTRONG RED MAPLE



CHINESE PISTACHE



BOWHILL RED MAPLE



TUSCARORA GRAPE MYRTLE



BLOODGOOD JAPANESE MAPLE



RED TIP PHOTINIA

SHRUBS

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE



DAY LILLY



PINK CARPET ROSE



SOCIETY GARLIC

PASEO/BUILDING FOUNDATION SHRUBS:



SMALL CAPE RUSH



TASRED FLAX LILLY



GIANT LILLY TURF



EMERALD SNOW FRINGE FLOWER

SCREENING SHRUBS:



BETTER JOHN BOTTLE BRUSH



AFRICAN IRIS



EMERALD COLONNADE HOLLY



DWARF VIBURNUM

GROND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE



MOONGLOW GAZANIA

EVERGREEN FOLIAGE:



CALIFORNIA MEADOW SAGE



DWARF PERIWINKLE



TOM SMITH ASSOCIATES
Landscape Architects
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Sacramento (916) 749-7379
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NOVEMBER 12, 2018

Roseville Old Town Lofts

Roseville, California

PLANT PICTURES & WATER USE CALCS AND CHECKLIST



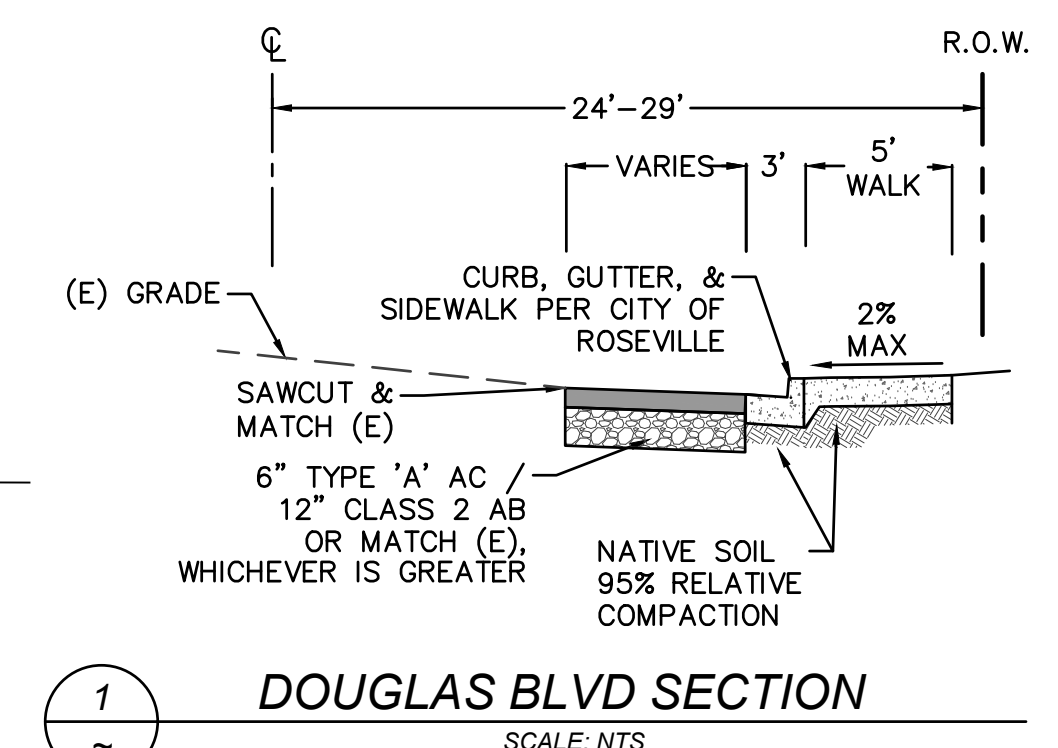
L2

GRADING KEYNOTES:

- 1 PROPOSED BARRIER CURB
- 2 PROPOSED VALLEY GUTTER
- 3 PROPOSED CURB & GUTTER
- 4 PROPOSED CONCRETE SIDEWALK
- 5 CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
- 6 CURB & GUTTER PER CITY OF ROSEVILLE STDs
- 7 MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- 8 MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
- 9 MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
- 10 CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
- 11 FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- 12 RETAINING WALL
- 13 CURB CUT RAMP
- 14 ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
- 15 ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
- 16 CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- (D1) STORM DRAIN MANHOLE
- (D2) DRAINAGE INLET
- (D3) REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- (D4) CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- (D5) UNDERGROUND INFILTRATION TRENCH
- (D6) CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- (D7) BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- (D8) INSTALL SADDLE MANHOLE WITH GRATE TOP
- (D9) DRAINAGE JUNCTION BOX
- (D10) STORM DRAIN CLEANOUT
- (D11) LANDSCAPE DRAIN



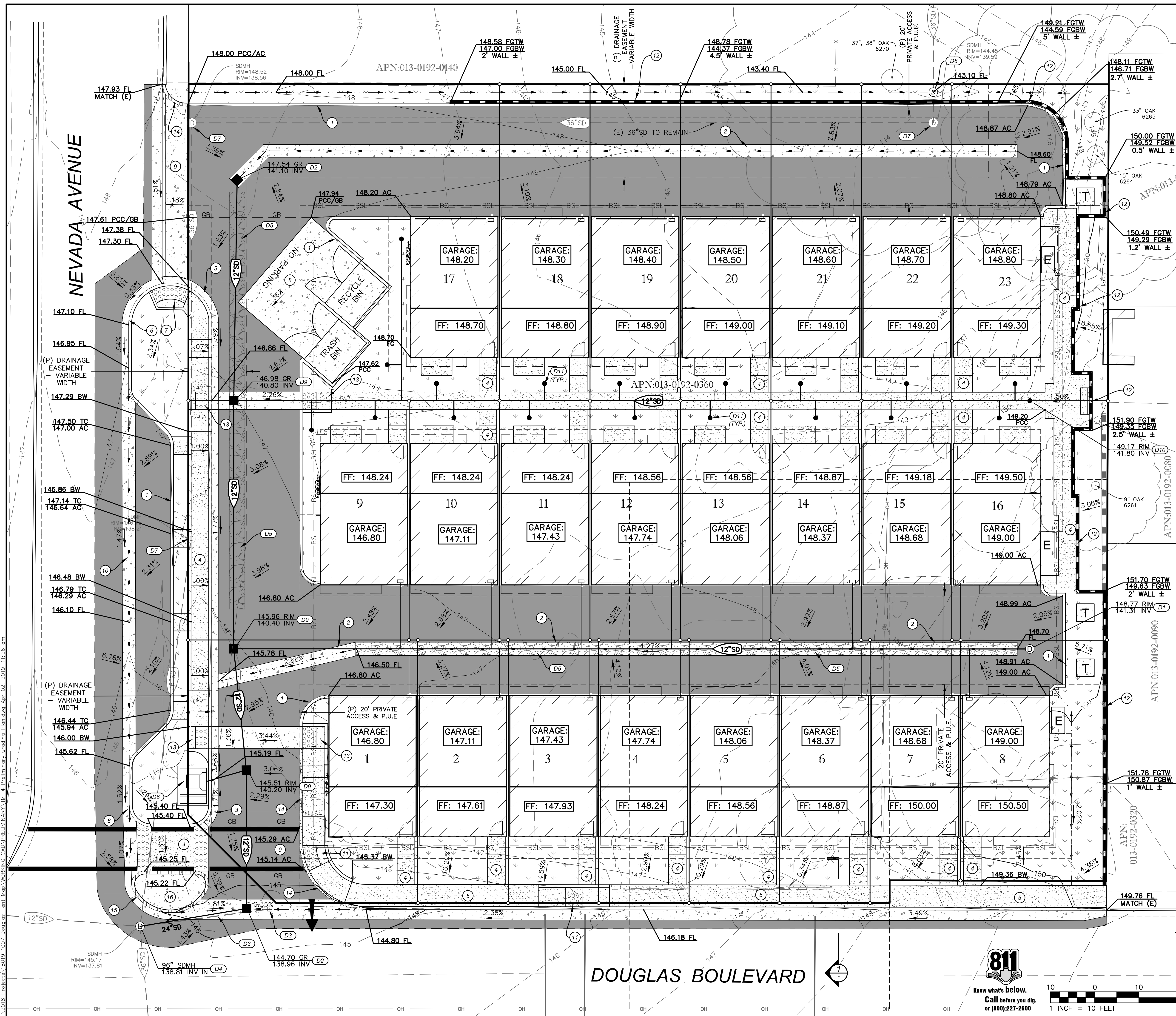
DISTURBED AREA BREAKDOWN
ONSITE: 37,240 SF
OFFSITE: 6,190 SF
TOTAL: 43,430 SF

RAW EARTHWORK SUMMARY

CUT:	865 CY
FILL:	1210 CY
NET:	345 CY IMPORT

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

Drawing		Sheet		DATE		BY		APPROVED	
ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA		TM-04		04-02-2019					
of		of Total							
		9							
C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201 ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN									
 RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 2401 W. 14th St., Suite 200 Folsom, CA 95686 Ph: 916-772-7600 Fax: 916-772-7604 www.RFEengineering.com									
									
NO.		CHECK		DATE		REVISION			
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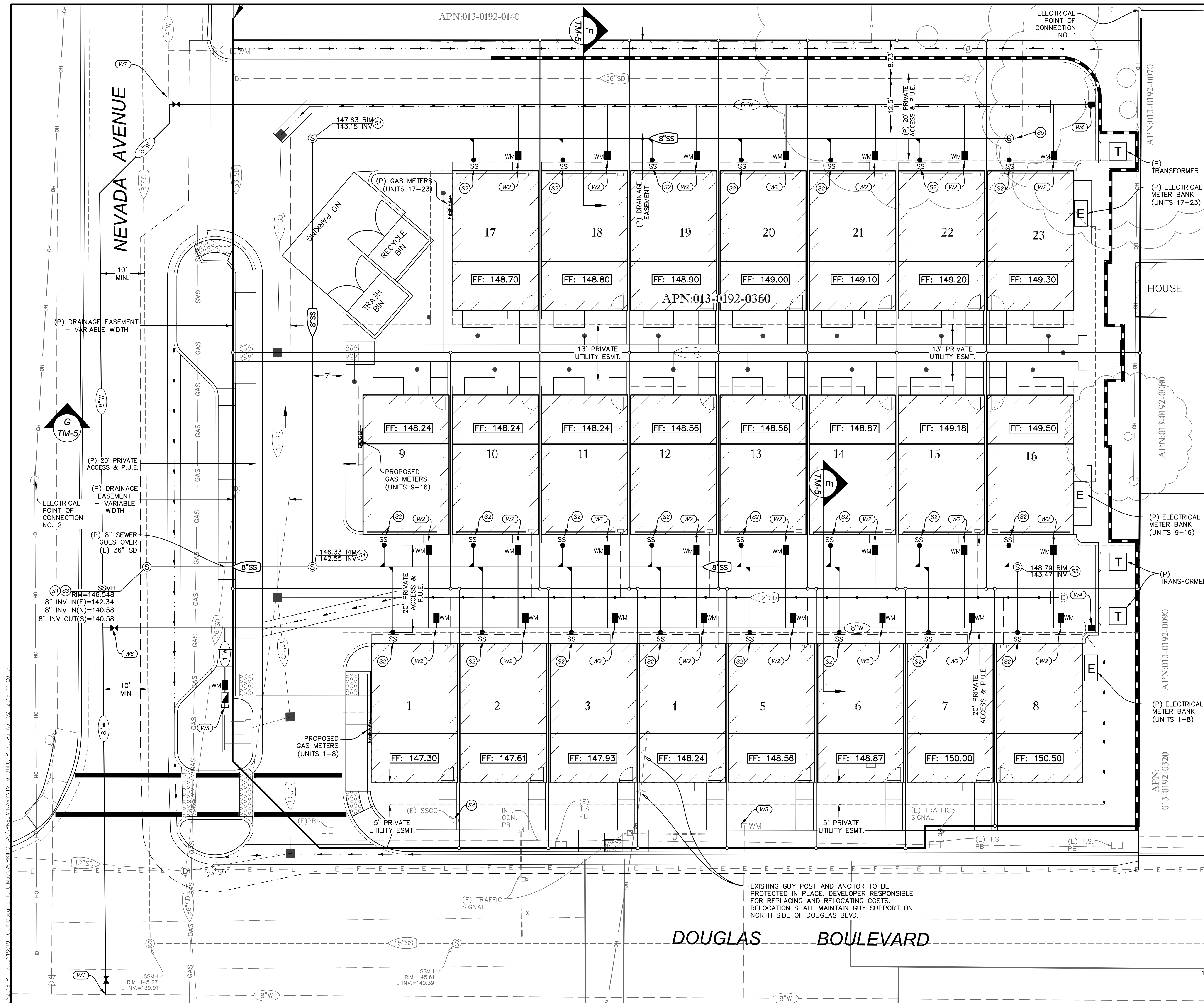


- (S1) SEWER MANHOLE PER CITY OF ROSEVILLE STD
- (S2) SANITARY SEWER SERVICE
- (S3) CONNECT INTO (E) PUBLIC SEWER MAIN
- (S4) ABANDON (E) SS CLEANOUT AND SERVICE

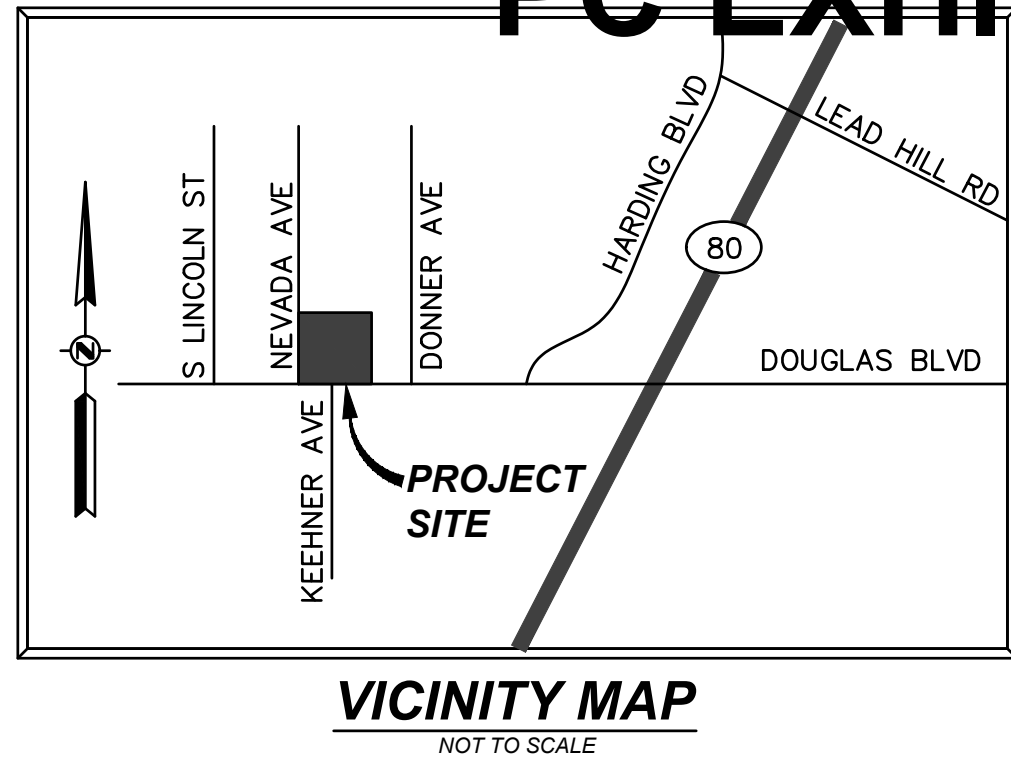
WATER KEYNOTES:

- (W1) REMOVE (E) 4" TAP OR TEE AND GATE VALVE. INSTALL NEW 8" TAP OR TEE WITH NEW GATE VALVE.
- (W2) BUILDING WATER SERVICE AND METER
- (W3) ABANDON (E) WATER METER AND SERVICE
- (W4) BLOWOFF VALVE ASSEMBLY
- (W5) IRRIGATION WATER SERVICE
- (W6) INSTALL NEW 8" TEE AND VALVE.
- (W7) INSTALL NEW 8" TEE AND VALVE. INSTALL 8" x 4" REDUCER ON NORTH SIDE OF TEE AND CONNECT INTO EXISTING 4" WATER MAIN.

ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA PRELIMINARY UTILITY PLAN		C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201		 RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 22601 S. 15th St., Suite 100 Phoenix, AZ 85061 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com				NO. _____ REVISION _____ DATE _____ BY _____ APPROVED _____	
Drawing	Sheet								
of	of Total								
	9								
04-02-2019									



TENTATIVE SUBDIVISION MAP FOR:
ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA 95678
APN: 013-192-036-000



SHEET INDEX:

CIVIL	
TM-01	TENTATIVE SUBDIVISION MAP
TM-02	PRELIMINARY LOT LAYOUT PLAN
TM-03	EXISTING CONDITIONS AND TREE PRESERVATION PLAN
TM-04	PRELIMINARY GRADING, DRAINAGE & PAVING PLAN
TM-05	PRELIMINARY CROSS SECTIONS
TM-06	PRELIMINARY UTILITY PLAN
TM-07	PRELIMINARY POST CONSTRUCTION SWQCP
TM-08	FIRE FLOW EXHIBIT
TM-09	FIRE TRUCK TURNING RADII PLAN

PROPERTY OWNER / DEVELOPER:

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

TOPOGRAPHIC SURVEY:

SURVEY BY RFE ENGINEERING, INC.
DATED: 08-20-2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EAST RIGHT OF WAY LINE OF NEVADA AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 19, THE BEARING OF WHICH IS N 00°02' 33" E AND WAS ESTABLISHED FROM RECORD MONUMENTS FOUND THEREON.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK NO. 83, WHICH IS A 3 1/2" BRASS DISC STAMPED "SEPT 97 LS 4519" LOCATED IN THE NORTHEAST CORNER OF THE DOUGLAS BLVD. BRIDGE OVER DRY CREEK. ELEVATION = 142.237 (DATUM: CITY OF ROSEVILLE NGVD 1929)

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY: PANEL NO. 06061C0478 DATED: JUNE 8, 1998

PRELIMINARY TITLE REPORT:

CHICAGO TITLE COMPANY
TITLE NO. FSJP-8501800407-RV
DATED: JUNE 23, 2015
UPDATED: APRIL 13, 2018

ARBORIST REPORT:

ABACUS CONSULTING ARBORISTS
DATED: APRIL 07, 2018

PROPOSED LOT AREAS:

AS SHOWN ON SHEET TM-02

ENGINEER AND SURVEYOR:

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:

CITY OF ROSEVILLE

REFUSE:

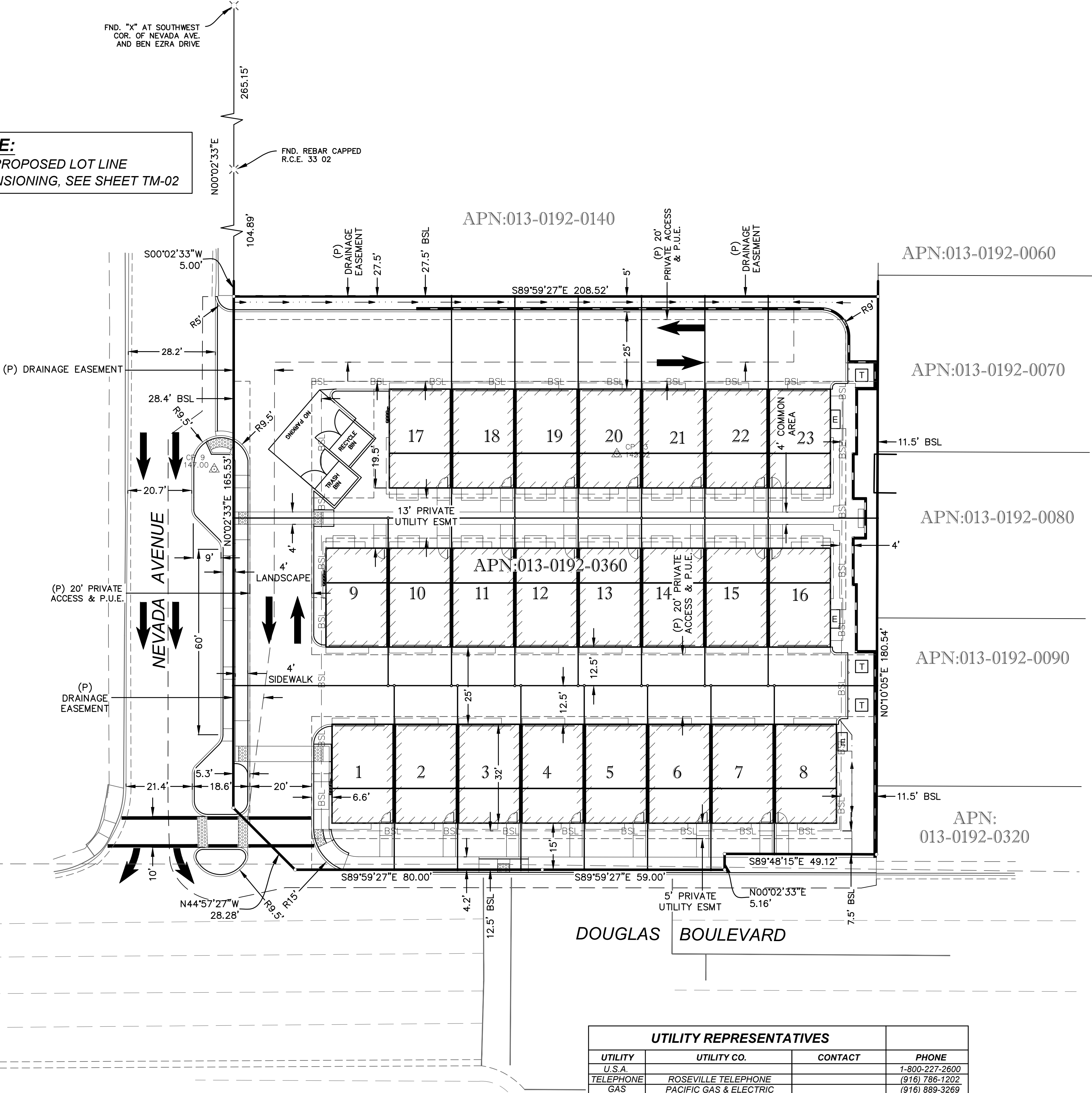
CITY OF ROSEVILLE SOLID WASTE DIVISION
PH: 916-774-5780

SCHOOL DISTRICT:

ROSEVILLE UNIFIED

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
BUILDING SETBACK LINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	GAS	GAS
SDMH	SDMH	SDMH
DROP INLET	DI	DI
SSMH	SSMH	SSMH
SSCO	SSCO	SSCO
FIRE HYDRANT	FH	FH
WATER VALVE	WV	WV
WATER METER	WM	WM
UTILITY POLE	UP	UP
FENCE	F	F
RETAINING WALL	RW	RW
BLOCK SCREEN WALL	BSW	BSW
INDEX CONTOUR	IC	IC
INTERMEDIATE CONTOURS	ICC	ICC
TREE & DRIP	TD	TD
FINISHED FLOOR ELEVATION	FF: 123.00	FF: 123.00
BUILDING	B	B

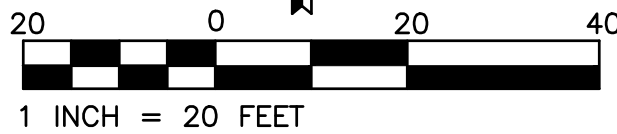
NOTE:
FOR PROPOSED LOT LINE
DIMENSIONING, SEE SHEET TM-02



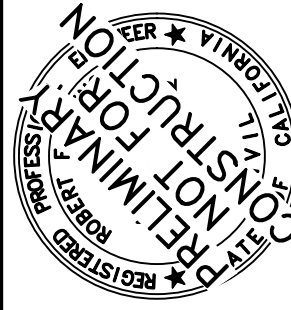
PROPERTY INFORMATION		
LOCATION: 241 NEVADA AVENUE, ROSEVILLE, CA		
APN: 013-0192-0360		
PROPERTY AREA: 0.89 AC (38,838 SF)		
EXISTING ZONE: R3	PROPOSED ZONE: R3/DS	
EXISTING USE: BUSINESS POTENTIAL	PROPOSED USE: SINGLE FAMILY HIGH DENSITY RESIDENTIAL	
ITEM	REQUIREMENTS	PROVIDED
SETBACKS (MIN) SEE CHAPTER 19.22 FOR SETBACKS		
FRONT SETBACK	N/A	7.50' MIN
SIDE SETBACK	N/A	11.50' MIN
SIDE (FRONTAGE) SETBACK	N/A	28.40' MIN
REAR SETBACK	N/A	27.50' MIN
SITE COVERAGE	50%	
HEIGHT LIMITS	45 FT	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE ZONING ORDINANCE 19.10.030		

ABBREVIATIONS:

AC	ASPHALT CONCRETE	ℙ	PROPERTY LINE
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	(P)	PROPOSED
BW	BOTTOM WALL	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TBC	TOP BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER
OH	OVER HEAD POWER LINES		



UTILITY REPRESENTATIVES			
UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
TELEPHONE	ROSEVILLE TELEPHONE		(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	MATT TODD	(916) 774-5339
CABLE T.V.	SUREWEST		(916) 786-3232



C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
TENTATIVE SUBDIVISION
MAP

Drawing	Sheet
of	TM-01
of	Total
	9
04-02-2019	

LEGEND:

COMMON AREA
LANDSCAPE MAINTENANCE
AGREEMENT AREA

NOTE:

THE COMMON AREA WILL BE USED AND ACCESSED
BY THE COMMUNITY AND WILL BE MAINTAINED BY
AN HOA.

LANDSCAPE MAINTENANCE
AGREEMENT WILL BE
REQUIRED FOR OWNER TO
MAINTAIN LANDSCAPING
WITHIN THE PUBLIC R.O.W.
(CITY WILL NOT MAINTAIN)

NEVADA AVENUE

DOUGLAS BOULEVARD

PC EXHIBIT L

APN:013-0192-0140

APN:013-0192-0070

APN:013-0192-0080

APN:013-0192-0090

APN:
013-0192-0320

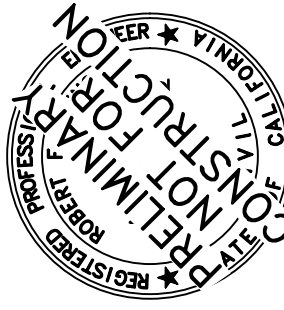
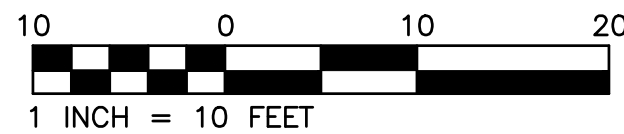
APN:013-0192-0140

APN:013-0192-0360



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RFE ENGINEERING, INC.
2200 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES /
ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
PRELIMINARY LOT
LAYOUT

Drawing of Sheet
TM-02
of Total
9
04-02-2019

RFE PROJECT 18019 - ROSEVILLE OLD TOWN LOFTS, 241 NEVADA AVENUE, ROSEVILLE, CA

ABACUS

CONSULTING ARBORISTS



P. O. Box 4248
Auburn, CA 95604
(530) 305-0165

E-mail: nicole.abacus@gmail.com

www.abacus-tree.com

Consulting Arborist Report & **Tree Inventory & Assessment**

Prepared at the request of:

Karlton Castles

For

241 Nevada Street
APN #013-0190-0360

In

City of Roseville, California

Nicole Harrison

International Society of Arboriculture, Certified Arborist #WE-6500AM, TRAQ

September 11, 2018 (Updated April 8, 2019 to correspond with
Preliminary Grading, 03-01-2019 by RFE Engineering)

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Executive Summary

Karlton Castles of DBISBK, LLC. contacted Abacus Consulting Arborists to inventory and evaluate the protected trees and produce an Arborist Report as the end product. The property is parcel 013-192-036-000, located at 1007 Douglas Boulevard in Roseville, California.

Nicole Harrison, ISA Certified Arborist #WE6500AM, and Nicholas McNamara, arborists assistant, of Abacus Consulting Arborists was on site on March 28, 2018; to identify species, take measurements of DBH¹ and canopy, field condition notes, recommended actions, ratings, and locations of the protected trees.

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are five (5) trees off site or property line trees which could be impacted by the development of the site².

<u>Tree Species</u>	<u>Trees on this Site:</u>	<u>Property Line³ and/or Offsite Trees</u>	<u>Protected by City of Roseville Title 19 Chapter 19.66</u>	<u>Trees Proposed for Removal⁴</u>	<u>Protected Trees Proposed for Retention with Impacts⁵</u>	<u>Total Trees to be Retained</u>
Valley Oak, <i>Quercus lobata</i>	6	4	10	5	3	5
Interior Live Oak, <i>Quercus wislizenii</i>	9	2	10	7	3	3
Blue Oak, <i>Quercus douglasii</i>	1	0	1	1	0	0
London Planetree, <i>Plantanus x acerifolia</i>	1	0	0	1	0	0
Privet, <i>Ligustrum sp.</i>	1	0	0	1	0	0
Total	18	6	21	15	6	8

See Chart B – Inventory of Trees for specific information on each tree.

See Chart C – Trees Proposed for Removal or Impact for additional Mitigation information

¹ DBH or 'Diameter at Breast High' is the industry accepted measurement for mature trees. The measurement is taken at 54" off of native grade. See attached 'Tree Size Expressed by Trunk Diameter'.

² Tree locations are approximate. Abacus Consulting Arborists is not responsible for determination of tree location and/or ownership.

³ Trees with any portion of the trunk on the property line are considered to be joint ownership trees between the parcels and require agreement between parcel owners for removal or impact (Stamen, 1997).

⁴ **Current Development Plan by RFE Engineering, Inc. Titled Nevada Street Lofts and dated 4-18-2018.**

⁵ Impacts occur when development activities, including grading or trenching, are within the protected root zone defined for each tree in Chart B. The impact result and/or additional protection measures can be found in the conclusion of this report

Methods

The protected trees (on-site) tagged by **ABACUS** have a numbered tag, placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: **ABACUS**, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.



A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPad. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A Hagl6f Mantax Caliper was used to measure the DBH for trees less than 32" in diameter or less and a steel diameter tape for trees greater than 32".

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Other Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Offsite/Property Line	Indicates if an off-site tree was included in the inventory. Inclusion of off-site trees is conducted when these trees could potentially be impacted by any proposed development. Trees located within 25' of the development boundary are normally included and provided protection recommendations when development is proposed in the area. We are not surveyors and do not guarantee trees listed as on or off the site are correctly indicated.
Protected	Indicates if the tree qualifies as a "protected tree" by the standards of the local jurisdiction.
Species Common Name	The species of a tree is listed by our local common name. Our native oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
Species Botanical Name	Industry accepted botanical name by genus (capitalized) and species (lower case).
DBH	'Diameter Breast High' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if the measurement was taken at another location it is noted here. A Swedish caliper [1] was used to measure the DBH for trees less than 30" in diameter and a steel diameter tape for trees greater than 30"Ø.
Measured Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Often a tree's canopy will be irregular, however, the canopy radius is measured as longest dripline measurement from the center point of the tree as the limbs with the farthest reach.

Notes:

Notes provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed and why (ie. why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

**City of
Roseville Tree
Rating**

Pursuant to Title 19, Chapter 19.66 Tree Preservation of the Roseville Municipal Code as information to be included in the Arborist Report.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection. The scale is as follows:

Chart A – Tree Ratings

<u>Arborist Ratings</u>			<u>Roseville Ratings, 19.66.050 B.1.</u>
No problem(s)	Excellent	5	Excellent
No apparent problem(s)	Good	4	Good
Minor problem(s)	Fair	3	Fair to Good
Minor problem(s)		2 or 3	Fair
Major problem(s)	Poor	2	Fair to Poor
Extreme problem(s)	Hazardous	1	Poor
Dead	Dead	0	Dead

Ratings Description

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Development Impact Indicates if the tree is planned for removal or preservation, and if preserved, the relative impact of the proposed development according to the development plans. The scale is as follows:

Impact Terms

Impact Description

Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone (see Glossary) are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Impact Notes

Development Restrictions

The proposed impact to the tree based on the current development plan
Arborist preservation recommendations to support long-term health of the tree during the development process often in the form of restrictions.

Chart B – Inventory of Trees

Blue indicates tree is off site or on the property line. Note: Actual tree locations are to be determined by others. We are not surveyors. Abacus takes no responsibility for determination of tree ownership.

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	Debris at base, codominant leader at 10', seam ground to 4', north stem included bark and narrow attachment angle @ 15' in main stem	3 Fair - Minor Problems	Fair	Remove
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	Poor structure, bows @ 2-6', S limb stubbed	1 Extreme Structure or Health Problems	Poor	Remove
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	Fenceline, retaining wall cracking at base, codominant leader at 6' into 3 stems, imbedded fence wire, good leaf surface	3 Fair - Minor Problems	Fair to Good	Remove
673	No		London Planetree	Platanus x acerifolia	20	25	Sparse canopy, powdery mildew, stubs to east	3 Fair - Minor Problems	Fair to Good	Remove
681	Yes	Street Tree?	Valley Oak	Quercus lobata	10, 11, 9	20	Co-dominant leader at 1' into 3 stems, 9" stem bows to west, 11 is upright 10 has dogleg to east, abnormal trunk shape, epicormic growth, topped - under high voltage, retaining wall is cracking at 1' to south	2 Major Structure or Health Problems	Fair	Remove
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	CDL at 1 foot, both systems lean, chainsaw chatter at 3 feet on W stem, suppressed poor crown ratio	2 Major Structure or Health Problems	Fair to Poor	Remove
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	Codominant leader at 2', abnormal flare at ground with imbedded post/pipe (?), debris at crotch, co-dominant leader in both stems at 5-6', included bark, north stem is dominant, north stem has old pruning cuts with callous and borers, south stem has prostrate limb at 6-8' to south and 15' to west	3 Fair - Minor Problems	Fair	Remove
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	Codominant leader at 5' included bark, understory, bows to west	2 Major Structure or Health Problems	Fair to Poor	Remove
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	Understory, poor structure, bows to south at 8', abnormal flare at base	2 Major Structure or Health Problems	Fair to Poor	Remove

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6258	Yes		Valley Oak	Quercus lobata	19	25	Narrow angle attachment at 6', main stem has a slight lean to west, sparse canopy	3 Fair - Minor Problems	Fair to Good	Remove
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	Codominant leader at 8', included bark, crossing limbs @ 12', poor structure	3 Fair - Minor Problems	Fair	Remove
6260	No		Glossy Privet	Ligustrum sp.	7, 7, 7	15	Poor structure, crossing limbs, poor species	2 Major Structure or Health Problems	Fair	Remove
6261	Yes		Interior Live Oak	Quercus wislizenii	9	15	Lean to south with correction	3 Fair - Minor Problems	Fair to Good	Impacted
6262	Yes		Valley Oak	Quercus lobata	8	17	Dogleg to east at 10', sparse canopy	2 Major Structure or Health Problems	Fair	Remove
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	Codominant leader at 6" with two 5" stems, main stem has a seam 6" to 4", good canopy; 5" stems are both suppressed and bow to west north west	4 Good - No Apparent Problems	Good	Remove
6264	Yes		Interior Live Oak	Quercus wislizenii	15	32	Advanced decay pocket at 2' to south with callous, suppressed, bows to south west - not correctible	2 Major Structure or Health Problems	Fair	Impacted
6265	Yes		Valley Oak	Quercus lobata	33	35	Co-dominant leader at 8', included bark, north east stem in contact with fence, large dead and decaying stub in crotch, bows to east, over-weight limb to east	3 Fair - Minor Problems	Fair	Impacted
6266	Yes	Yes	Valley Oak	Quercus lobata	16	24	good flare, upright structure, previously surrounded by bamboo, good leaf surface	4 Good - No Apparent Problems	Good	Impacted
6267	Yes	Yes	Valley Oak	Quercus lobata	13	25	good flair, slight lean from suppression by 6268, good leaf surface	3 Fair - Minor Problems	Fair to Good	Preserve
6268	Yes	Yes	Valley Oak	Quercus lobata	16	20	large codominant leader failure at 10' jagged decaying stub, upper canopy poor structure, fair leaf surface	2 Major Structure or Health Problems	Fair to Poor	Preserve
6269	Yes	Yes	Interior Live Oak	Quercus wislizenii	8	18	2 stems removed at base, remaining stem has poor structure. Potential for basal decay and failure is high	1 Extreme Structure or Health Problems	Poor	Impacted

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6270	Yes	Yes	Valley Oak	Quercus lobata	37, 38	40	Debris at base, codominant leader at 10', narrow angle to base, sparse canopy, large dead wood, over-mature and declining	2 Major Structure or Health Problems	Fair	Impacted
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	Co-dominant leader at 4', included bark to ground, sparse canopy, limb tip dieback	3 Fair - Minor Problems		Remove

Limitations

All of the conclusions in this report are based solely on the observation of conditions on the site which were readily visible. Trees may appear to be healthy and structurally sound but can contain hidden faults which could result in failure.

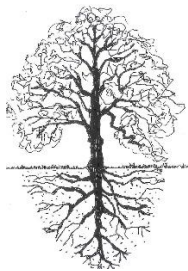
This inventory and all the evaluations were conducted during the dormant season. While we endeavor to evaluate the canopy of each tree based on twig condition, there may be conditions which cannot be detected at this time of the year.

Blackberries, Poison Oak and/or Debris (such as limbs, firewood, garbage, etc) visually inhibit the observation of critical defects at the base of a tree such as decay or evidence of decay agents (mushrooms or conks). They also can hide ground heaving, compacted soil, soil contamination, and many other critical evaluation details. Whenever these conditions exist, the visual assessment was limited and the tree should be reevaluated upon removal of the inhibiting condition.

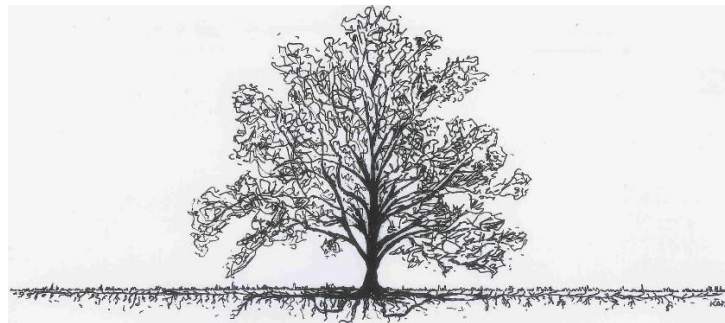
Discussion

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. Accordingly, tree protection during development involves preserving an area that extends beyond the dripline.



Drawing A
**Common misconception of where
tree roots are assumed to be
located**



Drawing B
The reality of where roots are located

Conclusion

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are six (6) trees off site or on the property line which could be impacted by the development of the site.

Protected Tree Status	Tree Count	Inches ⁶
Trees to Remain on the Site without Impact	0	
Trees Proposed for Removal	15	274
Trees with Impacts Causing Early Demise (6261 & 6264)	2	24
Trees with Impacts to be Determined ⁷ (6265 & 6270)	2	Up to 108

(Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

Projected development impacts are based solely on distance relationships between tree location and grading and/or trenching. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and restrictions can result in a higher chance of survival, while restrictions that are overlooked can result in a dramatically lower chance of survival. **The final impact will be measured at project completion and reported by the project arborist in the 'Final Compliance Letter'.**

General Development Guidelines

- 1 Any recommended chemical treatments shall be performed 30 days prior to onset of grading activities. Project arborist shall require confirmation of treatment.
- 2 No wheeled equipment or pickup trucks shall be allowed on site until exclusionary tree fencing is installed by developer and inspected by the project arborist.
- 3 All of the trees to be removed or pruned shall be chipped onsite to the greatest degree possible. The chips are to be used under the trees that are to remain as mulch in the Protected Root Zone (see 6 below).
- 4 All trees to be removed within the Protected Root Zone of a tree to remain on site shall NOT be removed with equipment, but rather shall be stump ground.
- 5 All of the trees to remain shall have mulch installed in the Protected Root Zone 4 - 6" deep prior to grading and/or grubbing. It is preferred this mulch is from the trees to be removed, however, other mulch may be used but it is required to be arborist type woodchips (4 – 6" deep), but not redwood or cedar bark. Redwood or Cedar bark mulch will not be accepted. If applied, it will be required to be removed and placed on top of the required arborist type mulch.
- 6 All trees to be saved shall have their root zones and trunk(s) protected with exclusionary fencing. Unless otherwise specified by the City or County, a four (4') foot high orange or yellow plastic, high visibility fence shall be installed surrounding the trees' root zone (defined by canopy radius), hereafter referred to as the Protected Root Zone. The fence shall be staked 10'o.c. maximum spacing, with 5' steel "T"

⁶ Inches are DBH for single trunk trees and DBH added together for multi-stem trees

⁷ Trees with Impacts to be determined during construction are assumed to be 'preserved' and often Bonded to ensure every effort is made to manage the site activities to preserve these trees.

- posts, 2" x 2" square or 2"+ Ø wood posts. The Protected Root Zone area shall extend out to the tree's longest dripline radius plus one foot, as a circle. See Arborist Report - Chart B for radius measurement for each individual tree. The fencing shall completely surround the trees' root zone and not be "U" shaped or open at any point. Whenever possible, include as many trees that are to be saved into one fenced exclusionary Protected Root Zone. The fencing shall be maintained and not moved or removed until the final arborist inspection at the completion of construction.
- 7 No material storage, people, portable outhouses, vehicles, or dogs shall be allowed in the Protected Root Zone.
 - 8 Utility-trenching paths are to be placed outside the Protected Root Zone unless previously approved by project Arborist.
 - 9 The cut and fill material excavated from or added to the lot can kill trees by removing too many roots, drying/wetting the soil, or by suffocating the roots with too much soil. If fill material is needed within 20' of the Protected Root Zone, properly designed aeration/ventilation systems made to protect the trees and allow for the fill material can be installed.
 - 10 Limestone gravel shall not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the trees.
 - 11 Lime to assist in soil compaction, if required, shall not be used within 100' of any tree to remain and be preserved.
 - 12 Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the Protected Root Zone. **No**: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc.
 - 13 Irrigation is required once per month for a trees to remain within 30' of any grading activity during the months of May - November, unless 1" of rain has been recorded within the 2 week period. The project arborist is required to inspect the site and specify irrigation requirements once per month during the months of May – November.
 - 14 Irrigation is required as soon as the concrete is poured and footings and stem walls are backfilled. The protected trees within 30' should be watered to the point of soil saturation at a minimum depth of 12".
 - 15 Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.
 - 16 Pruning is to be completed by a qualified ISA Certified Arborist or under the direct supervision of the project arborist. No cutting of live wood over 2"Ø shall be made. All cutting, pruning, trimming, cabling, guying, bracing, and lightning protection systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are A300 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The BMPs are "Best Management Practices", as companion publications to the ANSI Tree Care Standards, printed by the International Society of Arboriculture (copies at: www.isa-arbor.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly. Pruning of branches under 3" in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.
 - 17 Additional recommendations to enhance the likelihood of tree survival may be required or recommended in supplemental inspections by the project arborist.

Chart C – Trees Proposed for Removal

Field Tag #	Protected by 19.66	Offsite/ Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	3 Fair - Minor Problems	Fair	Remove	23	1
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	1 Extreme Structure or Health Problems	Poor	Remove	9	2
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	3 Fair - Minor Problems	Fair to Good	Remove	13	3
673	No		London Planetree	Platanus x acerifolia	20	25	3 Fair - Minor Problems	Fair to Good	Remove	0 – Unprotected Species	4
681	Yes		Valley Oak	Quercus lobata	10, 11, 9	20	2 Major Structure or Health Problems	Fair	Remove	30	5
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	2 Major Structure or Health Problems	Fair to Poor	Remove	13	6
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	3 Fair - Minor Problems	Fair	Remove	48	7
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	2 Major Structure or Health Problems	Fair to Poor	Remove	11	8
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	2 Major Structure or Health Problems	Fair to Poor	Remove	16	9

Field Tag #	Protected by 19.66	Offsite/ Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
6258	Yes		Valley Oak	Quercus lobata	19	25	3 Fair - Minor Problems	Fair to Good	Remove	19	10
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	3 Fair - Minor Problems	Fair	Remove	13	11
6260	No		Privet sp.	Ligustrum sp.	7, 7, 7	15	2 Major Structure or Health Problems	Fair	Remove	0 – Species not Protected	12
6262	Yes		Valley Oak	Quercus lobata	8	17	2 Major Structure or Health Problems	Fair	Remove	8	13
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	4 Good - No Apparent Problems	Good	Remove	31	14
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	3 Fair - Minor Problems	Fair to Good	Remove	40	15
Total										274	15

Chart C – Impacted Trees and Development Restrictions

Field Tag #	Protected by 19.66	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Mitigation Inches	Impact Term	Special Preservation Requirements
6261	Yes	Interior Live Oak	Quercus wislizenii	9	15	3 Fair - Minor Problems	Fair to Good	9	Critical to Severe	Consider geotextile fabric under fill for 10', min requirement is 5'. Project arborist to be onsite during utility placement and trenching.
6264	Yes	Interior Live Oak	Quercus wislizenii	15	32	2 Major Structure or Health Problems	Fair	15	Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west and south. All activities inside fencing shall be

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanical Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										under the direct supervision of the project arborist, including grading and digging for retaining wall for transformer pad. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6265	Yes	Valley Oak	Quercus lobata	33	35	3 Fair - Minor Problems	Fair to Poor	TBD (33)	Moderate to Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance pruning. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6266	Yes	Valley Oak	Quercus lobata	16	24	4 Good - No Apparent Problems	Good	0	Minor	Follow all general recommendations. Protective fencing and recommendations for surrounding trees will provide adequate protection.
6269	Yes	Interior Live Oak	Quercus wislizenii	8	18	1 Extreme Structure or Health Problems	Poor	0	Moderate	Tree is structurally poor. Impacts will not significantly change the life span of the tree. No protection is required.
6270	Yes	Valley Oak	Quercus lobata	37, 38	40	2 Major Structure or Health Problems	Fair	TBD (75)	Moderate	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. All grading within 50' shall be evaluated by project arborist after retaining wall evaluation. Trenching for retaining wall and root evaluation shall occur prior to grading. Geotextile fabric may be required to be placed under fill at discretion of project arborist. Install protective fencing at 50' from base of tree. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance

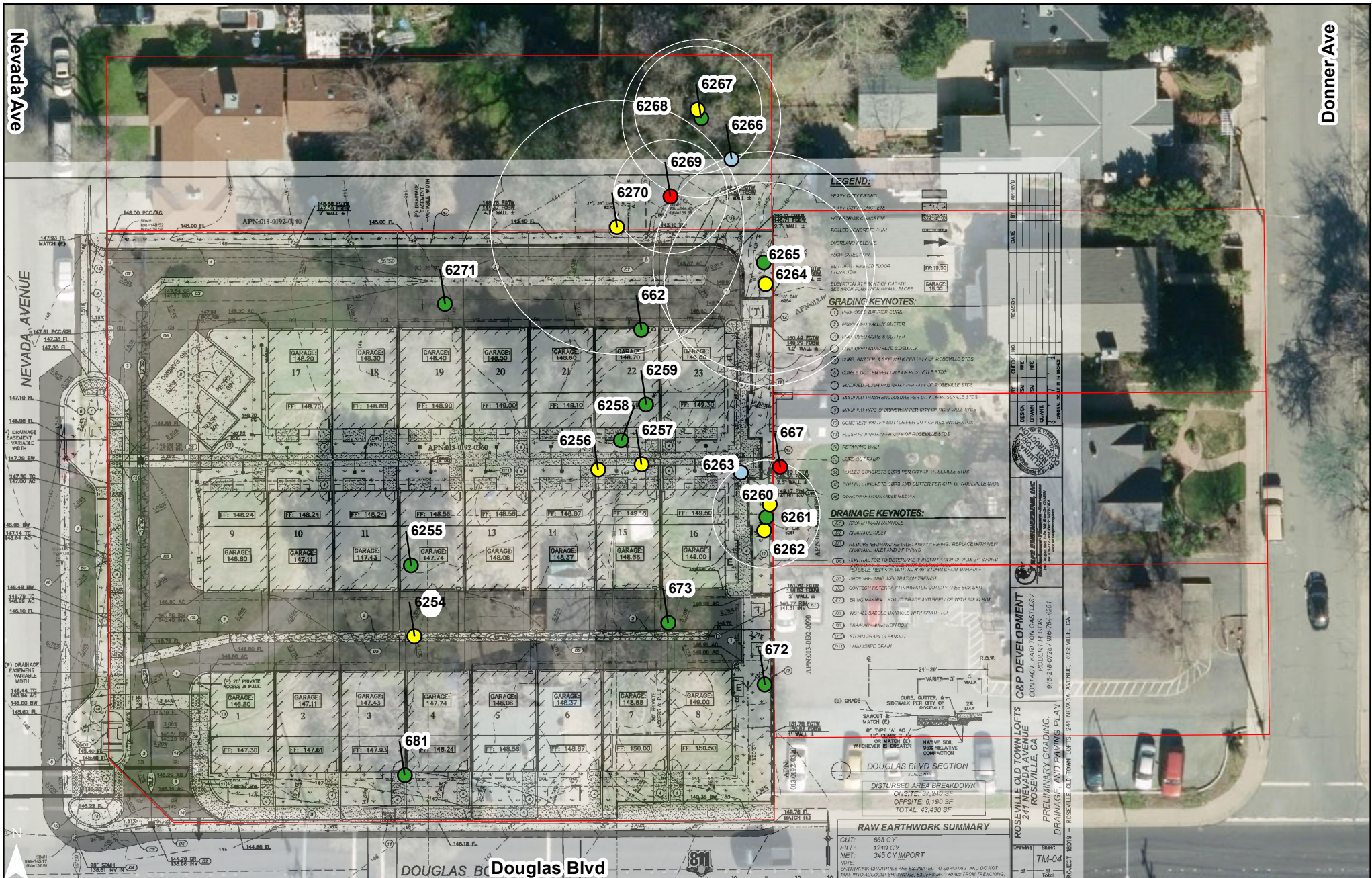
Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanica l Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										pruning. Utility and or storm drain trenches may require boring and/or hand digging within the 50' protected zone. Tree shall be pruned prior to grading under project arborist supervision for clearance and risk reduction. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)



4/8/2019

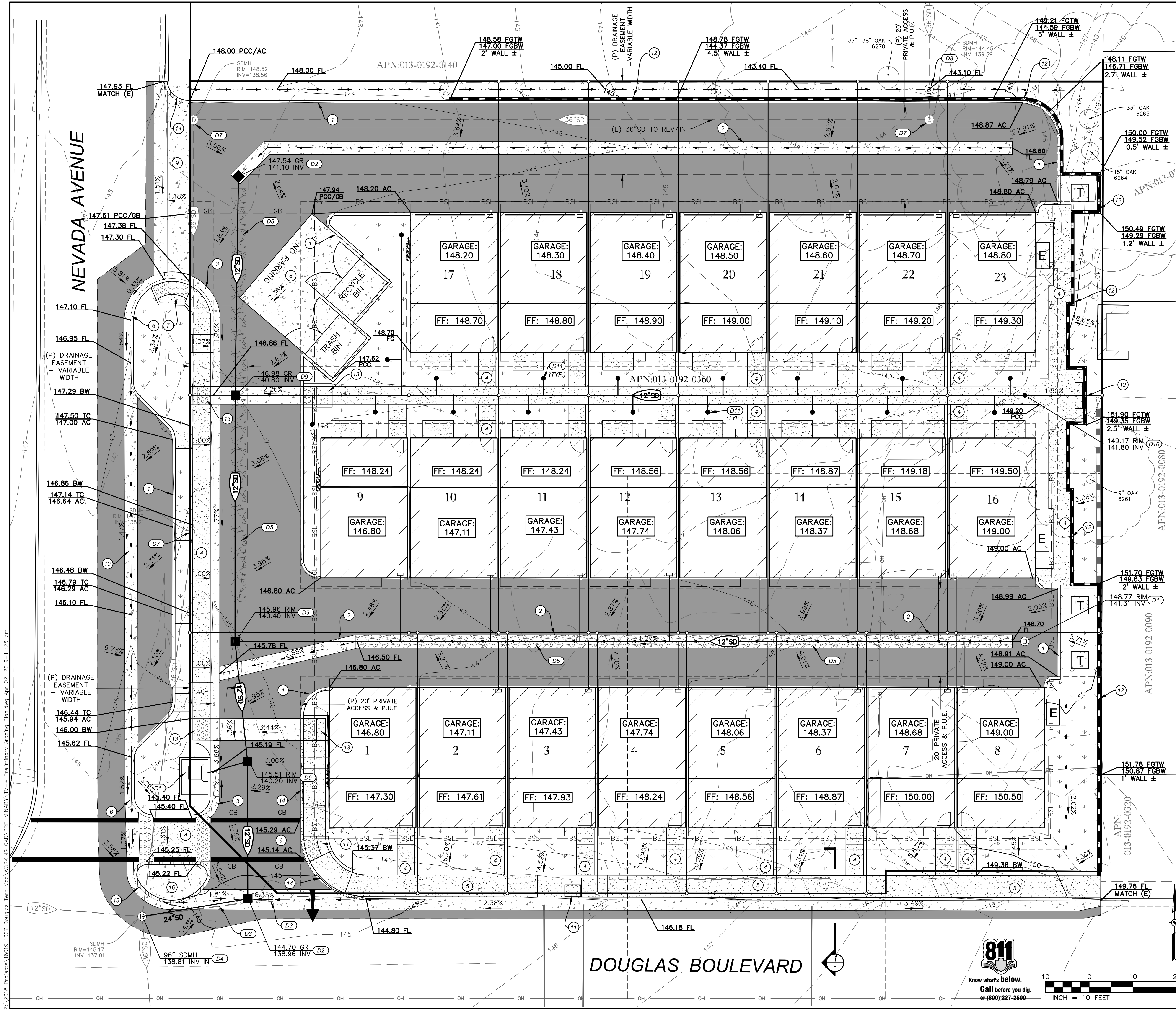
1007 Douglas Blvd in Roseville, California

Tree Rating		3 Fair - Minor Problems
1 Extreme Structure or Health Problems	4 Good - No Apparent Problems	
2 Major Structure or Health Problems	Tree Canopy	



Please refer to the Arborist Report for additional information.
Tree locations are approximate.

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LEGEND:

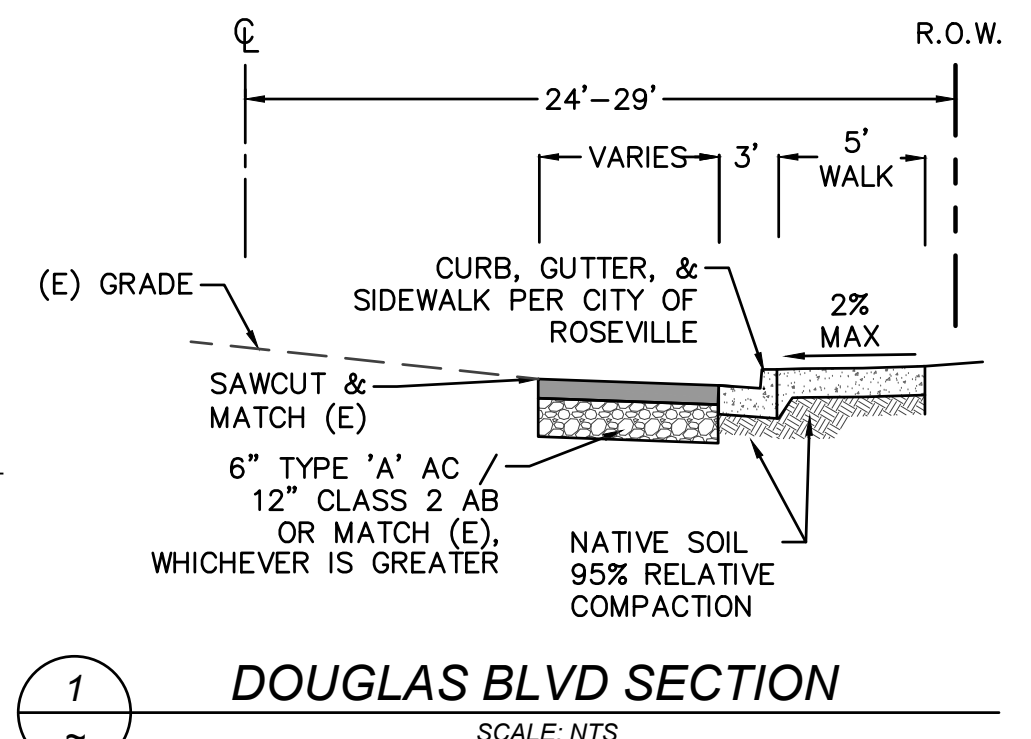
- HEAVY DUTY PAVING
- HEAVY DUTY CONCRETE
- PEDESTRIAN CONCRETE
- ROLLED CONCRETE CURB
- OVERLAND RELEASE
- FLOW DIRECTION
- BUILDING FINISHED FLOOR ELEVATION
- ELEVATION AT FRONT OF GARAGE SEE ARCH PLANS FOR GRADE SLOPE

GRADING KEYNOTES:

- 1 PROPOSED BARRIER CURB
- 2 PROPOSED VALLEY GUTTER
- 3 PROPOSED CURB & GUTTER
- 4 PROPOSED CONCRETE SIDEWALK
- 5 CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
- 6 CURB & GUTTER PER CITY OF ROSEVILLE STDs
- 7 MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- 8 MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
- 9 MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
- 10 CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
- 11 FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- 12 RETAINING WALL
- 13 CURB CUT RAMP
- 14 ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
- 15 ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
- 16 CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- D1 STORM DRAIN MANHOLE
- D2 DRAINAGE INLET
- D3 REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- D4 CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- D5 UNDERGROUND INFILTRATION TRENCH
- D6 CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- D7 BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- D8 INSTALL SADDLE MANHOLE WITH GRATE TOP
- D9 DRAINAGE JUNCTION BOX
- D10 STORM DRAIN CLEANOUT
- D11 LANDSCAPE DRAIN



DOUGLAS BLVD SECTION
SCALE: NTS

DISTURBED AREA BREAKDOWN
ONSITE: 37,240 SF
OFFSITE: 6,190 SF
TOTAL: 43,430 SF

RAW EARTHWORK SUMMARY

CUT:	865 CY
FILL:	1210 CY
NET:	345 CY IMPORT

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

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
PRELIMINARY GRADING,
DRAINAGE, AND PAVING PLAN

Drawing of Sheet
of 9
TM-04

APPROVED BY DATE REVISION

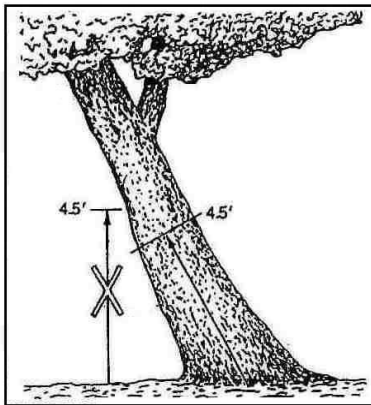
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Tree Size Expressed by Trunk Diameter

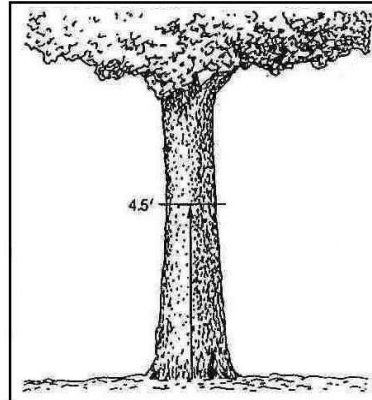
Tree SIZE Expressed by Trunk Diameter

"The height at which the trunk diameter of a tree is measured depends upon its size. The American Standard for Nursery Stock (ANSI, 1990) state that measurements shall be taken 6 inches (15 cm) above the ground for trunk diameters up to and including 4 inches (10 cm). Larger trees (assumed, but not stated, to be of transplantable size) are to be measured at 12 inches (30 cm). Trees normally considered too large to transplant are to be measured 4.5 feet [4'-6" is also called diameter breast high or dbh] (1.4 m) above the ground. Trees, like conifers, which have branches below 4.5 feet should be measured at a height that most effectively represents the size of the tree." The diameter is calculated by first measuring the circumference divided by 3.14 (π called pi) or by using a "diameter tape" whereon the inches are multiplied by π and shown to produce the diameter directly.

This is the dbh standard for measurement as shown in figure 4-2.



Figures 4-3 (top) and 4-4 (bottom). In each case, the trunk circumference should be measured at right angles to the trunk 4.5 feet (1.4 m) along the center of the trunk axis so the height is the average of the shortest and longest sides of the trunk.



Figures 4-2. Trees with fairly straight, upright trunks with the lowest branch arising on the trunk higher than 6 feet (1.8 m) above the ground should be measured at 4.5 feet (1.4 m).

There are some exceptions to the dbh standard as shown in the figures 4-3, 4-4, 4-5 & 4-6.

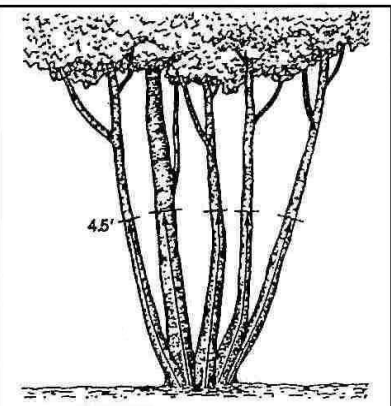
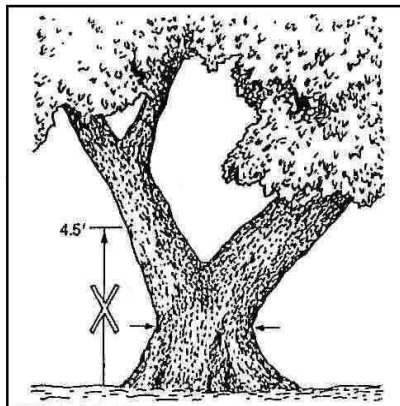
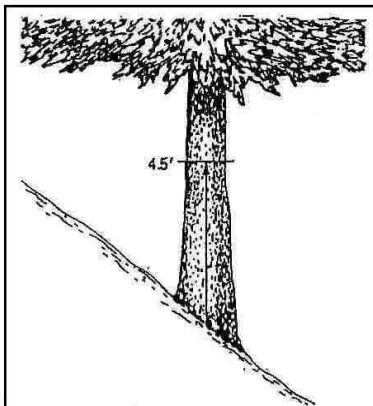


Figure 4-6. In a multi-stem tree, measure the trunk circumference of each trunk at 4.5 feet (1.4 m) above the ground. The area of each trunk is determined and then added together to obtain a trunk area that is representative of the size of the tree and each of the stems contribute its proportionate share to the canopy.

Figure 4-5. When low branches preclude measuring the trunk at 4.5 feet (1.4 m) measure the smallest circumference below the smallest branch. In this example, an alternative would be to determine the sum of the cross-sectional areas of the two stems measured about 12 inches (30 cm) above the crotch; then average the sum of the two branch areas and the smallest cross-sectional area below the branches. This may give a better estimate of tree size. Record the height of measurement(s) and the reasons the height or those heights were chosen.

ABACUS

"Where Every Detail Counts"



145 Duncan Hill Rd.
Auburn, CA 95603
Phone & Fax (530) 889-0603
Email: ken@abacus-tree.com
www.abacus-tree.com

This information is taken from: Guide for Planting Appraisal, English Edition, authored by the Council of Tree & Landscape Appraisers, edited, published & copyrighted by the International Society of Arboriculture, representing: American Association of Nurseryman, American Society of Consulting Arborist, Associated Landscape Contractors of America, International Society of Arboriculture and the National Arborist Association.

Tree SIZE Expressed by Trunk Diameter

Scale: NTS

Drawing: TSE

ABACUS

CONSULTING ARBORISTS



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Auburn, CA 95604

www.abacus-tree.com

(530) 305-0165

Nicole.Abacus@gmail.com

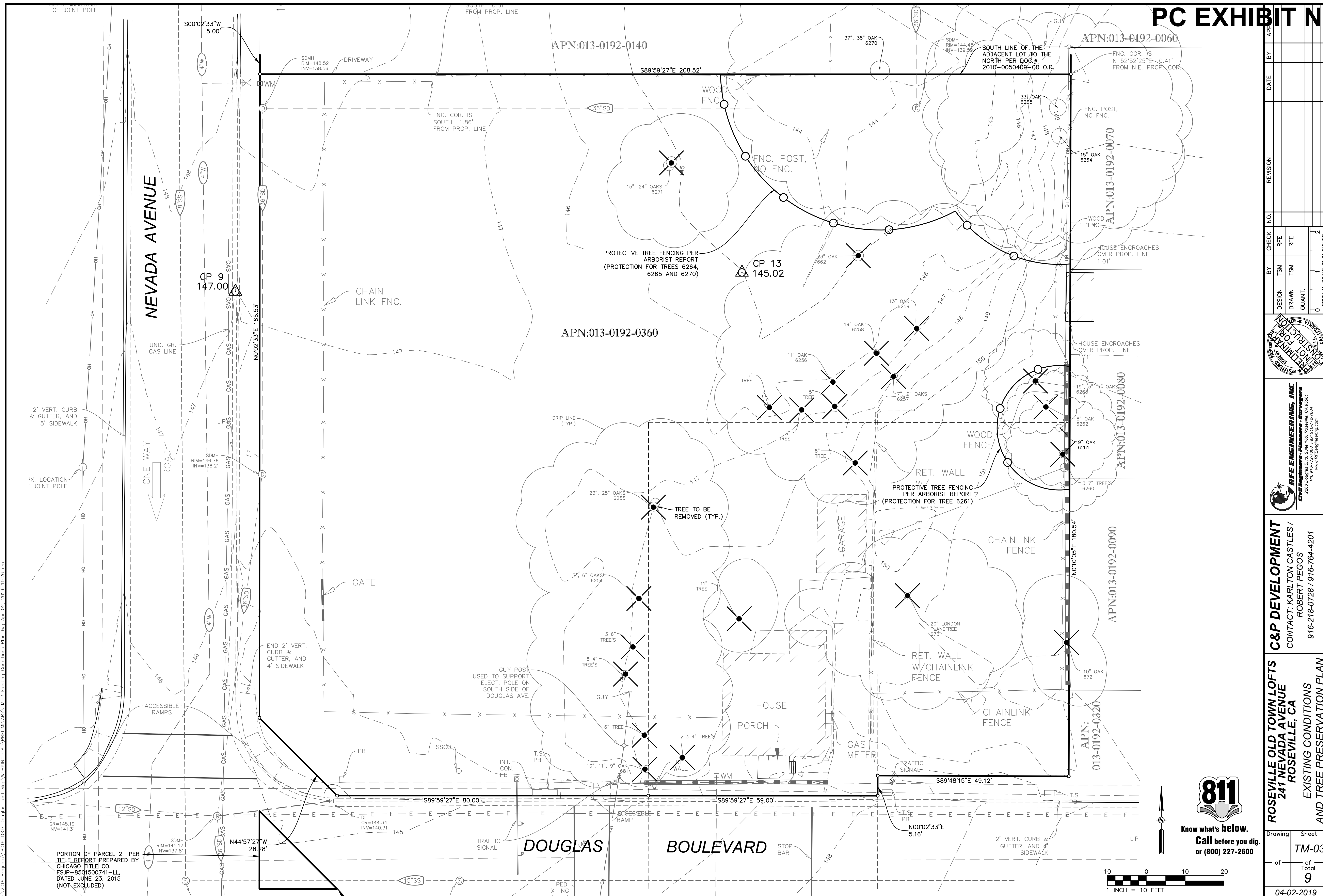
Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist WE-6500AM*, with “**ABACUS**”, did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) Our report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: _____

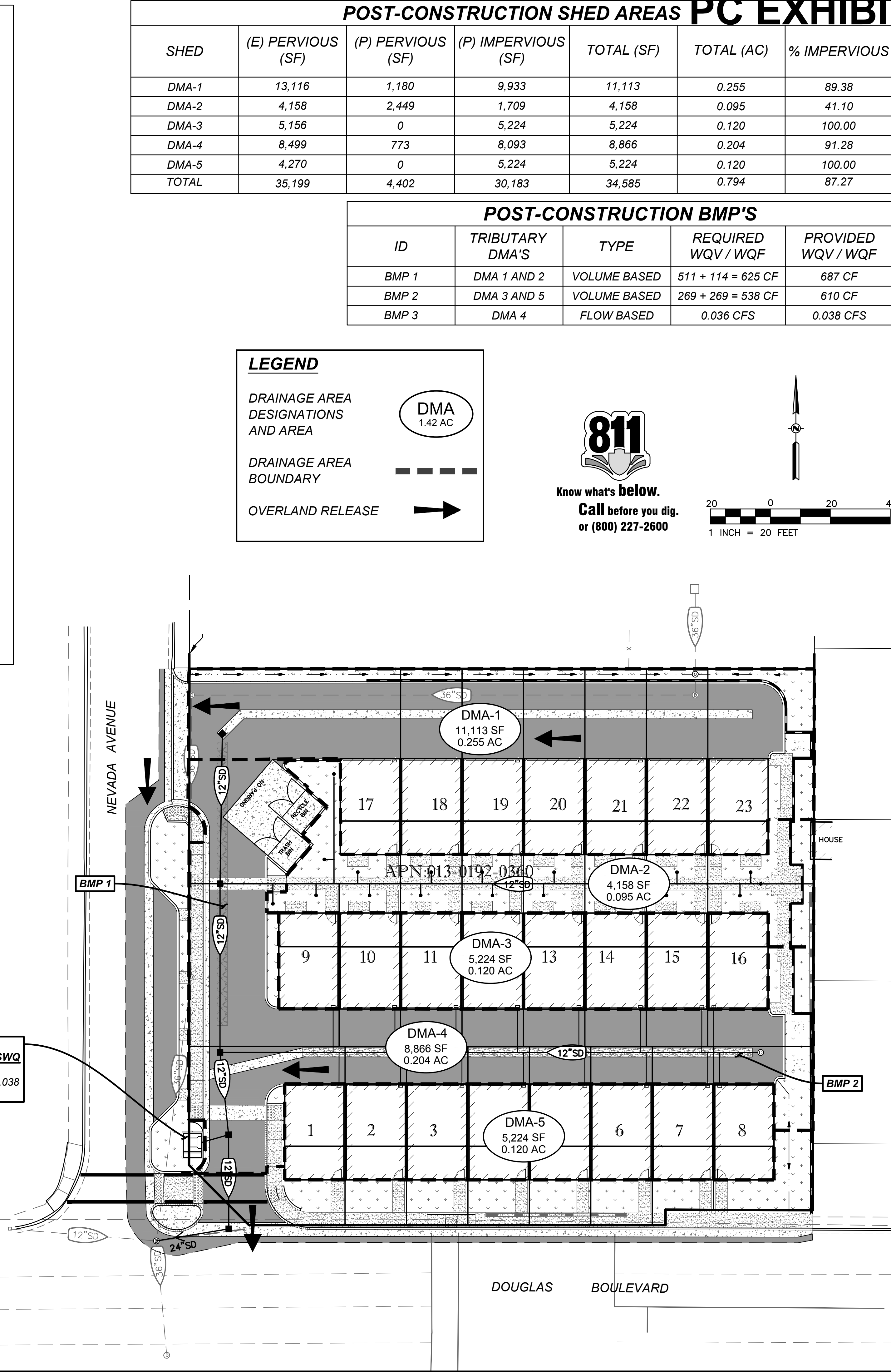
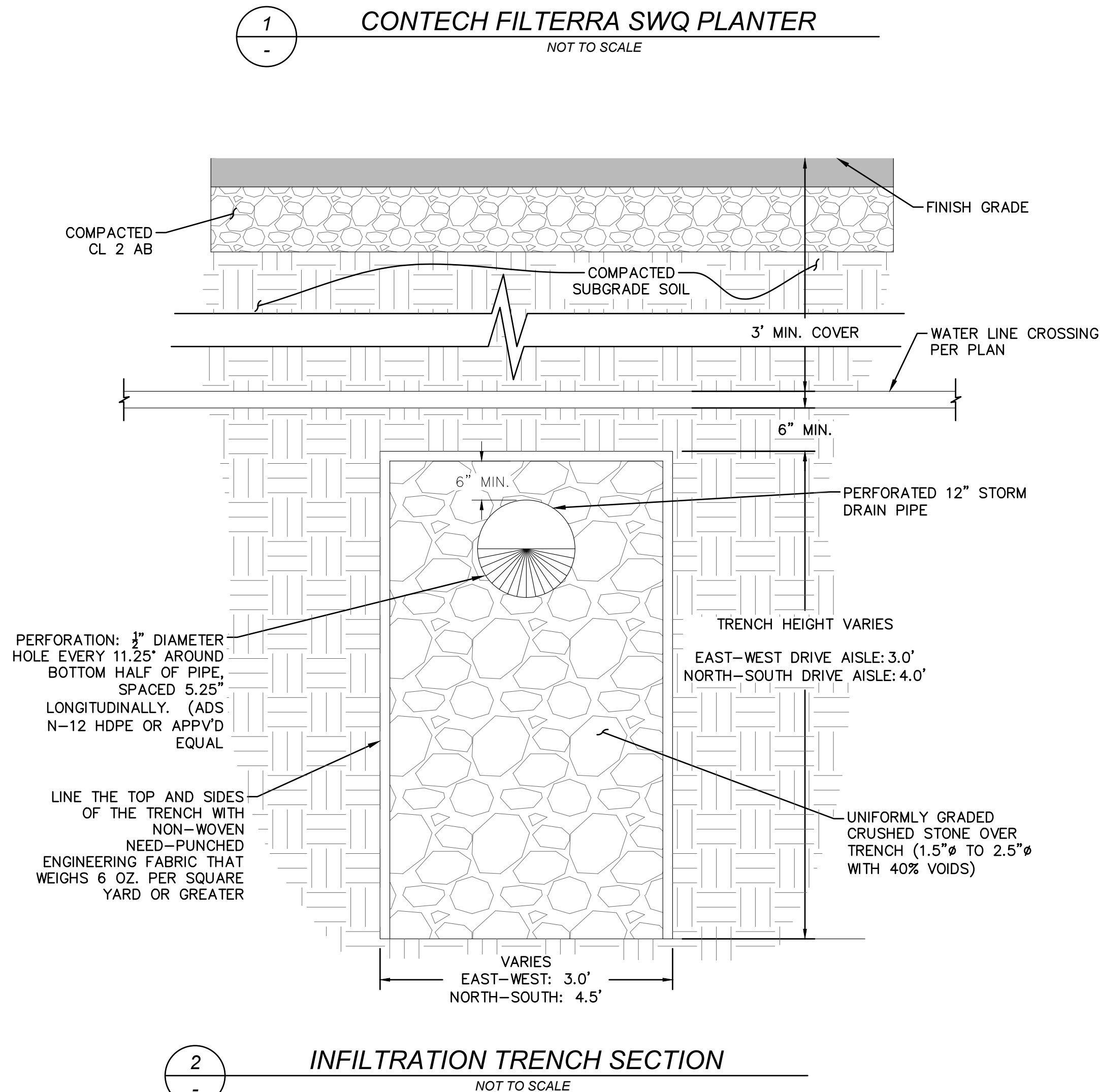
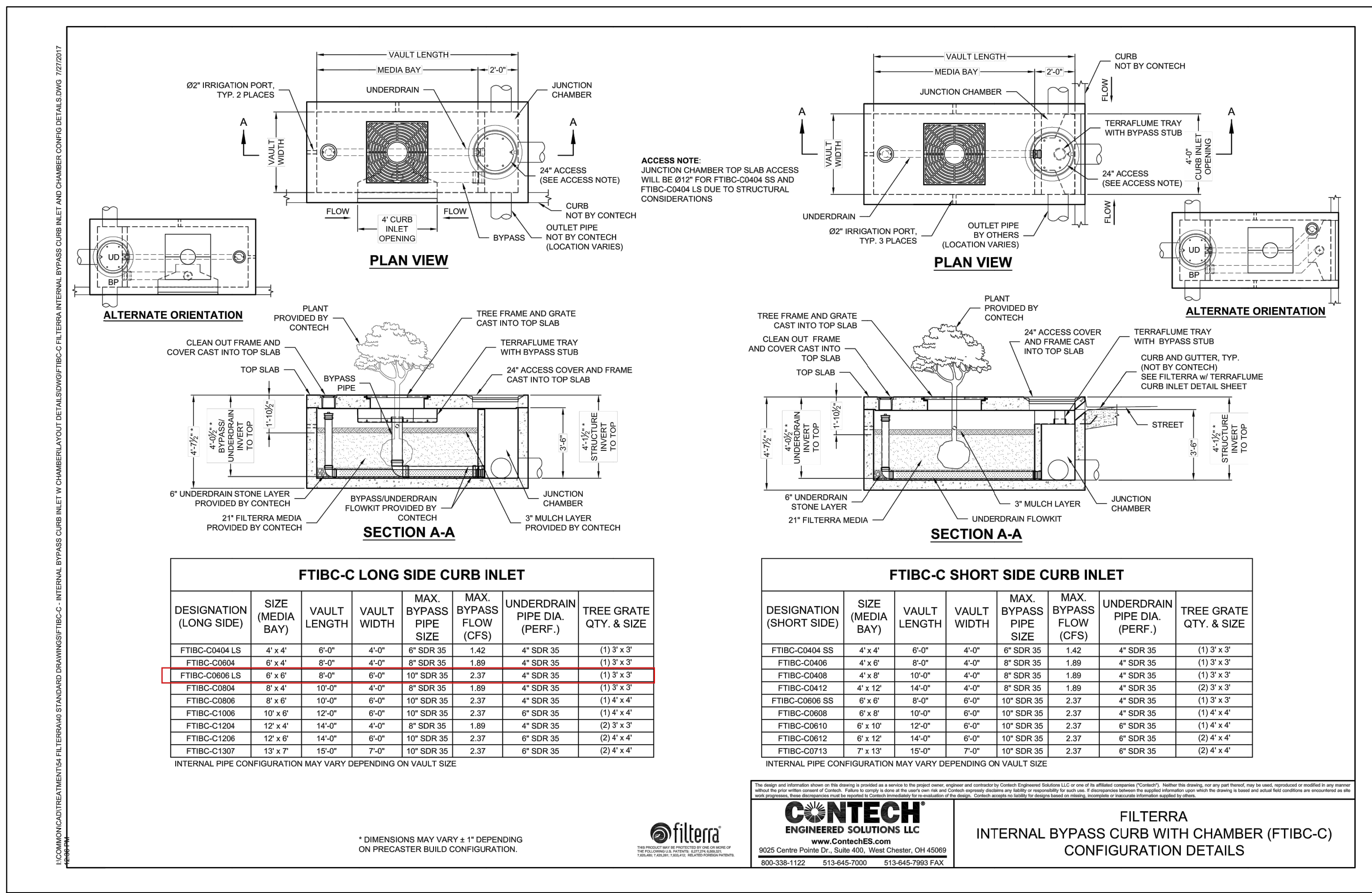
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ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA EXISTING CONDITIONS AND TREE PRESERVATION PLAN			
C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201			
 RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 2268 Douglas Blvd. Suite 160, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com			
			
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MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Assistant Planner

Date: May 3, 2019

Re: INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178) – Response to Public Comments

The purpose of this memorandum is to address written comments received on the Roseville Old Town Lofts project. A total of 11 letters were received, either by mail or e-mail. The memorandum is separated into two parts: Part I addresses written comments received on the adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND); Part II addresses written comments received pertaining to the overall project. Attached to this memorandum are all comments received, as of memorandum publication.

Part I: Response to IS/MND Comments

Of the 11 letters received, six (6) letters included comments and questions applicable to the IS/MND prepared for the project (see Attachments 1-6). Responses to the letters are included below, in the order the letters were received.

Attachment #1 – Comments from Michael Ryan

Based on Mr. Ryan's comments and questions, it appears there is confusion as to who prepared the IS/MND. The City of Roseville, acting as Lead Agency, prepared the IS/MND. This is identified in the public notice of the document, as well as within the document itself. The comments provided by Mr. Ryan that relate to CEQA are addressed below.

1. Construction Activities

- a. *While my family does not work at night and sleep during the day, reading the report, it does not say if they have walked around and asked if this applies to certain homes/families. It states that only ambient construction noise at 60 db will be spread and the box checked "less than significant". Having worked on MANY outside jobs that are relative to this size, this statement is blatantly not truthful. 60 db is about the sound a lawnmower makes. With the amount of work that is needed on this job, it will be much higher than this. I have a link below that shows a diesel truck to be about 100 db. <https://www.pavementinteractive.org/reference-desk/pavement-management/impacts/construction-noise/> Whoever created this report, can they describe the means and methods they used to get the number of 60 db?*
- i. The 60 dB referenced in the IS document does not represent the construction noise level of the project. Rather, the IS discusses that the project is located within the 60 dB Ldn noise contour for both existing roadways and future roadways, as identified in the Noise Element of the City's General Plan. Per Section 9.24.030(G) of the City's Noise Ordinance, private construction activities are exempt from the Noise Ordinance when conducted between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; 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.

- b. *The report gives a brief timeline of completion, however there is no mention if they have included delays due to weather. The construction period 9/1/19 - 2/20/19 are during the wettest months of the year. Have they considered this? Reading the report they do not make a statement of this.*
 - i. The construction timeline was included as part of the CalEEMod modeling calculations (Attachment 3 of the IS/MND). As stated in the calculations, this construction period is an estimate for purposes of calculating potential construction emissions and is not an exact construction timeline.

2. Building Construction Materials/Methods

- a. *CA just passed a law that all new homes must have solar cells at the time of construction. The photos do not show a reflected roofing plan, however it does not appear in the report to reflect the installation of these green or LEED items, with the construction finishing in 2020, how does the law effect this new construction? Is there an exception to this rule because of the high density nature of these buildings?*
 - i. The project was routed for review to the City's Building Division. A condition of approval was added to the project requiring compliance with all applicable code requirements, including the California Green Building Standards Code-CGBSC, at the time of building permit submittal.
- b. *The report has no direction of if the building will be constructed with green energy efficient materials. Is there a reason why this isn't implemented into the report?*
 - i. Section VI (Energy), checklist items a and b discuss that, in accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project.
- c. *Noise does travel more at night, and with little line of sight obscuration (trees/other buildings) the noise traveling from late night parties at the roof tops will travel. I do not see a study on the noise traveling at night from that height and how it may effect the neighboring houses. There should be one done and given to the neighboring residents for review.*
 - i. Per the General Plan, residential uses generate low outdoor noise volumes. The proposed buildings will have a 5-foot tall roof parapet that will help screen the rooftop patios and buffer noise. The project is subject to the City's Noise Regulation (RMC Chapter 9.24), which includes sound limits for sensitive receptors (i.e., residential uses).
- d. *Part I gives an aesthetics review. The checklist gives a "no impact" to the question "Have a substantial adverse effect on a scenic vista". This neighborhood may not be classified as a "Scenic Vista" however it has some of the oldest homes in the area, and they are historic in nature. It seems that this question was selectively left off of the report to show a favorable rating in this aspect. Is this finding acceptable to the city with the historic nature of this neighborhood?*
 - i. Mr. Ryan is referencing checklist item "a" of Section I (Aesthetics), which asks whether the project would have a substantial adverse effect on a scenic vista. As identified in the IS, there are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville, which is why "no impact" was selected. Additionally, the City's Zoning Ordinance includes a list of "significant buildings" that are defined as having special historic, cultural or aesthetic interest, and which have been listed in Section 19.61.030(A) of the Zoning Ordinance. The list does not include the address of the project site, or any buildings located on Douglas Boulevard or Nevada Avenue.

3. Impact to Nearby Schools

- a. *The report notes that there will be "no impact" to the nearby schools if approved. Some simple math shows that 2 children per household = 56 new children at public schools which is approximately 2 whole classrooms k-12. Has the city prepared financially for the increase of children in the classroom at nearby schools for the various grade level increases?*
 - i. As identified in Section XV (Public Services), checklist item 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. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts are less than significant. The project was routed for review to the applicable school districts, which includes the Roseville City School District and the Roseville Joint Union High School District; no comments were received.
 - ii. In addition, the student generation factor for HDR land uses in the Roseville City School District is 0.073 per unit for Grades K-5 and 0.028 per unit for Grades 6-8. The student generation factor for HDR land uses in the Roseville Joint Union High School District is 0.067 per unit. Based on this, the proposed 23 units would generate a total of five (5) new students—two (2) elementary school students (K-5), one (1) middle school student (6-8), and two (2) high school students (9-12).

Attachment #2 – Comments from John J Spalding

Mr. Spalding raises concerns regarding two checklist items on the Initial Study, included below.

1. Section XI (Land Use and Planning), item a): Would the project physically divide an established community?
 - a. The Initial Study (IS) determined the project has no impact on physically dividing an established community. Mr. Spalding makes the comment that, *the proposed 23 units does not conform to the existing landscape of the neighborhood it surrounds which are the small single type family homes*. However, this comment is unrelated to whether the project physically divides an established community. As described in the IS, the project area has been planned for development, includes adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project does not create physical barriers to pedestrian or vehicular movement.
2. Section XVII (Transportation), item b): Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 (b) – VMT?
 - a. Mr. Spalding makes a comment that the proposed parking for the project is not adequate for the number of units. However, this comment is unrelated to CEQA Guidelines Section 15064.3. This guideline directs transportation system analysis to focus on vehicle miles traveled (VMT) and indicates that generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The project site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S. Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. The IS concluded impacts related to this checklist item are less than significant.
 - b. *Does the large master traffic study that was completed a few years back for all of Roseville conflict with the stated project's traffic study?* The City's Engineering Division evaluated the project and determined a traffic study was not required. This determination was based on the

ITE trip generation estimate prepared for the project, which estimates the project will add a total of 12 new pm peak-hour trips to the existing conditions. Consistent with the City's General Plan policy and the City's Design and Construction Standards, a traffic study is not required for projects that do not generate more than 50 pm peak-hour trips than had been anticipated in the traffic model. As such, it can be concluded that the anticipated volume is consistent with the design and capacity of the roadway.

Attachment #3 – Comments from Jeff Dodge

The comments provided by Mr. Dodge that pertain to CEQA are related to Section I (Aesthetics) of the checklist.

1. *Aesthetically, it seems inappropriate to remove one's vista by placing such a tall structure so nearby. In the very same area there are code issues with regard to erecting anything above a certain height for the very reason that it steals the aesthetic beauty one can normally experience in an older neighborhood such as this. Newer developments are a different story, of which there are many areas more suitable in West Roseville, for example.*
 - a. The overall height of the proposed buildings is approximately 44 feet. This is consistent with the R3 development standards, which allows for a maximum building height of 45 feet. The project was determined to have no impact on checklist item a, which asks whether the project has a substantial adverse effect on a scenic vista. This determination was based on the fact that there are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville. In addition, the project site is located in an urban setting. The project will include a mix of landscaping throughout the site that will help buffer and soften views of the buildings.

Attachment #4 – Comments from Werner Kuehn

1. *In Land Use and Planning Sec XI, Zoning change is proposed from BP (Business Professional) to R3 (High Density) is discussed. In Population and Housing City's, Sec XIV it states "These additional residential units were not contemplated in the City's General Plan. The City has additional infrastructure accommodate the increase. Project will not result in additional infrastructure." I can't imagine ANY place on Douglas that would be suitable. This location is one of the LEAST suitable locations.*
 - a. The project was distributed to all internal and external agencies and departments who requested such notice, including the City's Engineering Division, Environmental Utilities Department, and Roseville Electric. It was concluded that adequate infrastructure exists to accommodate the proposed project.
2. *In Energy Sec. VI, it states that "Its proximity to many resources, it will have lower than average vehicle trips". This is NOT a valid statement. The residents will use their vehicles to visit businesses and will not walk.*
 - c. The project is designed to encourage and promote pedestrian mobility. For example, the units adjacent to Douglas Boulevard will face the roadway and will have paved walkways extending from the front door to the sidewalk along the street. The project site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S. Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. As a result of all these factors, this project will result in lower than average vehicle trips and vehicle miles traveled.
3. *In Biological Resources Sec. IV, I understand 19 Oak trees will be removed to accommodate space for the buildings. Could the number of units be reduced, and trees left in place?*
 - a. The tree inventory provided in the Arborist Report identifies 19 protected Oak trees either located on or overhanging onto the property. Of these trees, 12 are proposed for removal.

Given the proposed density and needs for access, parking, and circulation, there was not a viable alternative identified. The project will mitigate for these trees through a combination of on-site planting of non-native trees and payment into the City's in-lieu fee program.

4. *In Hydrology and Water Quality Sec X it states that there will be no impact. Having lived in the neighborhood for 30 years, I have seen frequent flooding from storm drains on this low section of Douglas Blvd. I understand that currently there is a major storm drain project underway across Douglas in the Hillcrest Neighborhood. I feel that there would be a need for the same infrastructure investment by City (Storm drains, waste water, fresh water) in this area on Nevada Ave.*
 - a. Currently, the northern half of the project site drains to the north and is collected by an existing Drain Inlet (DI). The project will grade the site to ensure that all storm water is collected on site and transferred south to the existing storm drain system in Douglas Blvd. Storm water quality measures, such as infiltration trenches, will be utilized to ensure that post develop flows are not increased from predevelopment flows for most storm events. Both existing and proposed storm drain systems are not designed to handle larger storm events, greater than a 10-year event. The flow from these larger storm events will continue to flow overland and release onto existing local roadways.
5. *In Transportation Sec XVII, it states that there will be no transportation impact. The design of ingress and egress into project from Douglas is a MAJOR traffic hazard, and the City would encounter great liability. A possible solution would be a new traffic light at Nevada and Douglas. If this was designed into the project, it would represent significant cost for the City.*
 - a. The suggestion of installing a new traffic light was considered, however it was determined this would not be feasible due to the proximity to the existing traffic signal on Keehner Avenue. The proposed ingress only driveway on Douglas Blvd. was designed to ensure that the majority of vehicles entering the site do so from Douglas Blvd. This proposed driveway will drastically limit the number of additional trips created by this project that will impact existing neighborhood streets, including Nevada Ave. Due to the low volume of vehicles that will be accessing the proposed project and the low volume of vehicles egressing Nevada Avenue, staff anticipates only nominal increases in delay times egressing Nevada Avenue. In addition, sight distance to the east will be greatly improved with the removal of the existing structure and landscaping currently on the site.

Attachment #5 – Comments from Ron McCary

1. Section X (Hydrology and Water Quality) & Section XIX (Utilities and Service Systems)
 - a. Mr. McCary asks whether adequate capacity exists for stormwater drainage. Currently, the northern half of the project site drains to the north and is collected by an existing Drain Inlet (DI). The project will grade the site to ensure that all storm water is collected on site and transferred south to the existing storm drain system in Douglas Blvd. Storm water quality measures, such as infiltration trenches, will be utilized to ensure that post develop flows are not increased from predevelopment flows for most storm events. Both existing and proposed storm drain systems are not designed to handle larger storm events, greater than a 10-year event. The flow from these larger storm events will continue to flow overland and release onto existing local roadways.
2. Section XVII (Transportation)
 - a. Mr. McCary's comments relating to transportation focus on VMT and the project's impacts on traffic. Pursuant to CEQA Guidelines Section 15064.3(b)(3), "if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc." Further, CEQA Guidelines Section 15064.3(b)(1) indicates that

“Generally, projects within one-half mile of either a major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant traffic impact. The project is expected to be consistent with the intent of implementing the VMT metric due to the proximity to existing transit stops. For example, the site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S. Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. Because of these factors, the project is not in conflict or inconsistent with CEQA Guidelines Section 15064.3(b).

The City's Engineering Division evaluated the project and determined a traffic study was not required. This determination was based on the ITE trip generation estimate prepared for the project, which estimates the project will add a total of 12 new pm peak-hour trips to the existing conditions. Consistent with the City's General Plan policy and the City's Design and Construction Standards, a traffic study is not required for projects that do not generate more than 50 pm peak-hour trips than had been anticipated in the traffic model. As such, it can be concluded that the anticipated volume is consistent with the design and capacity of the roadway. Further discussion is provided in Part II of this memorandum.

Attachment #6 – Comments from Chris Ewers

Comments provided by Mr. Ewers focus on Section XVII (Transportation) of the IS Checklist and how the project is not consistent with the City's Level of Service (LOS). These comments are addressed in Part II of this memorandum.

Part II: Response to Overall Project Comments

The most common neighborhood concerns regarding the project are related to traffic, parking, and density. The concerns are addressed below in further detail.

Long Term Traffic Impacts

The project zoning and intensity is consistent with the City's Traffic Demand Model (TDM) for future buildout. Since the project is consistent with the TDM and will only generate 12 p.m. peak-hour trips, there is not a need to perform a long term traffic study. Also, the Traffic Area Zone (TAZ) for this project indicates there is a surplus of 18 p.m. peak-hour trips that are available, so the City's TDM is conservative for this area.

Short Term Existing Traffic Impacts

Staff acquired three days of traffic data for Nevada Avenue peak hour trips, ADT and average delays at the Douglas Blvd intersection. It was determined that the traffic characteristics of Nevada Avenue were in line with what standard traffic practices would assume for a residential roadway. Following are the averages observed over the three days data was collected:

- **Average peak hour trips:** 47 trips (This is in line with ITS trip rates of 1 peak hour trip per DUE. There are 57 homes on Nevada Avenue, so the traffic model would assume 57 peak hour trips)
- **Average daily trips:** Approx. 500 (This is in line with 570 daily trips that would be assumed in the traffic model)
- **Average delay @ Douglas Blvd intx:** Less than 30 seconds on average, with a couple outliers that occurred during the peak hour reaching 45 seconds.

Overall, the existing traffic in the vicinity of the proposed project can be categorized as average to below average for the infrastructure in place. As shown from the traffic data above, Nevada Avenue functions at a

level to be expected by a residential roadway. Douglas Blvd. is a four lane arterial roadway capable of handling up to 32,000 vehicles a day and still operate at level of service C. Douglas currently accommodates 20,000 vehicles a day and the nearby traffic signal at Douglas/Keehner operates at LOS A. Lastly, there has been no history of excessive accident rates recorded in the immediate vicinity of the proposed project.

Short Term Existing + Project Traffic Impacts

The proposed project is anticipated to create an additional 12 peak-hour trips, in addition to the 47 peak-hour trips that were observed for existing conditions. These anticipated 59 total peak hour trips are not expected to substantially increase delays at the Nevada Ave./Douglas Blvd. intersection. In addition, the proposed ingress only driveway on Douglas Blvd. was designed to ensure that the majority of vehicles entering the site do so from Douglas Blvd. This proposed driveway will drastically limit the number of additional trips created by this project that will impact existing neighborhood streets, including Nevada Ave.

Due to the low volume of vehicles that will be accessing the proposed project and the low volume of vehicles egressing Nevada Avenue, staff anticipates only nominal increases in delay times egressing Nevada Avenue. In addition, sight distance to the east will be greatly improved with the removal of the existing structure and landscaping currently on the site.

Parking

Residents in opposition of the project are concerned that the project does not provide an adequate amount of parking for residents and guests. The project proposes 23 for-sale, single-family dwelling units. As discussed in the Design Review Permit evaluation of the staff report, the Zoning Ordinance parking requirement for single-family dwelling units is based on a ratio of two (2) parking spaces for each unit. The project proposes a total of 23 units, resulting in a parking requirement of 46 spaces. Each unit is designed with a standard two-car garage to satisfy this requirement. Guest parking is not required for single-family dwellings, although guests would be able to utilize the on-street public parking spaces located on Nevada Avenue. Residents anticipate this would negatively impact the availability of on-street parking for current residents.

In addition, there is concern that the garages would be utilized as storage space and would therefore eliminate space for parking. To prevent this from occurring, a condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking.

Staff finds that the project is consistent with the parking requirements of the Zoning Ordinance.

Density

The proposed project would create a 23-unit small-lot subdivision, with dwellings designed as three-story, attached units. Several residents requested that the number of units be reduced. The applicant has indicated that the project would not be economically viable with a lower number of units. Without an economically viable project, there would be no incentive to redevelop and invest in infill areas, which is encouraged by the goals and policies of the General Plan.

The project has a zoning designation of Attached Housing (R3), which is considered an implementing zone for the proposed High Density Residential (HDR) land use. The HDR land use category is identified in the General Plan as normally developed with apartments or condominiums with multiple story structures containing multiple, attached dwelling units, with a density of 13 dwelling units or more per gross developable acre. The project site is consistent with the policies contained in the General Plan for an HDR land use type. The project proposes a density of approximately 26 dwelling units per acre, is adjacent to arterial streets, transit linkages, and in close proximity to commercial services. The HDR land use is typically used as a transition between commercial areas and lower density areas. The project site is a corner parcel, surrounded by both business professional/commercial uses and low-density residential uses. The proposed land use and density are appropriate and compatible with the surrounding area.

The City has adopted Blueprint Implementation Strategies for purposes of managing growth within the City. The strategies encourage compact building design and creating a range of housing opportunities and choices.

The project provides a unique housing product that will meet different household needs in an area having the potential for revitalization. This meets the intent of the Blueprint Implementation Strategies as well as the City's General Plan policies.

From: [Michael Ryan](#)
To: [Shallow, Kinarik](#)
Subject: Nevada Street Proposed Lofts File #PL18-0178
Date: Friday, April 26, 2019 3:11:25 PM

Kinarik Shallow,

My name is Michael Ryan and I am one of the nearby residents that live on Douglass Boulevard near the proposed loft location. Speaking with quite a few of the neighbors and reading the mitigated negative declaration that was issued to the public, I have a few concerns that I would like addressed before the decision is made on this project.

Construction Activities

1. My work background is construction management, so reviewing this report, naturally I have a lot of questions. As I am reading this document I do not see anything regarding where construction employees will be parking or how they will be getting to the site. With Donner being a convenient way to go down then northbound on Ben-Ezra st is very concerning for myself and my family. These construction workers will be taking up street parking in front of my house. Not just this, however Ben-Ezra is very narrow and only allows one way traffic at a time. This is a problem for residents trying to get to the light on Harding traveling east when a dump truck or concrete truck is going west.

- How does the general contractor/developer plan to mitigate the construction parking situation?

- How does the general contractor/developer plan to navigate the construction required driving around the site?

2. While my family does not work at night and sleep during the day, reading the report, it does not say if they have walked around and asked if this applies to certain homes/families. It states that only ambient construction noise at 60 db will be spread and the box checked "less than significant". Having worked on MANY outside jobs that are relative to this size, this statement is blatantly not truthful. 60 db is about the sound a lawnmower makes. With the amount of work that is needed on this job, it will be much higher than this. I have a link below that shows a diesel truck to be about 100 db. <https://www.pavementinteractive.org/reference-desk/pavement-management/impacts/construction-noise/>

- Whoever created this report, can they describe the means and methods they used to get the number of 60 db? The community needs time to review the accuracy of this report.

- Whoever created this report, can they explain why the misleading statement is made when a simple google search shows otherwise?

- With one small falsehood comes many more, large and small. Does the City of Roseville trust this report 100%? Has the city made a counter review of this document?

- Why was there not proposed working construction hours put into this report? Most construction jobsites start at 6/7 am, and end around 3/4pm.

- Why was there not a survey of the existing residents that work at night and sleep during the day?

- Page 35 states that the house on the site is currently abandoned. This is not true. There is a homeowner there, as well as multiple vehicles. Is there a reason why this falsehood was incorporated into the report?

3. As with any construction project there will be delays. These include weather, contractor error, and unforeseen events.

- The report gives a brief timeline of completion, however there is no mention if they have included delays due to weather. The construction period 9/1/19 - 2/20/19 are during the wettest months of the year. Have they considered this? Reading the report they do not make a statement of this.

Building Construction Materials/Methods:

- I have been told time and time again that CA is the leader in green energy and reduction of greenhouse gases. Reviewing this plan as well as the photos associated with this, there are zero charging stations for electric vehicles. Is there a reason why this was not incorporated into the planning? For a complex such as this, I would think there would be at least 2 charging stations for tenants.
- CA just passed a law that all new homes must have solar cells at the time of construction. The photos do not show a reflected roofing plan, however it does not appear in the report to reflect the installation of these green or LEED items, with the construction finishing in 2020, how does the law effect this new construction? Is there an exception to this rule because of the high density nature of these buildings?
- The report has no direction of if the building will be constructed with green energy efficient materials. Is there a reason why this isn't implemented into the report?
- The current site photo shows approximately 2/3 trees that will be removed. Are there any plans to plant smaller trees in their place?
- The current elevation photos call for a rooftop lounge to be on these lofts with no safety guard rails. We all know late nights mixed with alcohol can lead to poor decisions. What are the current elevations from the roof deck to the top of the parapets shown?
- Noise does travel more at night, and with little line of sight obscuration (trees/other buildings) the noise traveling from late night parties at the roof tops will travel. I do not see a study on the noise traveling at night from that height and how it may effect the neighboring houses. There should be one done and given to the neighboring residents for review.
- Part I gives an aesthetics review. The checklist gives a "no impact" to the question "Have a substantial adverse effect on a scenic vista". This neighborhood may not be classified as a "Scenic Vista" however it has some of the oldest homes in the area, and they are historic in nature. It seems that this question was selectively left off of the report to show a favorable rating in this aspect. Is this finding acceptable to the city with the historic nature of this neighborhood?

Post-Construction:

- A harvard study (link shown below) shows that over time the price of single family homes on average in the surrounding area does decline with the construction of apartments or high density living areas. If this in fact true, is the city willing to accept the lower property taxes paid based on the decline in these home values? Searching the report, there does not seem to be a study conducted on this matter. If this proposal does get approved, the city will now be collecting property taxes on 23 new "lots". Is the city planning to reduce the tax rate of the current nearby residents in lieu of new taxes? Has the city already decided or put forth plans on how to spend these new tax dollars for street improvement, local education, social services, police enforcement, etc?

www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

- Is the city of Roseville giving any financial aid, grants, credits, deductions for the construction of this project? If so please advise on what bonds/measures this correlates to.

-On the previous Dutch Bro's proposal, there was no mention to mitigate traffic after construction with all of the new traffic Donner was going to receive (even within their proposal it was grossly underrated). Has the city considered installing speed humps/bumps on Donner to slow down traffic coming in from Douglass? Currently at least 6/7 times a day (when I am home 5pm-7am people come down this street speeding what I can assume 40/50 mph trying to avoid the stop sign on Harding to get to downtown Roseville. As someone who is starting a family in this area, how fast people come down Donner is VERY important to me. Why does this report not offer this type of traffic control for what common sense will show as the main thoroughfare for these loft residents? (douglass to donner to ben-ezra. This is also not mentioned in the "Residential Growth" section of the report. Nevada St. has these speed mitigation measures, why is Donner the exception?

- Have there been any proposals by the city or others to "beef up" ben-ezra for what we all know will happen for these future residents (go down donner to ben-ezra to nevada)? There are currently no stop signs at either points of Ben-Ezra until you get to Harding. This is unacceptable.

- There is no mention of the mitigation of guest parking at the Lofts in the report, however it does show 60' of available parking at the west side of the project. Has this been deemed enough? Are guests allowed to park on the spaces already allocated for current residents of Nevada St? Has a study been done to see if guests will just pull from Nevada to Donner and take up current resident parking on Donner? Reading this report, it has not been done. Speaking for the residents near this proposed development I believe this needs to be considered. If overcrowding does occur on Nevada and Donner, are the residents permitted to call a tow truck if a car is directly in front of their property and there are no more available spots for the resident?

- The report notes that there will be "no impact" to the nearby schools if approved. Some simple math shows that 2 children per household = 56 new children at public schools which is approximately 2 whole classrooms k-12. Has the city prepared financially for the increase of children in the classroom at nearby schools for the various grade level increases? This is another example of a falsehood given in the report.

Overall Impression:

Most of the reports/reviews give a "less than significant impact". This document says that it has been created to satisfy the CEQA, however it does not state that the organizing party has any affiliation with the developer or architect. This review seems like it is too good to be true, history tells us that this is quite the result. Is there one single organization that has created this or is it an independent third party that does not have any affiliation with the ownership/developer/architect firm? Granted that the city residents have a duty to review this, has there been a report created by the City Planning department to challenge any of these findings? **Reviewing this report had me question a lot of the findings and after minimal research, there were quite a few falsehoods portrayed in the report (as found above) and that is concerning. I stated this before, if the reporting party is willing to lie about small things, there will be bigger lies to come later.**

Thank you for your time,

--

Michael Ryan

808-754-5295

michael.ryan0861@gmail.com

April, 29th, 2019

Development Services Department
Planning Division
311 Vernon Street
Roseville, CA 95678

RE: Old Town Lofts File # PL1-0178

Attn.: Planning Division,

I take to differ to the following certain items on the Initial Study Check list.

XI a - Physically divide an established community.

Response; By allowing the land to be rezoned for high density housing the new crammed 23 unit housing does not conform to the existing landscape of the neighborhood it surrounds which are the small single type family homes

XVII b - Conflict or be inconsistent with CEQA Guidelines section 15064.3 (b)?

Response; The 3 visitor spots does not seem adequate for the planned 23 units. Even though with the units having 2 car garages there is a chance of families having more than two cars per unit and we are concerned where they will park. Since the parking along both sides of Nevada adjacent to the proposed project has been taken away where will all the extra cars and visitors park?

Does the large master traffic study that was completed a few years back for all of Roseville conflict with the stated project's traffic study? Douglas is already a very busy road with people leaving and entering the complex during peak time is probably going to have a negative impact on the traffic in our neighborhood.

What is the city's future plan for Douglas Boulevard (between Folsom and Vernon)? Is there a plan or one in the works?

Regards,



John J Spalding
215 Donner Avenue
Roseville, CA

From: [Jeff Dodge](#)
To: [Shallow, Kinarik](#)
Subject: INFILL PCL 246 - Roseville Old Town Lofts (File #PL18-0178)
Date: Monday, April 29, 2019 4:02:30 PM

I didn't have enough time to go through all the documentation in detail, so I just have some general comments, which for me are of great concern.

First of all, I'm not opposed to the type of structure proposed, but I feel strongly that it's in the wrong location. The impact to the surrounding homes presents a number of problems

1- Aesthetically, it seems inappropriate to remove one's vista by placing such a tall structure so nearby. In the very same area there are code issues with regard to erecting anything above a certain height for the very reason that it steals the aesthetic beauty one can normally experience in an older neighborhood such as this. Newer developments are a different story, of which there are many areas more suitable in West Roseville, for example.

2- The increase in traffic appears problematic, especially being that the intersection in question is unable to have its own traffic signal due to its proximity to the existing signal on Keehner.

3- Zoning seems odd. With the increase in traffic along Douglas Blvd, it would make much more sense to place a business at this location.

4- Parking is an issue. While the plans account for parking of residents, there's no on-street or off-street parking available for guests/visitors. It's expected then that people seeking parking when visiting the residents of the existing homes will find it hard to find parking. Generally, high-density living is connected to areas with a high degree of walkability or with nearby overflow parking.

Thank you for considering these items. My sincere hope is that the developer can find a better location (of which I'm sure there are many) that everyone can get behind.

Old Town Lofts Project – 241 Nevada Ave

Building 23 row houses in this lot, is the wrong type of development for the Folsom Road Neighborhood.

After carefully reviewing all the project plans, here are my comments referring to the Initial Study and Environmental Impact.

1. In *Land Use and Planning Sec XI*, Zoning change is proposed from BP (Business Professional) to R3 (High Density) is discussed. In *Population and Housing City's, Sec XIV* it states "*These additional residential units were not contemplated in the City's General Plan. The City has additional infrastructure accommodate the increase. Project will not result in additional infrastructure.*". I can't imagine ANY place on Douglas that would be suitable. This location is one of the LEAST suitable locations.
2. In *Energy Sec. VI*, it states that "*Its proximity to many resources, it will have lower than average vehicle trips*". This is NOT a valid statement. The residents will use their vehicles to visit businesses and will not walk.
3. In *Biological Resources Sec. IV*, I understand 19 Oak trees will be removed to accommodate space for the buildings. Could the number of units be reduced, and trees left in place?
4. In *Hydrology and Water Quality Sec X* it states that there will be no impact. Having lived in the neighborhood for 30 years, I have seen frequent flooding from storm drains on this low section of Douglas Blvd. I understand that currently there is a major storm drain project underway across Douglas in the Hillcrest Neighborhood. I feel that there would be a need for the same infrastructure investment by City (Storm drains, waste water, fresh water) in this area on Nevada Ave.
5. In *Transportation Sec XVII*, it states that there will be no transportation impact. The design of ingress and egress into project from Douglas is a MAJOR traffic hazard, and the City would encounter great liability. A possible solution would be a new traffic light at Nevada and Douglas. If this was designed into the project, it would represent significant cost for the City

Werner Kuehn

Werner Kuehn 193 Park Drive, Roseville, CA 95678 916-367-2524



6.





Mitigated Negative Declaration

Project Title and File #: INFILL PCL 246 – Roseville Town Lofts, File #PL18-0178

Project Address: 1007 Douglas Blvd. (Nevada Ave.)

Project Planner: Kinarik Shallow, Assistant Planner

Public Comments: Ronald McCary

183 Nevada Ave. Roseville, Ca. 95678

(916) 847-9168 rsmccary@juno.com

Date: April 30, 2019

X. Hydrology and Water Quality

Would the project:

- c) **Substantially alter the existing drainage pattern of the site or area**, including through the alteration of the course of a stream or river or **through the addition of impervious surfaces**, in a manner which would:
 - i. result in substantial erosion or siltation on or off-site;
 - ii. **substantially increase the rate or amount of surface runoff** in a manner which would result in flooding on or off-site;
 - iii. **create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or**
 - iv. **impede or redirect flood flows?**

Discussion of Checklist Answers:

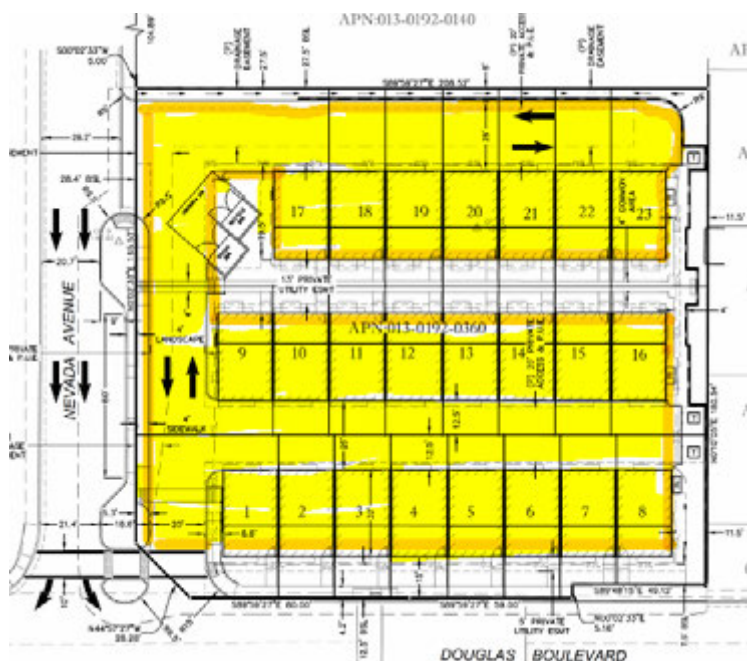
c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

Public comments: Ronald McCary, 183 Nevada Ave. Roseville, Ca.

Potentially Significant Impacts related to checklist items C(ii) and C(iii):

The Tentative Subdivision Map property information table establishes a 50% requirement for "Site Coverage". This is defined as the "livable" building space – foot print. In terms of physical reality, the rough calculations of the square footage for all building footprints plus on-site hard surfaces (road and sidewalks) is much greater. A ratio for this impermeable surface area appears to be more like 67% as highlighted here. This factor is not accounted for in the "standards", but it is a potentially significant impact to stormwater runoff. We do experience extended and hard rainfalls. Buildings and hard surfaces shed water rapidly. This represents a significant net increase in the amount or rate of stormwater runoff from the site.

What specific City ordinances did the City Engineering staff use to support the conclusion of adequate capacity to convey stormwater flows? Did they examine the existing stormwater drainage capacity upstream to the site? Are there potential conditions upstream that may compound problems to stormwater flows exiting the site? Is there proof that a Hydrologic Study exists to indicate a 100 year storm can be absorbed by north property existing 36" ACP drain pipeline (at slope of 0.0062) per Placer County regulations?



XIX. Utilities and Service Systems

Water and sewer services are provided by the City of Roseville. Existing utilities such as water, sewer, and storm drain lines are located within Nevada Avenue and Douglas Boulevard. Storm water will be collected onsite and transferred via the existing storm drain system into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

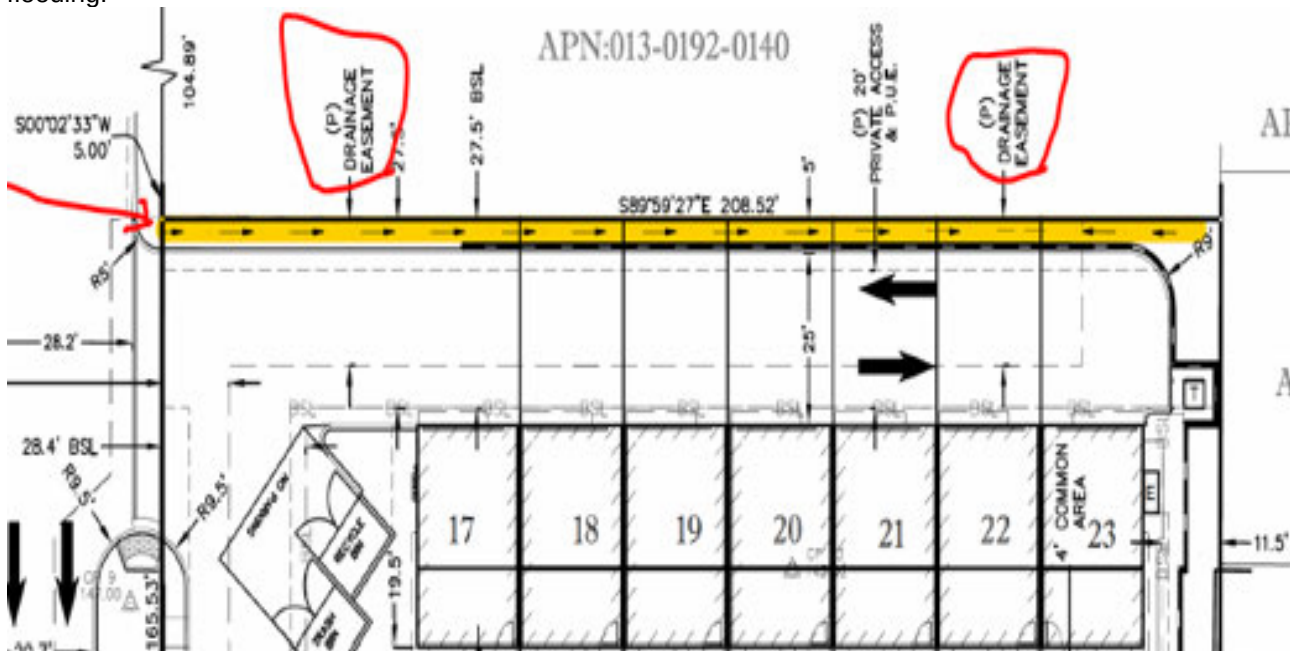
Discussion of Checklist Answers:

a) Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

Public comments: Ronald McCary, 183 Nevada Ave. Roseville, Ca.

Potentially Significant Impacts related to checklist item a)

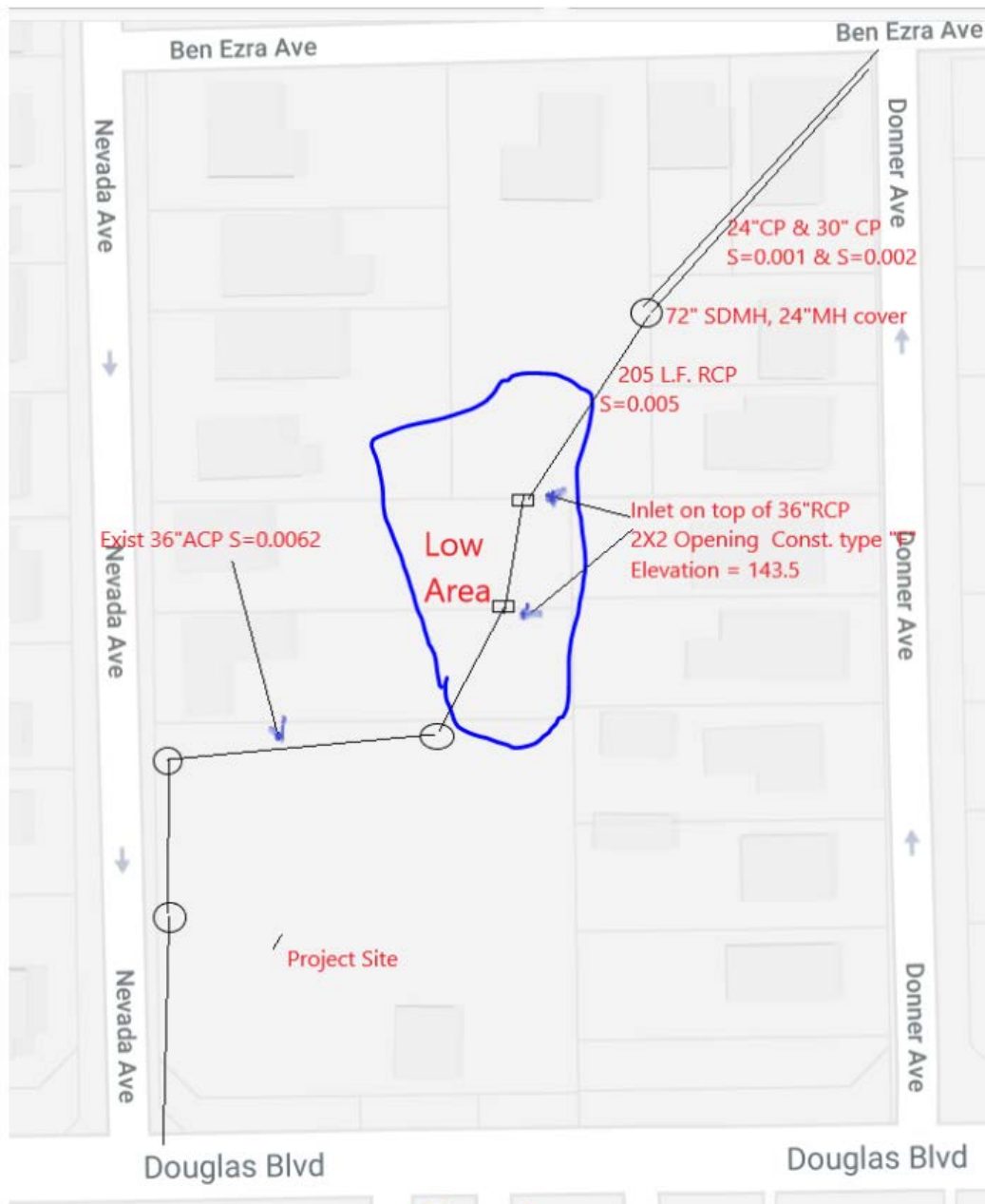
1. Ditch/Flowlines are symbolized by directional arrows on the Tentative Subdivision and Grading Maps. These arrows are most problematic along the 5' drainage easement running with the north boundary - east to west. Arrows indicate a predominately eastern drainage flow toward the North/East property corner. At a location approximately 20' west of that corner, the arrows indicate an opposite Easterly flow for the last distance to corner. This appears to indicate a low collection or ponding area in the drainage easement at 20' west of the properties corner. This low area potentially impacts the drainage easement on the north side of a proposed block wall structure exposing the north neighbor to levels of flooding.



2. For properties to the north of this low water collecting area, there are existing physical conditions and topologies of land terrain. The drainage ditch and flowline changes of this proposed project will set up potentially significant impacts related to flooding. This drawing presents the existing drainage infrastructure upstream of the proposed stormwater

system. The blue outline is a low depressed elevation area affecting at least 5 properties. In 1989 City of Roseville installed the drainage system as depicted. Two Const. type F inlets are set at two property lines in the low zone (see elevations). These two inlets are connected further downstream to a 60" SDMH with flat top 24" grate cover at FL=143.5 assumed to be object "D7" on the Grading Map. The stormwater drainage continues west, on project site, with a 36" ACP slope=0.0062. Existing infrastructure has substantial additional impacts specific and particular to the infrastructure improvements accounted for in this site project.

Has the City Engineering Staff considered the potential limitations of existing infrastructure and physical conditions of this low area? Is there expert opinion in form of a Hydrology Study to confirm the impacts of added stormwater demand relative to this lower elevation zone and potential water backup in proposed project site drainage? Should these bordering neighbors be exposed to damages for essentially being the "reserve overflow pond" for poorly directed drainage flow and a boundary wall Dam at this low elevation North/East corner?



XVII. Transportation

The project site has frontage on both Douglas Boulevard to the south and Nevada Avenue to the west. Douglas Boulevard is a four-lane arterial road at this location, and Nevada Avenue is a single-lane, one-way street. Access into the site will be provided by a 20-foot driveway off of Douglas Blvd. that will be located on the southwest portion of the site. The driveway will be restricted to vehicular ingress only. Vehicles will exit the site on the northwest portion of the property, onto Nevada Ave. Additionally, there will be two 20-foot wide internal drive-aisles providing access to each of the units. The residential units will include a two-car garage and there will be three on-street parallel parking spaces along Nevada Ave.

Would the project:

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them, which includes an analysis of delay as a potential policy impact. 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 must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards—Section 4. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMT. Projects within one-half mile of either an existing major transit stop⁵ or a stop along an existing high-quality transit corridor⁶ should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT. Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City of Roseville Engineering Division evaluated the need for a long term and short-term traffic study and prepared a trip generation estimate. The anticipated number of trips generated by the project is 12 pm peak hour trips. Since the project will not generate more than 50 pm peak-hour trips, a traffic study is not required, and it can be concluded that the project will be consistent with the City's Level of Service standards. The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The surrounding pedestrian, transit, and

bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans; impacts are less than significant.

b) Although the City of Roseville currently has no VMT standards, the project is expected to be consistent with the intent of implementing the VMT metric due to the proximity to existing transit stops. For example, the site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. Therefore, impacts with respect to this criterion will be less than significant.

c, d) A new, modified Type A-7 driveway measuring 20 feet wide will be constructed on Douglas Boulevard, on the southwest corner of the site, which will be restricted to ingress movements only. A modified Type A-7 driveway measuring approximately 40 feet wide will also be constructed on Nevada Avenue, on the northwest portion of the site. This driveway will restrict egress movements to left turn only, however it will allow for vehicles to enter the site from Nevada Avenue. Nevada Avenue will be improved with a road width of 20 feet and will include three (3) parallel parking spaces on the east side of Nevada Avenue with five (5)-foot wide sidewalks constructed along the limits of the property. Nevada Avenue will be wide enough to provide space for two (2) vehicles to egress onto Douglas Boulevard; this improves circulation and minimizes vehicles queuing at the intersection by allowing for a left and right turn lane. Additionally, the proposed site design includes a 20-foot travel lane within the subdivision, allowing for appropriate circulation throughout the site as the main drive aisle will be wide enough for two-way traffic. The internal drive aisles to the units will also be 20 feet wide. 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.

⁵ A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)

⁶ A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

Public comments: Ronald McCary, 183 Nevada Ave. Roseville, Ca. 95678

Potentially Significant Impacts related to checklist items b):

Can the City arbitrarily make an assumptive standard for a Vehicle Miles Traveled (VMT) metric based on "intent" of implementing the VMT metric? To say the project is "expected" to be consistent with this imaginary "intent" of implementation is not conclusive. Having existing transit stops nearby is not enough to justify that this project is "expected" to be consistent with the intent of implementing a VMT metric standard! This short circuits the fair evaluation of what is "Significant Impact".

As the City has stated, NO current VMT standards exist. Are such standards to be eventually adopted by the City? What traffic engineering methodology supports the 12 pm peak hour trip "estimate"? Would that estimation process be consistent with results obtained in an independent long/short-term Traffic Study? The City's Level of Service standards rely a clear and accurate calculation of trip generation.

Potentially Significant Impacts related to checklist items c, d):

Twenty-Three (23) Rowhomes on a .89 acre lot at the corner of Nevada/Douglas add 43% more properties to the 57 total existing properties on Nevada. This is a significant negative impact on our street density, traffic flow, parking and emergency response access.

Curbside parking North to South on Nevada is a constant cause for public safety issues: traffic flow, children playing, emergency response, and of course, the frequent "Wrong Way" vehicles. This Initial Study regretfully does not consider existing parking burdens from the office complex at 1039 Douglas Blvd. (See aerial photo). Consistent overflow parking

from employees to clients fill both sides of Nevada Ave. at curbside parking. There is an interconnected relationship between the Office complex parking and the surplus off-site parking burden generated from twenty-three Rowhomes. The ingress/egress ramp to the Office complex is directly across from the rowhome project and faces the proposed three (3) space "Guest" parking slots allocated to the 23-unit Rowhomes. Initial Study discussion of item c, d describes Nevada Ave. narrowed down to twenty-one (21) feet from its current twenty-eight (28) feet. Claiming this is still wide enough to provide space for two (2) vehicles to travel side by side to egress onto Douglas Blvd. and minimize vehicle queuing at the intersection. This seems to assume that there will never be parking along the West curbside of the street near the Office complex (See aerial photo). Will the City find "after the fact" that a Red curbside No Parking zone will be required?

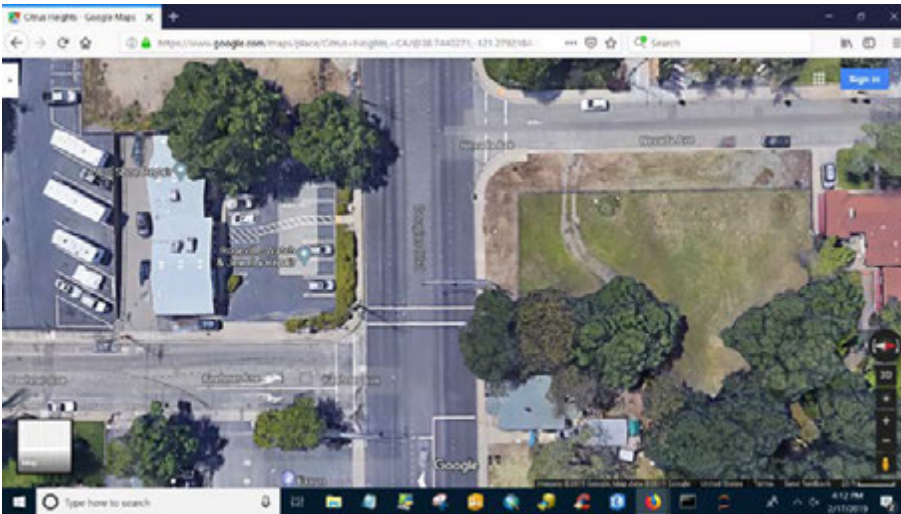


In addition to the added burden of off-site visitor parking for the proposed project, consider the effect of a new A-7 driveway constructed to enter the proposed project. This effectively creates a 5 to 8-foot wide curb style island separating the old modified Nevada Ave. and new parallel, on-site roadway. Traffic circulation at this close-proximity to the dual intersections of Keehner Ave. traffic signal to the east on Douglas Blvd. and the parallel intersections of new project entry at Nevada Ave. obviously raise concerns about public safety. These are already dangerous intersections and this project, as proposed, has a potentially significant impact on the relationship of these intersections.

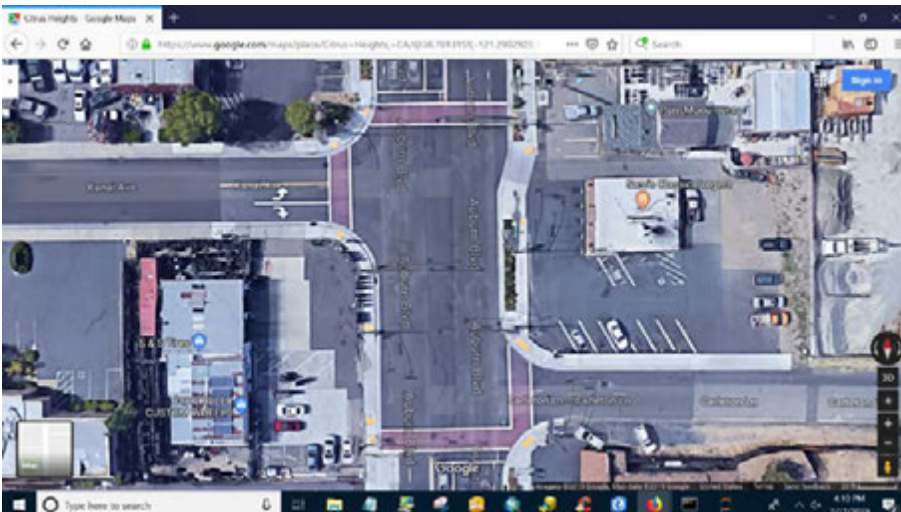
Nevada Ave. at Douglas intersection sits at a low point with respect to Douglas east and west elevation making it hard to judge down-hill vehicle rate of travel and distance. The Keehner traffic signal allows westbound through traffic while at same time creates appearance of stopped traffic with vehicles in the southbound Keehner turn lane. Additionally, the Keehner traffic signal is configured for westbound turns onto Douglas which frequently conflicts with Nevada eastbound turnouts into Douglas. These are all hazardous conditions that are integral to the evaluation to whether this proposed A-7 driveway coupled up to Nevada Ave. egress requires a more comprehensive traffic study.

Is the City willing to mitigate the increased risk to public safety by installing a new second traffic signal at Nevada Ave. and Douglas intersection, synchronized with the Keehner Ave. traffic signal? Citrus Heights City has a prime example of dual synchronized traffic signals at the intersection of Auburn Blvd., Kanai Ave. and Carleton Lane. The two side streets, Kanai and Carleton off busy Auburn Blvd. are nearly identical (75' apart) as Nevada and Keehner at Douglas (See aerial photos). Their traffic signals enhance safe motoring and pedestrian foot travel for the local business establishments and serve as a perfect model for the City of Roseville.

Roseville Ca. ___ Dual Intersections at Douglas Blvd., Keehner Ave. and Nevada Ave.



Citrus Heights, Ca. ___ Dual Traffic Signal Intersection of Auburn Blvd., Carlton Ln. and Kanai Ave.



ATTACHMENT 6

Chris Ewers
209 Donner Avenue
Roseville, California 95678
30 April 2019

Kinarik Shallow
Planning Division
311 Vernon Street
Roseville, California 95678

Re: IS/MND comments, Roseville Old Town Lofts, File #PL18-0178

Dear Mr. Shallow:

In the absence of City of Roseville guidance through its Roseville General Plan and Downtown Specific Plan, a developer has proposed the maximum individual dwellings per foot on the lot at 241 Nevada Avenue. In leaving the Douglas Boulevard corridor's planning and vision ambiguous, the City essentially requires that each development either go forward or be stopped by public opposition. This terrific waste of developer and residents' time and efforts should be resolved with a City-established vision and plan for the Douglas Boulevard corridor. With such a plan in place, developers and residents would know what would be permissible and workable without having the fight site-by-site over the same issues.

Douglas Boulevard is a major arterial, according to the Downtown Specific Plan (Exhibit 6.1). Even in that document, adopted 10 years ago in April 2009, planners note the congestion at I-80 and Douglas and at Douglas and Riverside were considerable. And though we have implemented some changes at Douglas and Riverside, there are no proposals for alleviating that congestion at I-80 and Douglas. The City has experienced (conservatively) 17-20 percent growth since 2010. It is now common to experience backups on Douglas Boulevard stretching more than 3,300 feet from I-80 to the east, and to have locked-up traffic (levels of service [LOS] D-F) from I-80 west to Folsom Road. The City's standards for development state the LOS should be a C or better in 70 percent or more of the intersections.

From City staff comments gathered over the past two years in discussions around the proposal to site a Dutch Bros Coffee kiosk at the corner of Douglas and Donner, the City has substantial traffic planning resources at its disposal, including existing studies that have been developed into a predictive traffic model.

Despite this preponderance of evidence of significant environmental impact from traffic, the City has not used any of the tools in hand to determine the impact of this

proposed development, citing an interior administrative guideline that any development with less than 50 pm peak-hour trips can be ignored and presumed "consistent with the City's Level of Service Standards" (IS/MND p. 37). This conflicts with the City's intention that the Amoroso Ranch Specific Plan EIR be used to provide the environmental impact assessments under CEQA guidelines "except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site" (IS/MND p. 4). In fact, using this administrative rule to ignore evidence of significant impacts brings the City into conflict with CEQA, which requires that an EIR (not an IS/MND) must be prepared when there is substantial evidence in the record that supports a fair argument that significant effects may occur (PRC §21080(d)).

Unfortunately for the developer and City residents in this area, we are left to guess about the level of density that the City would allow. From the findings in the IS/MND's section XVII of "Less than Significant Impact" for items a-d, it appears that 10,000 new residences along the Douglas Boulevard corridor will work within CEQA guidelines as long as they're packaged at 50 pm peak-hour trips or less. But we know that's not the case because the City is recording LOS levels of D-F without any new development on Douglas Boulevard. And as we are aware, a LOS of D-F along Douglas Boulevard affects every item associated with IS/MND section XVII items a-d:

- a: Conflicts with the City's development guidelines and standards.
- b: Presumably conflicts with CEQA Guidelines section 15064.3, subdivision (b), though the City has not considered this evaluation under an administrative guideline that conflicts with CEQA intent and implementation.
- c: Cross-traffic conflicts with a new, unsignalled intersection at a driveway now serving a minimum of 23 new units (46 drivers) in a nonstandard configuration decreases the safety of everyone who lives along and uses the Douglas Boulevard arterial.
- d: LOS D-F along Douglas Boulevard impedes emergency vehicle ingress and egress, locking up the emergency responders with the rest of us drivers.

In summary, the City's checklist answers for the IS/MND section XVII of "Less than Significant Impact" are based on an internal guideline that contravenes the intent and implementation of CEQA, which creates a liability for the City with no discernable balancing benefit. As a resident of the area on Donner Avenue, I wish to see the City provide guidance to developers and residents in a vision for what can be done on

30 April 2019

Page 3

Douglas Boulevard and in the neighborhoods adjacent to it to maintain its integrity and character. As a resident of Roseville, I know we have much better places to put our tax funds than paying the legal fees associated with defending the City (and likely losing) against legal challenges brought because the City decided not to do the analysis.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Ewers", with a long horizontal flourish extending to the right.

Chris Ewers
(916) 521-9696

From: [Charissa Lott](#)
To: [Shallow, Kinarik](#)
Subject: Project - Roseville Old Town Lofts
Date: Wednesday, April 24, 2019 10:56:46 AM
Attachments: [Screen Shot 2019-03-14 at 2.21.24 PM.png](#)

Good morning,

I am reaching out regarding the proposed lots on Nevada Avenue. A neighbor of ours on Donner Avenue received the public hearing notice regarding this proposed project. My husband and I have owned our home for 19 years on Nevada Avenue, which is right near the alley (Ben Ezra) so I am surprised that we wouldn't received this notice since the impact will be much greater for homeowners on Nevada Avenue.

Our community just went thru the Dutch Bros. project and voiced concerns over traffic issues and that our small one way streets can just not handle the extra traffic. Having 23 units built at the end of our street would be just as bad. One could assume that would be at least an extra 46 vehicles driving and needing to park on a daily basis. This is a conservative estimate and doesn't include more than 2 vehicles per unit or guests.

We, as a family with our 2 children and dog walk almost every evening to either Garbolino Park or Royer Park. When walking to Garbolino, the route we take is down our street towards Douglas and crossing at the light on Keehner. The traffic is very heavy and goes very fast on Douglas. I don't always feel comfortable walking on Douglas with the speed of traffic.

On our street we frequently have cars that drive upwards of 50 miles an hour. On Easter Sunday, we witnessed an SUV almost hit a young child on the street. Last year a drunk driver coming from Old Roseville hit the power pole by our home and had the pole not been there the car could have gone into our yard or hit one of our children as it was only about 8 in the evening. This is a community that is out in their front yards socializing and lots of children playing.

With the infrastructure and improvements happening in downtown Roseville the flow of traffic on the surrounding one way streets by Royer Park has increased substantially.

Those are my comments and hesitation at having such a large project at the end of our street. My questions are:

- 1) Would these units be rentals or sold. If sold, could the new owner then make them a rental? Or, is this an HOA situation that would only allow for homeowners to live at the property.
- 2) Above, I mentioned the light at Keehner, how would that stoplight be impacted by a 23 Unit dwelling? Would that light be moved?
Would there be entrances and exits from that area for the dwellings that would make walking that portion of the sidewalk even more dangerous?
- 3) How would we exit Nevada Avenue to get onto Douglas. This is already a hard task during the busy morning or evening commutes. I often will go down Ben Ezra to avoid the traffic.

4) Is 23 already approved or could that number be lowered?

5) Will these units need to be built in a way that reflects the old home style of our neighborhood? We bought here for a reason. I don't want to have new style homes at the end of my street. That, in my opinion would decrease the value of my home.

I appreciate your time and look forward to hearing back from you.

Charissa A. Lott

Director of Operations

Capitol Advocacy

1301 I Street

Sacramento, CA 95814

Dir 916.273.1209

Wk 916.444.0400

clott@capitoladvocacy.com

www.capitoladvocacy.com



From: [Judy Fox](#)
To: [Shallow, Kinarik](#)
Cc: [Werner Kuehn](#)
Subject: Roseville Old Town Lofts
Date: Sunday, April 28, 2019 12:58:14 PM
Attachments: [IMG_9238.JPG](#)
[IMG_9236.JPG](#)

To: Sinarik Shallow
 RE: Proposed project of 241 Nevada Avenue

I am a long time resident living at 200 Nevada Avenue and have several concerns not addressed in the IS/MND report... I will try and be brief.

1. Parking at the site and in the 3 spaces in the neighborhood is not sufficient.

Three spaces on Nevada for the loft residents is not sufficient! 23 families with their own cars and visitors (friends/families/babysitters/deliveries/etc.) will all be trying to drop by at various times. Most apartment units have many overflow parking places for guests and short term parking needs. I suspect the Loft residents themselves will also want to park on the street for convenience at times. And I know some will use their garage as storage and will need to park on the street.

Nevada Avenue already has ongoing parking issues. There are many "granny flats" and homes without garages that cars fill the streets with. Often times the front of my house parking is filled with unknown cars since there is no parking on Ben Ezra alley. (It's an issue for my gardener and friends with limited mobility.)

2. The neighborhood streets are not conducive to the extra traffic requirements.

This is an old historic neighborhood with narrow one way streets and a very tight 2 way alley. Many a time trucks with trailers attached cannot make the turn from Ben Ezra onto Nevada (we have to find owners to move parked cars and neighbors come out and direct).

3. Turning left onto Douglas Blvd from Nevada Ave is already bad

Douglas Blvd is already a nightmare as you know if you live here (I suspect you do?). Getting across Douglas from Nevada is hard, cars travel fast there. How are you going to address this with the additional needs of the loft residents? Perhaps a traffic light?

As a resident in Roseville for 25 years, I have few complaints. And they both belong to the planning department - HA. The first is traffic and for the life of me I cannot understand why you keep planning without having or including the infrastructure (i.e. access to and from) to support them! For example: The fairgrounds event center said to hold up to 7K and all from 80 will be directed to drive Douglas thru our neighborhoods thru downtown....why would anyone PLAN that? Had anyone ever gone to the July 4th fireworks and sat in gridlock in all directions trying to exit?

The other is the homeless who are mainly in our old neighborhood. I seem to be in the middle of it - being centered between Roseville Square - Recycle on Douglas - Royer Park - Salvation

Army. I no longer walk alone anywhere (nor go Downtown after dark so I miss your public hearings).

Please do everything you can to protect the current residents in our old historic neighborhood!! Maybe the loft would be better suited off Atlantic where there would be less congested freeway access, and better in/out access?

Well, I tried to keep it short! I have attached a picture for your entertainment of a truck trying to make that turn onto Nevada from Ben Ezra, google directed him here as the traffic was backed up somewhere else!! Thought that would give you a laugh even though it wasn't so funny in my front yard that day.

Thanks for taking the time to read my 2 cents,
Regards,
Judy Fox
200 Nevada





Public Comments: Carol Sutton, 183 Nevada Ave. Roseville Ca. 95678
 Date: April 30, 2019

Regarding Infill Project; INFILL PCL 246—Roseville Old Town Lofts, File #PL 18-0178 Nevada Avenue and Douglas Blvd.

As an owner-resident in the Nevada Avenue neighborhood near the proposed project that faces Douglas Boulevard, I have numerous concerns. A sampling of those concerns follows.

1. General Plan Concerns: Does the plan for the **Douglas Blvd corridor provide specific details?** The City developed well-debated and specific plans for **downtown and Vernon Street**. Additionally, a comprehensive, creative plan for improving **Riverside Avenue** was carried out successfully.

It would be negligent, even derelict of City Planners to proceed in this day and age without a comprehensive plan. Prospective development must be compatible with the established, commonly understood vision/plan. Critical decisions and the future of our neighborhoods are jeopardized by a piecemeal approach, and neighbors and affected local businesses placed in a defensive mode as they fight to protect the investments we have made in our community.

Comprehensive planning is **proactive**. Such a plan takes into consideration the views, preferences, and concerns, as well as creative solutions to problems as voiced by owners and renters alike, from Roseville Square occupants to individual households. Undoubtedly the experiences of other communities are given importance, such as transportation planning in Portland, Oregon. Recent projects in Roseville have been successfully executed with such specific and careful planning (Note the Riverside Avenue Improvement Plan). How does the Infill Project meet the Plan for our Douglas Blvd Corridor?

2. Transportation is a major concern in all planning for the City. Future needs would, expectedly, include the following:

A. **Rapid transit** features connect main streets with the Galleria, downtown and the freeway, as well as with Sierra College, downtown Sacramento, Auburn, etc.

B. **Vehicle recharging centers** as well as **communal- use bicycle centers**, city-wide **safe bicycle lanes**, and wide **pedestrian-friendly sidewalks** are stipulated along with **train tracks** and other transit considerations.

C. **AMPLE Parking is provided with ACCESS** to residences and commercial buildings that are both **SAFE** and **convenient** for visitors, private and commercial deliveries, City and County Services, Fire, Emergency Vehicles, Garbage Pick-Ups and US Mail service. Concurrently, if need arises.

D. **SIGNALS, Street lights and roadway markings** facilitate and enhance safe and expedient transportation with clearly-understood street ingress, and sensibly-timed governing traffic lights coordinated to make driving, biking, walking, and rolling safe, obvious, and free of confusion to all users. Consideration of

possible negative impact to the established pathways/flyways of birds, bats, etc. must also be explored.

E. **INTERSECTING or conflicting transportation needs** should be addressed in Transportation Studies done by forward-looking professionals who take into consideration all those varied **intersecting needs**. For example,

- **Do bicycle paths, clearly marked, lead in the legal direction** on a one-way street?

- **Are adequate wheelchair and handicap accesses coupled with unobstructive views** down streets, avenues and boulevards?

- **Are setbacks ample for future projected rapid transit?** Are mandates adequate for new architectural and transit development? e.g., buildings and facilities located clearly away from **projected** bike lanes, train tracks, or streetcar paths?

3. **The proposal for the lofts mirrors the design of a development in Portland**, so it would be prudent to consider the similarities and differences in these locales. Obviously Portland's TriMet with its MAX Light Rail, with electric-powered buses and Streetcar System, WESCommuter railroad, etc. and the ongoing importance given to **planning** its transportation system has reaped rewards in tourism dollars as well providing an environmentally friendly and economically desirable destination. Portland is a good model for any city's development.

When Portland recently received a transit grant from the Federal Government, Portland Transportation Commissioner Chloe Eudaly commented, *"...this grant will help us continue to set an example for the nation in reducing carbon emissions as we grow our economy and address the housing crisis "As we expand public transit and grow the Central City, we will reduce traffic congestion and provide more opportunities for Portlanders to walk, roll, and bike through our public-transit oriented community."*

It would be advantageous for Roseville to learn from Portland and to adapt their experiences and successes into our own Plan. Have we done so?

4. **Comprehensive needs assessment and intelligent planning** pave the way for success, and thereby prevent an understandably hostile reaction to a piecemeal, developer-driven approach marked by costly mistakes—in terms of damage to the environment, lack of appropriate transportation, destruction to smooth-functioning neighborhoods, and esthetically jarring or non-harmonious architecture.

So please, plan to build the infrastructure to attract forward-seeing developers, so that Roseville's residents, workers, and visitors, all might look forward to biking, walking and rolling through our own downtown and Douglas Boulevard corridor.

5. **Environmental concerns** are major concerns. What is Roseville's plan to **reduce carbon emissions**? How are we to increase oxygen-producing vegetation

as well as provide relief from the ever- increasing city and freeway air, polluting noise, and visual pollution?

Hardscape “**water runoff**”, may be a potentially enormous problem in an unpredictable winter (reference the Sacramento Bee’s coverage of potential flooding of the valley floor in **extreme wet weather**). On the other hand, we are encouraged to utilize water-collection facilities in order to prepare for **dry** periods. Both optimal and adequate water storage and flood prevention are increasingly urgent due to changing, unpredictable weather patterns. Are storm drains and water holding facilities adequate?

The **nesting** and **flight patterns** of birds and bats necessitates thoughtful preservation of established trees, structures, and natural vegetation where existing. Have City Planners consulted the experts in these fields regarding the section of the plan that deals with our immediate portion of Douglas Boulevard Corridor development? What is the impact of oak tree removal? The notion of “pay- for- a- substitute- tree (maybe at the park?) may be inconsistent with preservation of this particular habitat.

6. Green Energy/Alternative Energy/ Solar Design. Surely the plan for Roseville’s future development specifies requirements for ecologically sound and aesthetically harmonious design. No new construction should be considered that has not included **exhaustive** measures to ameliorate any present or future negative impact on the environment. No project should be considered unless it ensures that the existing neighborhood **is aesthetically as well as environmentally enhanced**.

IN CONCLUSION, planners should be cautioned against imposing a Lofts-like project existing in Portland (with its well-planned and funded as well as highly-utilized and expanding transit -system and transportation-friendly housing provisions) on a quaint, sleepy neighborhood in Roseville.

As of today, any two adults residing in a neighborhood at any location in Roseville likely possess and park at least two vehicles in their garage, and often with additional vehicles in the driveway or at the curb and a boat or RV parked along side the house. More than two driving-age residents? More than two vehicles.

Additionally, neighboring small businesses cannot be counted upon to “share” their parking spaces. Our experience on Nevada Avenue is that **every single space at the curb is needed** by existing residents due to City-authorized Granny Flats, absence of garages, or several vehicle-owners living at one address, especially when residents are home and businesses are operating. Such existing street curbside parking should not be removed to accommodate new development. Where, logically, would these vehicle owners locate **new parking**?

In what ways will development enhance the neighborhood and ultimately the city?
Jamming twenty-three units with their respective closed, un-shared personal parking garages into an area approximately 9/10 of an acre and without providing ANY, let alone ample, additional parking would be a travesty.

I clearly voice the logic that NO DEVELOPMENT SHOULD PROCEED WITHOUT ROSEVILLE'S PLANNERS' CLEAR DEMONSTRATION OF THE COMPATIBILITY OF **ANY** GIVEN PROPOSAL WITH A **CURRENT, ENVIRONMENTALLY-FRIENDLY GENERAL PLAN**. MY FEAR IS THAT THE CORRIDOR WITH ITS NEIGHBORHOODS AND COMMERCIAL RESIDENTS JUST MAY BE FUNCTIONING **WITHOUT SUCH A PLAN**. **WHERE IS THE PLAN? Please do not proceed without it.**

Opinion on Proposed 23 unit "Old Town Lofts" at Nevada Ave. and Douglas Blvd.

It is obvious that the city has a great deal invested in this project. This is evidenced by their willingness to offer-up our public right of way by narrowing the width of Nevada Ave. only to benefit the developer. We can only hope to "shape" the outcome in certain key areas.

1. 23 homes add 43% more properties to the 57 total existing properties on Nevada. This would be a significant negative impact on our street density.
2. Three (3) Stories high with patio roof for human activities is not harmonious with bordering property owner's privacy.
3. No consideration for the west Nevada Ave. office complex overspill of parking on Nevada Ave. and the curbside parking along that west side curb.
4. East bound Douglas traffic turning from suicide lane north into proposed site conflicts with Nevada Ave egress traffic onto Douglas. One Way use on Nevada southbound conflicts with the site's egress flow to Nevada Ave. with Wrong Way flow potential for northbound travel into southbound Nevada one Way. Additional "wrong way" signage will be necessary at the north egress/ingress project location to warn motorist not to turn north onto Nevada Ave.!
5. Currently, Nevada one way south is main access onto Douglas and heavily used. It is extremely hazardous to pull out into Douglas east/west traffic. It is often confusing to make a driving decision with respect to the Keehner traffic signal. This Light Signal allows westbound through traffic while at same time creates appearance of stopped traffic at the southbound Keehner turn lane. Nevada intersection sits at a low point with respect to Douglas topography making it hard to judge Douglas down-hill vehicle distance and rate of travel.

Objectives for shaping outcome of project:

Argue for units 1, 2, 10, 9 and 17 (all on the Nevada Ave. side) to be removed from proposal and the internal road access be brought completely within the current site boundaries. Do not give up existing Nevada Ave. road width. Also, eliminate the roof top patio concept from the design.

Argue for city to install a new traffic signal at Nevada Ave. and Douglas, synchronized with the Keehner Ave. traffic signal. This will make access to Douglas Blvd. safer for motorist in our neighborhood and for added pedestrian travel crossing Douglas and Nevada. Citrus Heights City has a prime example of dual synchronized traffic signals at the intersection of Auburn Blvd., Kanai Ave. and Carleton Lane. The two side streets, Kanai and Carleton off busy Auburn Blvd. are nearly identical (75' apart) as Nevada and Keehner at Douglas. Their traffic signals enhance safe motoring and pedestrian foot travel for the local business establishments and serve as a perfect model for the City of Roseville.

General Plan - Looks like the proposal would be in violation of policies in the Land Use Element:

Policy: https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/02_Land_Use_Element%20%20ver.%202017-09.pdf

On Page II-33 "Community Form - Downtown Neighborhoods (DN):

"5. Encourage infill development and rehabilitation that:.... efficiently utilizes and does not overburden existing services and infrastructure; and ...

7. Support the maintenance and rehabilitation of existing residential units within established neighborhoods." *(this development is removing the the existing residential unit on the parcel)*

8. Identify locations where special study is necessary to develop strategies for preserving, enhancing and revitalizing these areas. *(there should be special study completed on Douglas - similar to Riverside, before this project is even considered)"*

In addition, Page II-48 C. Goals and Policies:

This development proposal is violation of Growth management Goal 4: " The City shall continue a comprehensive, logical planning process, rather than an incremental, piecemeal approach."

This is also in violation of Goal 12: The City shall use growth management as a tool to maintain the City's identity, community form, reputation in the region, to maintain high levels of service for residents, and to influence projects outside the City's boundaries that have the potential to affect the quality of life and/or services that are provided to residents."

PC MEMO ATTACHMENT 3

From: [Chris Ewers](#)
To: [Shallow, Kinarik](#)
Cc: [Barbara Yates](#); [Carl Haupt](#); [Catherine Hants](#); [Charissa & Robert Lott](#); [Chris Ewers](#); [Christie DiLorenzo](#); [Cressida Sader](#); [Daniel Sonke](#); [De & Kari Felkins](#); [Deepa Menon](#); [Donah Fry](#); [Donna Pruter](#); [Doug McDougall](#); [Doyle Radford Jr](#); [Richard and Elizabeth Cruz](#); [Elizabeth Merritt](#); [Erika Anater](#); [Father Joshua Lickter](#); [Greg Guardino](#); [Gregg Schumer](#); [Horfa Jeppesen](#); [Jay Weaver](#); [Jeff Perry](#); [Jim Gray](#); [John Frodahl](#); [John Spalding](#); [Judy Fox](#); [Julie Gebhardt](#); [Julie Mansidor](#); [Kathrine Ley](#); [Kathy Cole](#); [Kathy Goddard](#); [Katie Haupt](#); [Ken Anater](#); [Kim Lasila](#); [Kim Ortiz](#); [Kumi Wickramasinghe](#); [Lee Bowman](#); [Leslie Cooper](#); [Lori Crane](#); [Lydia Henry](#); [Marc & Christie DiLorenzo](#); [Marta Walker Betts](#); [Mike & Ally](#); [Myrna Wathen](#); [Nancy Griffin](#); [Pam Baker](#); [Patrick Harrigan](#); [Rene Aguilera](#); [Rich Parkhurst](#); [The Millers](#); [Robert Powell](#); [Ron McCary](#); [Rosemarie LaRocca](#); [Roz Goldenberg](#); [Shea Ritchie](#); [Stefanie Rhoades](#); [Steven Rogers](#); [Sue Evans](#); [Tina Wade](#); [Tom Mathews](#); [Tracy Meehan](#); [Werner Kuehn](#); [William Weisman](#); [Blake Stavness](#); [capitolconst@aol.com](#); [dtime2ski@comcast.net](#); [fabilamonica916@gmail.com](#); [Angela Harmon](#); [Jenn Steele](#); [jpozburn@yahoo.com](#); [jrreeser@comcast.net](#); [lizseaton@musicforthecause.org](#); [lwiegand57@gmail.com](#); [Roseville Bobs](#); [vno32@yahoo.com](#); [robert lott](#); [aliceann1957@yahoo.com](#); [bkingram93@surewest.net](#); [Colleen@homesbyarrow.com](#); [DNB5@comcast.net](#); [Jeff Dodge](#); [eileenlandi@yahoo.com](#); [gloria@surewest.net](#); [jodymejia@hotmail.com](#); [korokay@hotmail.com](#); [ktyeates@hotmail.com](#); [rowdyhulse@yahoo.com](#); [tarynnoel@yahoo.com](#)
Subject: Request to postpone Old Town Lofts (INFILL PCL 246) PC public hearing
Date: Sunday, May 19, 2019 5:39:11 PM

Good evening --

As president of the Folsom Road Neighborhood Association, I request a postponement of the Old Town Lofts public hearing to the next Planning Commission meeting (or later, as is convenient to the Commission).

In a meeting of the FRNA board and neighborhood yesterday, several issues came up that necessitate this request:

- Poor scheduling: This is scheduled on the Thursday before Memorial Day weekend, and as a result, I've heard from multiple people that they are unable to attend.
- Poor noticing: This project has gotten a single community meeting for which the developer did no on-site noticing. As a result, some neighbors to the project are just now finding out about it.
- Insufficient time to study and respond: The comment responses are now out, but the neighborhood has not had time to study the responses and the complexities of the underlying regulations.
- Precedent: The Dutch Bros proposal hearing was postponed at the request of the applicants because they wanted to. There was no other reason. As an interested party to this proposal, this neighborhood wishes a postponement for a number of reasons. We ask that the City consistently honor postponement to all parties.

There is a high level of interest in this project, in part due to the Planning Division's responses to comments on the IS/MND. Rather than bundle the project hearing with other items, we request a separate, stand-alone hearing to fully address the issues involved.

Finally, we're interested in eliminating the confrontational approach the current zoning and regulations require for development along the Douglas corridor. It's expensive for everyone involved: the developers spend resources mounting proposals and defending them, and the community exerts effort and time attacking and redirecting them. The City could obviate these wasteful fights by providing clear direction and vision for what should occur on Douglas. We want to see the City have a talented urban planner work out a vision for that corridor and develop guidelines and requirements out of it. Then developers will know how to shape their proposals and the neighborhood will know what to expect. That's what we're working toward.

Thank you for your consideration of these requests. Please contact me with any questions.

Chris Ewers, President
Folsom Road Neighborhood Association
916-521-9696



Sender notified by
[Mailtrack](#)

From: [leola carmona](#)
To: [Shallow, Kinarik](#)
Subject: Roseville Old Town Lofts / # PL18-0178
Date: Tuesday, May 21, 2019 9:10:46 AM

To;

I live very close to this corner, and strongly believe that this is not a good fit for this property, 100% against this project. This quiet one way street is no place for the kind of traffic it's going to bring. I believe it will cause frequent traffic accidents, and existing on to Douglas will be more difficult, please do not build this monstrous building in our peaceful neighborhood., Also , it's so upsetting that the majestic Oak that is on this property would be cut down, home to many birds will be destroyed. This is not progress, this is just wrong.

Very Concerned Resident

From: [D. Carmona](#)
To: [Shallow, Kinarik](#)
Subject: AgainstOldTownLofts
Date: Tuesday, May 21, 2019 10:15:53 AM

To: Kinnie Shallow,

I want to let you know I am against this project on Nevada Ave. I live on Nevada Ave. for 20 years and there have been more cars going the wrong way. I believe that people that live in these lofts will come into the street the wrong way so they don't have to go around. There are more diesel vehicles going down Nevada Ave. which already creates more congestion and cars speeding down this street. There are children riding their bikes! Also, I believe there will be more accidents on Douglas with this type of congestion. Cars speed down Douglas Blvd. going west and there have been accidents in the past. If they come around Ben Ezra St. it will cause too much congestion. This project, if built, shows no concern of the residents who have lived here and made this there home. About the Majestic Oak Tree in the property, they are supposed to be preserved. In my opinion this project is an act of GREED! I AM 100% AGAINST THE ROSEVILLE OLD TOWN LOFTS!

From: [Jody Green](#)
To: [Shallow, Kinarik](#)
Subject: 241 Nevada Ave
Date: Tuesday, May 21, 2019 9:22:37 PM

Kinnie Shallow,

I want to express my concerns over the proposed building project of 23 attached apartment dwellings at 241 Nevada Ave. I oppose the project on the following points: as of now there is an increase in traffic on Nevada Ave even without 23 more families living here in a high density compound. This street appears to have become a main avenue especially for heavy trucks, let alone neighborhood traffic. Additionally, I am concerned for what I have seen with the already existing apartment building that exists at the end of this street, where residents do not obey the one way street regulation and enter from Douglas; endangering oncoming traffic. I am worried this is a pattern that will be replicated. Since the proposed site is also at the south end of the street I am extremely worried for the safety of pedestrian traffic and drivers using the one way street appropriately to enter onto Douglas. I cannot imagine the impact this project will have on parking and traffic flow. However, 23 more families usually means many cars. Has the parking situation been accounted for? As of now parking on Nevada Ave in this location is at a premium. Lastly, I would like to speak for the aesthetic value that this neighborhood provides for its residents. There is a wonderful feeling that old Roseville architecture provides to its community as we walk and ride our bikes through this neighborhood, something which is not supported by the proposed architectural project. For these reasons I oppose this project. Thank you for your time and consideration of my thoughts and feelings regarding this proposal. I feel it is not the right place for such a dwelling and should be considered for an alternative location.

Regards,
Jody Green

RICHARD AMREIN
8008 RUSCH DR
CITRUS HEIGHTS, CA 95621

June 05, 2019

GREGORY BITTER
Planning Manager
City of Roseville
311 Vernon Street
ROSEVILLE, CA 95678

Dear Sir or Madam:

Information on Problem that could occur with parking as has taking place on Hickory and Ivy street's were every one has a two car Garage. Pictures Are Attached.

Please contact me if you have any questions or need additional information. I can be contacted by phone at (913)721-5241 or (916)595-8054. An e-mail can be sent to richardamrein1@aol.com.

Sincerely,



RICHARD AMREIN

Initials: _____

104 ST. 100-102-25



261-001 JS AM



HICKORY ST 101 T. 193



HICKORY ST



15 July 51



Hickory St



HICKORY ST

