



AGENDA

May 28, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

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

Commissioners may teleconference pursuant to Executive Order N-29-20.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353

Email: publiccomment@roseville.ca.us

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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 14, 2020

6. **REQUESTS/PRESENTATIONS**

6.1. NIPA PCL HP-1 – Innovation Park Building, 8020 Foothills Bl, File #PL20-0019

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of 150,926-square-foot, one-story office building within the Roseville Innovation Park (formerly known as the Hewlett-Packard Campus), with associated parking, lighting, and landscaping.

Applicant: Hans Papke, Brick Architecture + Interiors

Property Owner: Scott Stafford, 8000 Foothills LLC

RECOMMENDATION

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

- A. Consider the 5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report; and
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

6.2. NRSP PCL M-31 – Mourier M31 Apartments, 9000 Woodcreeks Oak Bl, File #PL19-0317

REQUEST

The proposed project is an 80-unit apartment complex consisting of four (4) three-story buildings, a community building, parking, and other related improvements. The project includes a request for a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, a Design Review Permit to review the building architecture and associated site improvements, and a Tree Permit to allow minor encroachment into the protected zone of a native oak tree.

Applicant: David Cobbs, Baker Williams Engineering Group

Property Owner: Steve Schnable, Mourier Land Investment Corp.

RECOMMENDATION

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

- A. Adopt the Mourier M31 Apartments Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to eighteen (18) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of May 14, 2020
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 5/28/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of May 14, 2020



MINUTES

May 14, 2020

Planning Commission Meeting
6:30 p.m.
311 Vernon Street,
Roseville, California
www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20. Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

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

1. CALL TO ORDER

Vice-Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Jensen, Krafka, Librea, Martin, Mendonsa, Brashears

Absent: Caporusso

3. PLEDGE OF ALLEGIANCE

Vice-Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Brashears opened the Public Comment period. Hearing none, Vice-Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Jensen, seconded by Martin, to approve the Consent Calendar.

The Motion Passed.

Roll Call votes:

Ayes: Mendonsa, Jensen, Martin, Librea, Krafka, Brashears Noes:

None

5.1. Minutes of April 23, 2020

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 51 - Industrial Ave Self-Storage, 8151 Industrial Av, File # PL19- 0243

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a self-storage facility with office and manager's apartment. The proposal includes five 1-story and two 2-story self-storage buildings plus an office building with manager's apartment over top and garage below for a total of 7 buildings. The total square footage for the self-storage buildings is 101,339 sf. The total square footage for the office/manager's apartment is 4,431 sf for an overall total of 105,770 sf. Construction will also include four parking spaces, and the associated landscaping, lighting, and drive aisles.

Applicant: Tiffany Wilson, RSC Engineering, Inc.

Property Owner: Mark Ryan, Pleasant Grove Self-Storage-Industrial Avenue, LLC

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

Assistant Planner, Sean Morales, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Tiffany Wilson, RSC Engineering, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments received. Vice-Chair Brashears closed the public hearing.

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Martin, Jensen, Krafka, Mendonsa, Librea, Brashears

Noes: None

6.2. NIPA PCL 28 - McDonalds Drive-Thru Alteration, 1400 Blue Oaks Bl, File # PL20-0022

REQUEST

The applicant requests approval of a Design Review Permit Modification to modify a single lane drive through to a side-by-side drive through. This includes alterations to adjacent landscape planters and parking.

Applicant/Property Owner. Brian McCarthy, McDonald's US 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 Design Review Permit Modification subject to three (3) conditions of approval.

Assistant Planner, Sean Morales, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant and property owner, Brian McCarthy, McDonald's US LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments received. Vice-Chair Brashears closed the public hearing.

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to three (3) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Jensen, Martin, Librea, Krafka, Mendonsa, Brashears

Noes: None

6.3. WRSP PCL-31 – The Plaza at Blue Oaks, 1950 Blue Oaks Bl, File # PL17- 0368

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of an 82,100-square-foot shopping center consisting of a 35,000- square-foot anchor grocery store, a 12-pump gas station with a 3,500-square- foot-convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet. The project includes a Tentative Subdivision Map to subdivide the 13.35-acre parcel into eight (8) lots and a Tree Permit to remove several native oak trees on the westerly portion of the site.

Applicant: Joe Zawidski, F-31 Commercial LLC.

Property Owner: Joe Zawidski, West Roseville Development Company

RECOMMENDATION

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

- A. Adopt the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to one hundred one (101) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-nine (39) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Associate Planner, Kinnie Shallow, presented the staff report.

Vice-Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Applicant Joe Zawidski, Signature Homes, and Jason Galleli, Gallelli Real Estate, stated they had received a copy of the staff report and were in agreement with staff's recommendation.

Robert Bone spoke in opposition of the project. His concerns with the project:

- Effects of project on environment.

- Concerned with the removal of numerous trees. Mitigated Negative Declaration is flawed.
- Increased traffic.

Luke Saxelby submitted a letter in favor of the project.

Commissioners discussion:

- Good project.
- Disagree with Mr. Bone's assessment of a flawed Mitigated Negative Declaration. His letter does not contain any evidence.
- People will shop closer to home.
- Well balanced project. Good effort to keep trees.
- Good connection between indoor and outdoor space.
- Well-designed project.
- Benefit those who live in area.
- Enhance quality of life.
- Design is fresh.
- Good fit for location.
- Residents on the west side of Roseville have been requesting facilities to service that area.
- Reduce traffic.
- The project is in an underserved neighborhood.

Vice-Chair Brashears closed the public hearing.

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

- Adopt the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- Adopt the four (4) findings of fact and approve the Design Review Permit subject to one hundred one (101) conditions of approval;
- Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-nine (39) conditions of approval; and
- Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Librea, Krafka, Mendonsa, Martin, Jensen, Brashears

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports:

- Welcome to Commissioner Librea
- There will be a May 28, 2020 virtual Planning Commission meeting with 2 items.
- Public Hearing notices include wording for possibilities of a virtual meeting or a meeting to be held in the City Council chambers.
- The Planning Division took an urgency ordinance to the City Council that allows for a permit that had not expired before 5/6/2020 to be extended for 1 year.

8. ADJOURNMENT

Motion by Commissioner Mendonsa, seconded by Commissioner Librea, to adjourn the meeting. The Motion passed unanimously at 7:51 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: NIPA PCL HP-1 – Innovation Park Building, 8020 Foothills Bl, File #PL20-0019
Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 5/28/2020
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report
Exhibit A 5th Addendum
Exhibit B Cover Sheet
Exhibit C Site Plan
Exhibit D Grading Plan
Exhibit E Utility Plan
Exhibit F Landscape Plan
Exhibit G Materials Board
Exhibit H Landscape Plan
Exhibit I Furnishings & Fixtures
Exhibit J Photometric Plan

ITEM 6.1: **Design Review Permit – 8020 Foothills Boulevard – NIPA PCL HP-1 – Innovation Park Building – File #PL20-0019**

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of 150,926-square-foot, one-story office building within the Roseville Innovation Park (formerly known as the Hewlett-Packard Campus), with associated parking, lighting, and landscaping.

Applicant – Hans Papke, Brick Architecture + Interiors
Property Owner – Scott Stafford, 8000 Foothills LLC

SUMMARY RECOMMENDATION

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

- A. Consider the 5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report; and
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

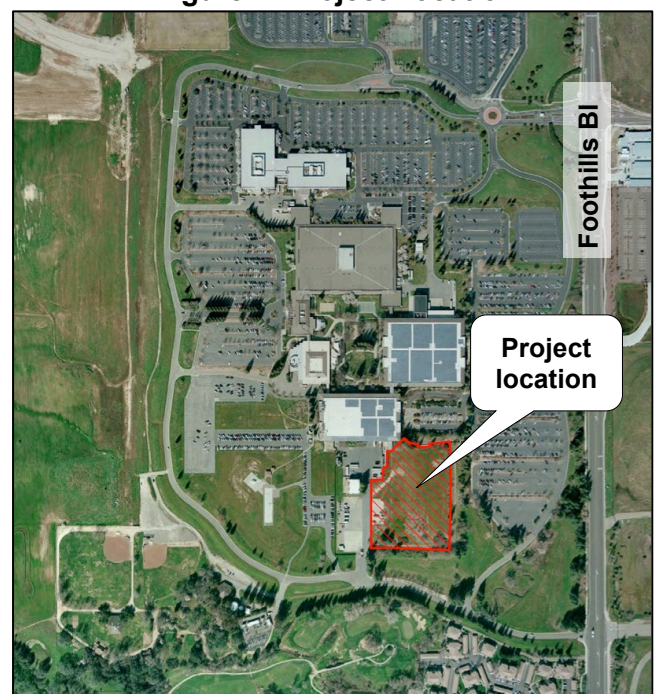
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel HP-1 of the City's North Industrial Planning Area (NIPA) (see Figure 1). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the City approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The North Industrial area is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan.

In 1996, the City approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP) to guide development on approximately 500 acres within the NIPA, including the subject parcel. The HPMP is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The HPMP allows for a mix of land uses such as commercial, industrial, and open space. At the time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan

Figure 1: Project Location



area; however, the HP Campus has since been subdivided and is currently owned by five separate property owners.

In 2015, the City approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment, file #PL14-0373) project to allow for the mixed-use Campus Oaks development on the western half of the HPMP. The 2015 HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard (HP) Campus and Campus Oaks (see Figure 2 below). The HP Campus covers 141.2 acres in the southeastern corner of the Master Plan site and is currently occupied by light industrial and office uses. The Campus Oaks sub-area covers the western 234.5 acres of the HPCO Master Plan site and is approved for a mix of residential, commercial, tech/business park, public, and park uses; portions of this sub-area are currently under development.

Figure 2: 2015 HPCO Amendment Area



The subject parcel is approximately 4.2 acres and is one of the last remaining undeveloped parcels within the HP Campus. The proposed project is a request for a Design Review Permit to allow the construction of a 150,926-square-foot, one-story office building on Parcel HP-1, with associated parking, lighting, and landscaping.

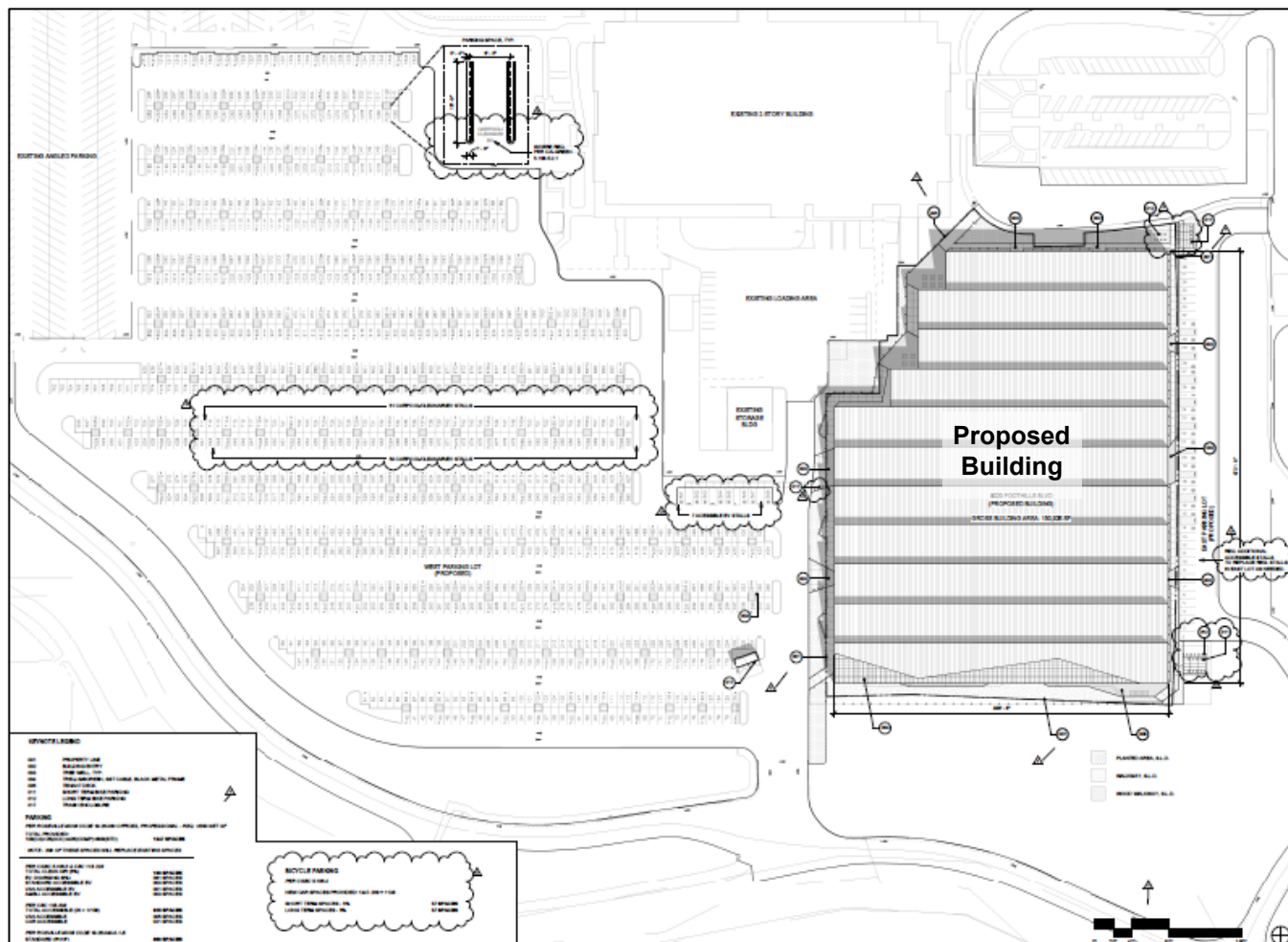
SITE INFORMATION

Location: 8020 Foothills Boulevard; APN 481-270-050-000

Total Size: 4.2 acres

Topography and Setting: The project site is undeveloped and is comprised mostly of annual grassland; it does not contain any natural features such as native oak trees or wetlands. The site is surrounded by light industrial uses and zoning along with common landscaping areas and parking lots. The project does not have frontage on any major roadways; it is located approximately 670 feet west of Foothills Boulevard.

Figure 3: Site 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 in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped. The site consists of non-native annual grasses and does not contain any natural features. The project has been reviewed by the City's Engineering Division and has

been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed office use is consistent with the site's light industrial land use designation, and developing the property will allow beneficial use of the site.

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.

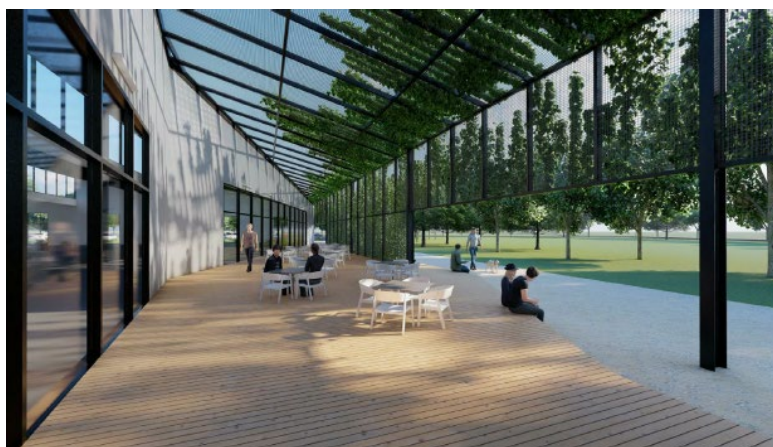
Vehicle Access and Circulation: Access to the project site will be provided by an existing driveway along the southern portion of the site, which connects to a roadway intersecting with Foothills Boulevard to the east. The project includes multiple internal drive aisles that provide access to the parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Parking: The Zoning Ordinance parking requirement for office uses is one (1) space per 250 square feet of net leasable square footage. The proposed total gross building area is 150,926 square feet. Since the net leasable square footage of the building has not yet been determined, an estimate of a 10% reduction of the total gross building area was used to determine the parking requirement. Based on this, the project requires 543 parking spaces. The project proposes a total of 1,347 parking spaces; 209 of these spaces will replace existing parking areas. A majority of these spaces will be located to the west of the building with the exception of 39 spaces, which will be located to the east. The project meets and exceeds the Zoning Ordinance parking requirements. In addition, the project will provide bike parking and spaces dedicated to carpool and electric vehicles consistent with the City's Alternative Transportation Department requirements.

Landscaping and Lighting: Landscaping for the project is provided in planters around the perimeter of the site, within the parking lot, at building entries and along the pedestrian walkways around the building. The City's minimum requirement of 50% shading in parking lots is accomplished with a mix of Japanese zelkova, autumn gold, and valley oak trees. The proposed planting plan is consistent with the Community Design Guidelines and with the City's Water Efficient Landscape Ordinance.

In addition to the planting plan, the project plans also include furnishings and fixtures. As encouraged by CDG Policy OI-69, an outdoor plaza is designed into the project on the southern portion of the building, which will create an inviting public space for future tenants. The outdoor plaza will be designed with a wooden deck and covered with a galvanized steel, mesh trellis to provide shade and will feature climbing plants (see Figure 4). Other furnishings include cast in place concrete seat walls and building mounted light fixtures that complement the style of the building. A photometric plan was included for the project, which demonstrates

Figure 4: Outdoor Plaza



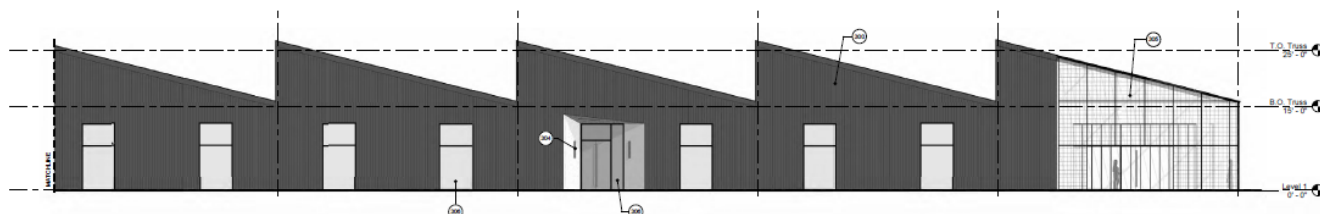
consistency with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

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

The project is subject to the City's Community Design Guidelines (CDG) for office and industrial development. In addition, projects within the NIPA are subject to the North Roseville Area Design Guidelines (NRADG), which provide development standards and guidelines for new construction including building setbacks, height limits, and lot coverage. The NRADG requires a minimum building setback of 90 feet from Foothills Boulevard for buildings larger than 100,000 square feet, as well as a 50-foot landscape setback. The subject parcel is surrounded by developed area and is setback approximately 620 feet west of Foothills Boulevard, behind an existing parking lot and an existing landscape corridor. The proposed building square footage results in 14% lot coverage, which is below the maximum 50% lot coverage permitted in the NRADG.

The applicant has identified that the project's primary design objective is to provide as much natural light to the majority of the building floor area in order to create a sustainable building design. This is consistent with CDG Policy OI-43, which encourages green building design. To achieve this, the building is composed of a series of north-facing clerestory bays, which together create a "sawtooth" profile on the east and west elevations (see Figure 5). The sawtooth elements prevent heat from the sun and provide an ideal surface to mount solar panels on in the future. The building heights range from 15 feet to approximately 27 feet to the top of the sawtooth element, which is below the allowable 50-foot height limit established in the NRADG.

Figure 5: West Elevation



The building will be clad in dark gray corrugated metal siding and the entries will be recessed and emphasized with white stucco niches along the length of the façade. Fenestrations including glass windows with aluminum storefront framing are used to break up wall surface mass and height. The landscape at the building entries and along the pathways provides color and helps to soften the façade. Although the project introduces a new and modern design concept within the HP Campus Oaks project, staff finds the design is complementary and is of similar scale to the surrounding industrial development. Overall, staff finds that the project creates a visually engaging design consistent with the CDG and the NRADG.

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.

The Community Design Guidelines provide standards for the screening and compatibility of service areas within a project site. The project provides a trash enclosure that will be surrounded on three sides by landscape screening, including autumn gold trees and a mix of shrubs and groundcover. The trash enclosure treatment is compatible with the CDG and will be constructed consistent with City Refuse standards. Condition #13 of the Design Review Permit requires that all mechanical equipment be screened from view. The roof parapet design will make this screening possible.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). A public notice of the Planning Commission hearing was published on May 15, 2020 and a notice of hearing was also distributed to RCONA, to all interested persons, and to all property owners within 300 feet of the site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum (5th Addendum) to the Hewlett-Packard Master Plan EIR (SCH #95112022, adopted on June 5, 1996) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Exhibit A). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report**; and
- B. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 8020 Foothills Boulevard – NIPA PCL HP-1 – Innovation Park Building – PL20-0019** subject to sixty-five (65) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL20-0019)

1. This design review permit approval shall be effectuated within a period of two (2) years from **May 28, 2020** and if not effectuated shall expire on **May 28, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 28, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent 5th Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)
4. The project shall be addressed as 8000 Foothills Bl. The address for the proposed building shall be 8020 Foothills Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

- c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for North Industrial Planning Area and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. 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)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
19. 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)

20. 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)

21. 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)
22. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards and shown on the site plan. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV”. Do not use “Vanpool”. (Alternative Transportation, Building)
23. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. This will allow Roseville Transit to effectively serve people with disabilities that access the building and use Dial-a-Ride service. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and shall be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)
24. 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)
25. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
26. 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)
27. 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)
28. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Innovation Park to be reviewed and approved by the Transportation Commission. The City's TSM requirements are located in Chapter 11.33 of the Roseville Municipal Code. (Alternative Transportation)

29. 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)
30. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
31. 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)
32. 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)
33. 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)
34. 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)
35. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
36. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
37. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings

38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
39. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
40. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

41. 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)
42. 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)
43. 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)
44. 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)
- 45. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 46. 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)
- 47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 48. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 49. 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)
- 50. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 51. 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)
- 52. 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)
- 53. 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)
- 54. 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:

- 55. 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)
- 56. 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)

57. 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)
58. 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)
59. 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
65. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

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

EXHIBITS

- A. 5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report
- B. Cover Sheet
- C. Site Plan
- D. Preliminary Grading Plan
- E. Preliminary Utility Plan
- F. Elevations
- G. Materials Board
- H. Landscape Plan
- I. Furnishings and Fixtures
- J. Photometric Plan

<u>Note to Applicant and/or Developer:</u> Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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5th ADDENDUM TO THE HEWLETT-PACKARD MASTER PLAN ENVIRONMENTAL IMPACT REPORT (SCH #95112022, ADOPTED ON JUNE 5, 1996)

Project Title/File Number:	NIPA PCL HP-1 – Innovation Park Building; File #PL20-0019
Project Location:	8020 Foothills Boulevard, Roseville, Placer County, CA 95747; APN: 481-270-050-000
Project Description:	The project includes construction of a new, one-story, 150,000-square-foot office building in the Roseville Innovation Park. The project entitlements include a Design Review Permit to review the building architecture and site design, which includes new parking, lighting, and landscaping.
Project Applicant:	Hans Papke, Brick Architecture + Interiors
Property Owner:	Scott Stafford, 8000 Foothills LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone: (916) 746-1309

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location and Background

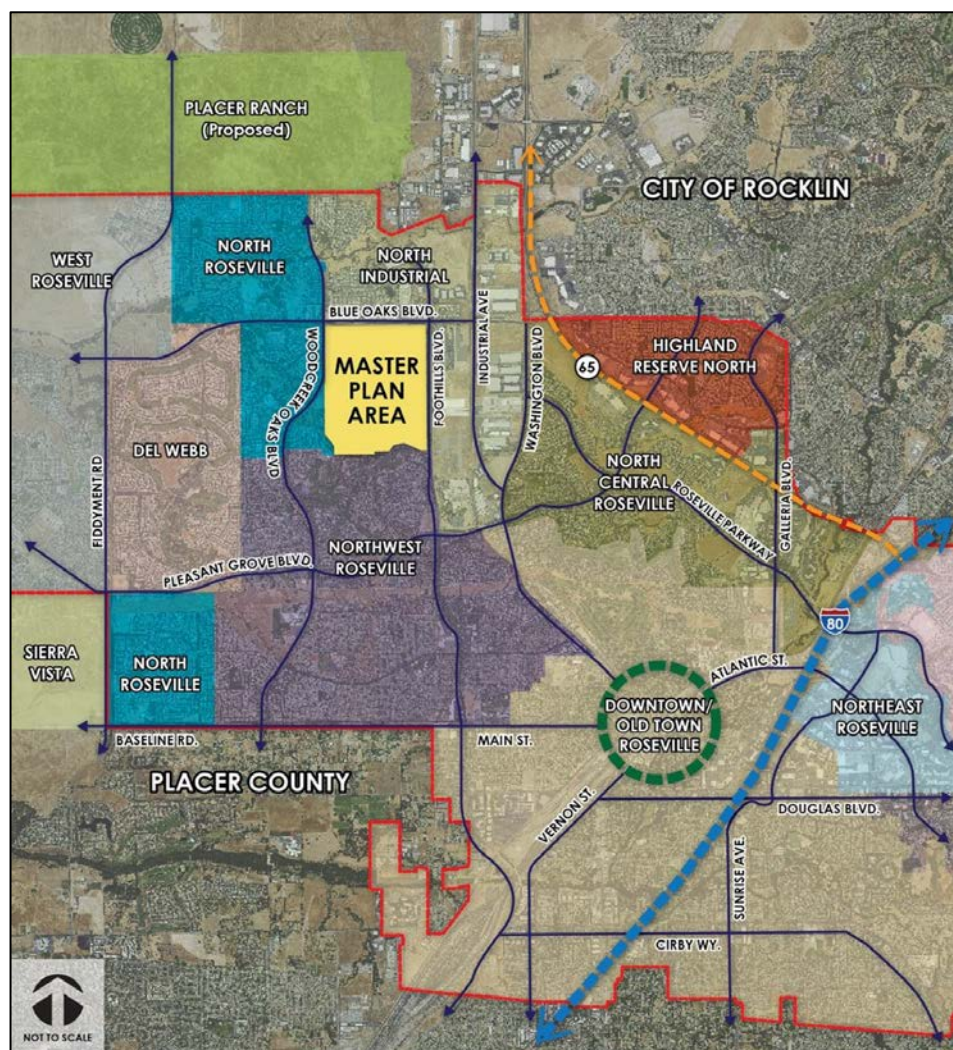
The 4.2-acre project site is located on Parcel HP-1 of the North Industrial Planning Area (NIPA) of the City of Roseville (see Figure 1). The North Industrial area is not subject to a specific plan, but is a recognized planning subarea of the City that was approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The North Industrial area is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan.

Figure 1: Project Site (in red)



In 1996, the City approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP) to guide development on approximately 500 acres within the NIPA, including the subject parcel. The HPMP is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. Figure 2 identifies the location of the HPMP site. The HPMP allows for a mix of land uses such as commercial, industrial, and open space. An Environmental Impact Report (EIR) was certified with the HPMP (State Clearinghouse #95112022, on June 5, 1996), which examined the major cumulative impacts of developing the HPMP area as a whole, including the subject property (Parcel HP-1). At the time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan area; however, the HP Campus has since been subdivided and is currently owned by five separate property owners.

Figure 2: Hewlett-Packard Master Plan (HPMP) Location



In 2015, the City approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment) project, which modified the 1996 HPMP to allow for the mixed-use Campus Oaks development on the western half of the site. The 2015 HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard Campus and Campus Oaks (see Figure 3 below):

- **Hewlett-Packard Campus.** Covering 141.2 acres in the southeastern corner of the Master Plan site, this sub-area currently includes Hewlett-Packard's facilities and associated businesses. The Hewlett-Packard Campus is planned for continued light industrial, recreation, and related development.
- **Campus Oaks.** Covering the western 234.5 acres of the HPCO Master Plan site, portions of this subarea are under development, with the southern portion established as the Woodcreek Oaks Preserve, a 45-acre open space/wetland preserve. Campus Oaks is approved for a mix of residential, commercial, tech/business park, public, and park uses.

Figure 3: Hewlett-Packard Campus Oaks (HPCO) Amendment Area



An Addendum to the HPMP EIR (2015 Addendum) was prepared to evaluate the proposed changes. The project received final approval in August 2015. Subsequently, the First Amended Campus Oaks Master Plan for the Campus Oaks property was approved in September 2016, which reconfigured residential and office land uses within the Campus Oaks site. As part of that project, a second Addendum to the HPMP EIR was prepared and considered (2016 Addendum). A second amendment to the HPCO Master Plan was approved in December 2018, which redesignated two parcels within the Campus Oaks portion of the HPCO Master Plan area from Business Professional to Community Commercial. To assess the impacts of the change in uses, a third Addendum to the Hewlett-Packard Master Plan EIR (2018 Addendum) was prepared and considered. More

recently, an application for the third amendment to the HPCO Master Plan was approved by City Council on May 20, 2020 (file #PL18-0192). The amendments consisted of land use modifications, residential unit transfers, and density adjustments for 48.91 acres within the Campus Oaks Master Plan. A fourth Addendum (March 2020 Addendum) was prepared to analyze impacts of these changes.

Environmental Setting

Approximately 230 acres of the eastern half of the HPMP site are developed with 1,231,820 square feet of light industrial manufacturing and office uses, along with parking lots, internal roadways, recreation facilities, and landscaping. The project site is one of the remaining undeveloped parcels within the HPMP. It is comprised mostly of disturbed annual grassland, and does not contain any natural features such as native oak trees or wetlands. As identified in Table 1, the site is surrounded by existing industrial development on all sides along with common landscaping areas and parking lots.

Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Light Industrial/Special Area (M1/SA)	Light Industrial (LI)	Vacant
North	M1/SA	LI	Industrial facility
South	M1/SA and Parks & Recreation (PR)	LI and Parks & Recreation (PR)	Common landscaping and parking
East	M1/SA and PR	LI and PR	Common landscaping and parking
West	M1/SA	LI	Industrial facility

Proposed Project

The proposed project includes the construction of a one-story, 150,000-square-foot office building within the Hewlett-Packard Campus. The project entitlements include a Design Review Permit to review the proposed building design and associated parking, lighting, and landscaping.

PURPOSE AND SCOPE OF ADDENDUM

In accordance with the California Environmental Quality Act (CEQA), it was determined that the 1996 Hewlett-Packard Master Plan had the potential to have a significant adverse impact upon the environment, and an EIR (SCH #95112022) was prepared for the project. A Notice of Completion was filed with the State of California Office of Planning and Research. The EIR was certified by the City Council on June 5, 1996. A copy of the 1996 EIR is available for review online at www.roseville.ca.us/planning.

The City Council adopted a Statement of Overriding Considerations when it certified the 1996 EIR. The 1996 EIR identified the following impacts associated with development of the project area, as significant and unavoidable:

- Loss of 3.47 acres of vernal pools, seasonal wetlands and other jurisdictional wetlands;
- Potential loss of federally threatened vernal pool fairy shrimp
- Conversion of undeveloped landscape character to developed character;
- Short-term emissions of NOx, ROG, SO2, and CO;
- Increases of CO concentrations at intersections;

- Increased air pollution in both the Hewlett-Packard Master Plan Area and Sacramento Valley Air Basin; and
- Inconsistency with the Placer County Air Quality Attainment Plan.

The 1996 EIR identified project-specific mitigation for the HPMP, which was adopted by the City and incorporated into the 1996 HPMP. The 2015 Addendum included new mitigation measures to reflect updates to standard regulatory language or practice, to address the introduction of residential uses (e.g., masonry wall requirements to avoid unacceptable noise exposure), and to address changes to the roadway system, but did not identify any new significant and unavoidable impacts. The new mitigation measures were adopted by the City as part of a Mitigation Monitoring Plan. The 2016 and 2018 Addendums did not include any new mitigation measures. As explained earlier, consistent with the requirements of Section 15162 of the CEQA Guidelines, this Addendum analyzes the impacts of the proposed project in relation to the analysis completed in the 1996 EIR and its Addendums.

For purposes of this Addendum, the analysis of the proposed project is based on buildout of the project area consistent with the HPCO Master Plan as analyzed in the Hewlett-Packard Master Plan EIR certified in 1996 and subsequent Addenda. This “plan to plan” analysis reflects the analytical approach mandated by the applicable sections of the CEQA Guidelines (Sections 15162 through 15164) and comprehensively reviews and compares the effects of the proposed project to those disclosed in the 1996 EIR and 2015, 2016, 2018 Addendums. The focus of this Addendum is the potential for changes to the approved HPCO Master Plan or changed conditions or circumstances since the prior environmental analyses to generate new significant impacts, substantially more severe significant impacts, or effects that would meet the CEQA definition of new information of substantial importance (i.e., new mitigation measures or alternatives if they are subject to the qualifications described above). This Addendum also addresses whether any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows any new or substantially more severe significant impacts, or any mitigation measures or alternatives that were either previously identified as infeasible that are actually feasible, or that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, that the project proponents have declined to adopt.

In the case of the proposed project, the development footprint does not exceed the allowable capacities set forth in the Hewlett-Packard Development Agreement, and the roadway networks and other major supporting infrastructure remain unchanged from the current approved HPCO Master Plan.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered

and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS**Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	1996 EIR, pp 4.7-4 through 4.7-7; pp. 4.7-10 through 4.7-11; Impact 4.7-1 2015 Addendum, pp. 35-43 2016 Addendum pp. 15-16	No	No	No	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	1996 EIR, pp. 4.7-1 through 4.7-7; Impact 4.7-1 2015 Addendum, pp. 35-43 2016 Addendum pp. 15-16 2018 Addendum pp. 9-10	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	1996 EIR, pp. 4.7-10 through 4.7-12; Impact 4.7-1; Impact 4.7-2 2015 Addendum, pp. 35-43 2016 Addendum, pp. 15-16	No	No	No	Yes

	2018 Addendum pp. 9-10				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1996 EIR, pp 4.7-12 through 4.7-13; Impact 4.7-3 2015 Addendum, pp. 35-43 2016 Addendum pp. 15-16 2018 Addendum pp. 9-10	No	No	No	Yes

Discussion: All of the land proposed to be developed as part of the project was also anticipated to be developed with both the Hewlett Packard Master Plan and the HPCO Master Plan. At the time of the 1996 EIR, the surrounding area was open grassland, so the conversion of this open land to industrial uses was found to be significant and unavoidable. The 1996 EIR also considered the potential for visual incompatibility between light industrial uses and surrounding development, and the potential for light and glare impacts resulting from new lighting sources, but found both of those impacts to be less than significant because existing City Design Guidelines would ensure compatible site and building design. Furthermore, standards would also require the use of cut-off lenses for lighting fixtures. By the time of the HPCO Master Plan project, the surrounding land was a developed urban environment with a mix of residential and commercial uses. The 2015 Addendum noted that the proposed buildings changed from industrial-scale buildings with greater building massing and height, to a mix of residential, office, commercial, and tech/business park uses with smaller massing and generally shorter building heights, consistent with the surrounding development. The 2015 Addendum also indicated that the City's updated Design Guidelines would continue to regulate site planning and building development, and that current lighting standards of the City of Roseville Community Design Guidelines (2008) prohibit the spill-over of light from non-residential properties onto residential properties. It was concluded that the character of views to and from the HPCO Master Plan area would be essentially unaffected by the proposal, and that impacts would be similar or less than those described in the 1996 EIR. The 2016 Addendum and 2018 Addendum reached the same conclusion as the 2015 Addendum.

There is no significant change in the proposed project that would change the environmental impact for this section. The proposed project is located on a property already anticipated for development. The project site does not abut and is not visible from any scenic vista or scenic highway. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. The project has been evaluated for compliance with the City's Community Design Guidelines, the North Industrial Area Design Guidelines, and the 1996 HPMP Design Guidelines. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, the standards require the use of cut-off lenses for lighting fixtures. The project has been designed and will be conditioned to comply with the applicable design guidelines and standards.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to aesthetic resources.

Mitigation Measures: 1996 EIR MM-4.7-3: Use building orientation and materials that minimize glare. For large buildings, building surfaces and materials, orientation, and landscaping shall be designed to ensure that roadways and walkways are not subjected to disruptive glare. The City shall review building plans to ensure that this condition is met.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1996 EIR, pp. 4.1-2 through 4.1-5; Impact 4.1-2 2015 Addendum pp. 44-46 2016 Addendum, pp. 16-17 2018 Addendum pp. 11-12	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	1996 EIR, p. 4.1-5; Impact 4.1-2 2015 Addendum pp. 44-46	No	No	No	Yes

	2016 Addendum pp. 16-17 2018 Addendum pp. 11-12				
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))?	2015 Addendum, pp. 44-46 2016 Addendum pp. 16-17 2018 Addendum pp. 11-12	No	No	No	Yes
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2015 Addendum, pp. 44-46 2016 Addendum, pp. 16-17 2018 Addendum, pp. 11-12	No	No	No	Yes
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?	1996 EIR, pp. 4.1-2 through 4.1-5; Impact 4.1-2 2015 Addendum, pp. 44-46 2016 Addendum, pp. 16-17 2018 Addendum, pp. 11-12	No	No	No	Yes

Discussion: Agricultural resources were adequately addressed in the 1996 EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The 1996 EIR anticipated that the undeveloped portions of the master plan site would be converted from seasonal grazing land to urbanized light industrial uses. Today, the majority of the eastern half of the master plan site has been developed with light industrial and parking uses. The 2015 Addendum noted that the latest data from the California Department of Conservation's Important Farmland Map for Placer County designated the HPCO Master Plan area as Farmland of Local Importance, but that the site is not zoned or used for agriculture, has not been used for agricultural purposes since 1996, and that the surrounding

urbanization would make the resumption of agriculture economically infeasible. The 2015 Addendum also noted there were no forestry resources in the plan area. The 2016 and 2018 Addendums stated that the proposed land use changes had no effect on prior analysis.

The project area does not include any forests or timberland and does not support any timber harvesting activities; thus, the project would have no impact to forestry resources. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR related to agricultural uses. Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to agricultural and forestry resources.

Mitigation Measures: None required for this project.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	1996 EIR, pp. 4.10-12 through 4.10-13; Impact 4.10-6 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1996 EIR, pp. 4.10-3 through 4.10-9; Impact 4.10-1	No	No	No	Yes

	through Impact 4.10-4 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15				
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	1996 EIR, pp. 4.10-2 through 4.10-13; Impact 4.10-1 through Impact 4.10-4; Impact 4.10-7 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	1996 EIR, pp. 4.10-2; Impact 4.10-1 through Impact 4.10-4; Impact 4.10-7 through Impact 4.10-9 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15	No	No	No	Yes

e) Create objectionable odors affecting a substantial number of people?	1996 EIR, p. 4.10-22; Impact 4.10-5 2015 Addendum pp. 48-68 2016 Addendum pp. 18-20 2018 Addendum pp. 13-15	No	No	No	Yes
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Discussion: The air quality section of the 1996 EIR contained a qualitative impact analysis that concluded that construction-related activities would generate emissions that would limit the ability of the Placer County Air Pollution Control District (PCAPCD) to meet state standards within the County. With mitigation, construction impacts were determined to be less than significant. Operational air emissions, however, were determined to be significant and unavoidable despite mitigation. The 2015 Addendum updated the air quality analysis for the HPCO Master Plan area, and included quantitative modeling for both construction and operational emissions, for both the 1996 and 2015 plans. The 2015 Addendum concluded that some pollutant emissions would increase compared to the 1996 plan, and some would decrease, but that the primary difference between the analyses was the availability of additional regulatory mechanisms and mitigation, which could reduce impacts.

Since the certification of the 1996 EIR, the PCAPCD has established a list of rules and regulations that all projects within the PCAPCD boundaries must abide by, which can be found in Appendix B of the PCAPCD CEQA Handbook. The PCAPCD has also established thresholds of significance to be used in quantitative analyses of construction and operation of a project. These quantitative thresholds are presented under the Standards of Significance chapter of the PCAPCD CEQA Handbook. Table 2-2 of the PCAPCD CEQA Handbook indicates that general office projects smaller than 648,661 square feet, provided that there are no special circumstances that might result in higher emissions, will not generate NOx emissions that exceed the operational phase threshold of 55 lbs/day. The proposed office building is approximately 150,000 square feet, which is below the PCAPCD's provided size threshold. No special design features or unique circumstances related to the project's location have been identified in the prior environmental documents.

The 1996 EIR determined that implementation of the 1996 Hewlett Packard Master Plan would not result in significant impacts related to odors. Subsequent Addendums reached the same conclusion, indicating that the project changes would result in no changes to prior analyses. This conclusion remains appropriate for this project.

The proposed project is consistent with the build out assumptions previously evaluated and would not increase the severity of already identified significant impacts. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to air quality.

Mitigation Measures:

1996 EIR MM 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.

1996 EIR MM 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.

1996 EIR MM 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:

- Providing all construction employees with information relating to public transit facilities serving the site, such as bus routes and schedules;
- Carpooling incentives, including incentives for carpool participants such as preferred on-site parking; and Carpool rider matching services.

1996 EIR MM 4.10-3: CO Concentration Increases at Intersections. The following measures shall be implemented in order to reduce the Proposed Project's contribution to regional air pollution:

- Employers within the project area shall consider employer-sponsored staggered work schedules, flexible work hours, compressed work week, ride matching services, carpool, vanpool, and buspool programs.
- Employers with more than 100 employees within the project area shall create educational programs to inform employees about combining vehicle trips, thereby limiting vehicle miles traveled and air pollutant emissions.

- Employers shall improve the thermal integrity of the buildings and reduce the thermal load with measures such as with automated time clocks or occupant sensors, and in compliance with City guidelines.

1996 EIR MM 4.10-4: Implement Mitigation Measure 4.10-3.

1996 EIR MM 4.10-6: Implement Mitigation Measures 4.10-1, 4.10-2, and 4.10-3.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1996 EIR, pp. 4.5-6 through 4.5-12; Impact 4.5-1; Impact 4.5-4 through Impact 4.5-7 2015 Addendum pp. 69-81 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes
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?	1996 EIR, pp. 4.5-3 through 4.5-4; Impact 4.5-1; Impact 4.5-4; Impact 4.5-5; Impact 4.5-8 2015 Addendum pp. 69-81 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1996 EIR, pp. 4.5-4 through 4.5-6; Impact 4.5-3; Impact 4.5-8 2015 Addendum pp. 69-81 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes
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?	1996 EIR, pp. 4.5-8 through 4.5-12; Impact 4.5-5; Impact 4.5-7 2015 Addendum pp. 69-81 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1996 EIR, pp. 4.5-3 through 4.5-4; Impact 4.5-2; Impact 4.5-8 2015 Addendum pp. 69-81 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes

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?	2015 Addendum, p. 79 2016 Addendum pp. 20-22 2018 Addendum pp. 15-17	No	No	No	Yes
Discussion: Biological Resources were adequately addressed in the 1996 EIR as it relates to the proposed project. The 2015 Addendum reviewed the potential biological resources impacts and concluded that several of the mitigation measures adopted as part of the 1996 EIR were no longer required because of mitigation action taken or changed circumstances between the 1996 EIR and 2015 Addendum, such as the completion of wetland mitigation. The 2016 and 2018 Addendums indicated that no changes to prior analyses were needed, because the proposed changes had no effect on the impact area for biological resources. There is no significant change in the proposed project that would change the environmental impact for this section. The project site was anticipated for development and has already been rough graded, and no biological resources are present on the site. The proposed use is substantially consistent with the buildout assumptions and would not result in any new or modified impacts to biological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to biological resources. Mitigation Measures: None required for this project.					

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1; Impact 4.6-3 2015 Addendum, pp. 82-86 2016 Addendum, pp. 22-23 2018 Addendum, pp. 18-19	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1; Impact 4.6-2 2015 Addendum, pp. 82-86 2016 Addendum, pp. 22-23 2018 Addendum, pp. 18-19	No	No	No	Yes

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1996 EIR, pp. 4.3-2 through 4.3-3; Impact 4.6-1 2015 Addendum, pp. 82-86 2016 Addendum, pp. 22-23 2018 Addendum, pp. 18-19	No	No	No	Yes
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	1996 EIR, pp. 4.6-5 through 4.6-6; Impact 4.6-1 2015 Addendum, pp. 82-86 2016 Addendum, pp. 22-23 2018 Addendum, pp. 18-19	No	No	No	Yes

Discussion: The 1996 EIR anticipated conversion of the majority of the plan area from annual grassland to urbanized light industrial uses. The 1996 EIR concluded that while there were identified cultural resources within the Master Plan site, mitigation would reduce impacts to a less-than-significant level. The 2015 Addendum discussed the various field surveys and records searches that had been documented since the 1996 EIR. A 2015 field survey confirmed that previously-identified resources within the Campus Oaks site had been removed or were otherwise no longer important resources for purposes of CEQA. The 2015 Addendum concluded that the land use changes would not cause any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The 2015 Addendum also noted that some of the 1996 EIR mitigation measures were no longer required, but retained 1996 Mitigation Measure 4.6-1 regarding the treatment of previously unidentified cultural resources. The 2015 Addendum also added Mitigation Measure 5-1 to mitigate impacts on any previously unknown paleontological resources. This was not added due to new information about likelihood of presence, but instead was added to reflect current standard practice. The incorporation of Mitigation Measure 5-1, in conjunction with Mitigation Measure 4.6-1, was found to result in a less than significant impact to unknown cultural resources. The 2016 and 2018 Addendums noted that the development footprint would be unchanged, and that therefore the previous analysis and mitigation measures would continue to apply.

The proposed project does not change the development footprint previously analyzed in the 1996 EIR or its subsequent Addendums; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and its subsequent Addendums related to cultural or

paleontological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to cultural, archeological or paleontological resources.

Mitigation Measures: 1996 EIR MM 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.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	1996 EIR, pp. 4.3-4 through 4.3-7; Impact 4.3-1; Impact 4.3-2 2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20	No	No	No	Yes
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.)		No	No	No	Yes
ii) Strong seismic ground shaking?		No	No	No	Yes
iii) Seismic-related ground failure, including liquefaction?		No	No	No	Yes
iv) Landslides?		No	No	No	Yes

b) Result in substantial soil erosion or the loss of topsoil?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-4 2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20	No	No	No	Yes
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-2 2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20	No	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	1996 EIR, pp. 4.3-7 through 4.3-11; Impact 4.3-2 2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20	No	No	No	Yes

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	2015 Addendum, pp. 87-89 2016 Addendum, pp. 24-25 2018 Addendum, pp. 19-20	No	No	No	Yes
Discussion: The 1996 EIR anticipated development of the Master Plan area and included mitigation requiring site-specific geotechnical evaluations before grading activities, to ensure that impacts related to geology and soils would not be significant. The 2015 Addendum noted that the proposed Campus Oaks development would involve topography changes substantially similar to the 1996 HPMP. The 2015 Addendum also noted that a site-specific geotechnical evaluation had been prepared by ENGEO in July 2014 for the Campus Oaks site within the Master Plan site, and that the evaluation included specific recommendations for earthwork, foundations, seismic design, and pavement, so the requirements of the mitigation measure have been met. The 2016 and 2018 Addendums indicated that no additional land would be disturbed and that the geotechnical evaluation from July 2014 continued to be applicable. The project site was not found to be in a seismically sensitive area—though an earthquake event remains possible—or an unstable or expansive soil, but noted that all buildings would be required to conform to applicable State and local codes and standards for seismic safety and structural stability. The project does not include the use of septic systems or alternative wastewater disposal. The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Grading activities will result in the disruption, displacement, compaction and over-covering of soils. These activities include minor grading for the building foundations, trenching for utilities, the installation of asphalt pavements for parking, concrete-work for walkways, and the construction of the building. All grading activities will require a grading permit from the Engineering Division. Grading and erosion control measures, including drainage, dust control and erosion control, will be incorporated into the grading plans as required by the City's Improvement Standards. Based on the information above, the impacts associated with grading and geology are less than significant. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to geology and soils. Mitigation Measures: None required for this project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2015 Addendum, pp. 91-96 2016 Addendum, pp. 26-27 2018 Addendum, pp. 21-23	No	No	No	Yes
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2015 Addendum, pp. 91-96 2016 Addendum, pp. 26-27 2018 Addendum, pp. 21-23	No	No	No	Yes
Discussion: Greenhouse gas (GHG) emissions were not previously evaluated in the 1996 EIR, however the 2015 Addendum included a GHG analysis that established a baseline GHG analysis for the 1996 HPMP despite the absence of any discussion of that subject in the 1996 EIR; and, it quantified the GHG emissions associated with the Campus Oaks development. The analysis in the 2015 Addendum demonstrated that the implementation of the amendments associated with the Campus Oaks development would result in 21.7% lower emissions as compared with those that would have been emitted under the 1996 HPMP. The 2016 and 2018 Addendums concluded that the prior projects analyzed fell within the scope of the 2015 Addendum analysis. The proposed project is consistent with the uses evaluated for the site in the 2015 Addendum; therefore, impacts related to GHG emissions are less than significant.					

Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to greenhouse gases.

Mitigation Measures: None required for this project.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1996 EIR, pp. 4.8-2 through 4.8-6; Impact 4.8-1 through Impact 4.8-3 2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-24	No	No	No	Yes

b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	1996 EIR, pp. 4.8-2 through 4.8-6; Impact 4.8-1; Impact 4.8-4 2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-24	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-24	No	No	No	Yes
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?	1996 EIR, pp. 4.8-2 through 4.8-3; Impact 4.8-4 2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25	No	No	No	Yes

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25	No	No	No	Yes
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25	No	No	No	Yes
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	1996 EIR, pp. 4.8-6 through 4.8- 7; Impact 4.8-3 2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-25	No	No	No	Yes
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	2015 Addendum, pp. 97-104 2016 Addendum, pp. 27-29 2018 Addendum, pp. 23-24	No	No	No	Yes

Discussion: The 1996 EIR anticipated that the undeveloped portions of the project site would be converted from seasonal grazing land to urbanized light industrial uses that would have a less-than-significant effect on people or the environment from hazardous materials. The existing development in the plan area was identified as a large-quantity waste generator, and plans were in place to manage hazardous materials storage and disposal. The 1996 EIR identified that the proposed general commercial and light industrial uses were expected to include activities in which hazardous materials would likely be used, stored, generated, or transported, but that existing regulations were sufficient to address potential environmental effects. Overall, the 1996 EIR concluded that implementation of the Hewlett-Packard Master Plan would not result in significant effects related to hazards or hazardous materials. The 2015 Addendum concluded that the land use changes as part of the Campus Oaks development would not result in new significant impacts, because typical commercial, business professional, and residential uses do not use, storage, generate, or transport unusual or significant amounts or types of hazardous materials. Most hazardous materials in these cases consist of household cleaners, detergents, paints, coatings, and other common products, and existing regulations regarding their treatment are sufficient to address these materials. The revisions examined in the 2016 and 2018 Addendums did not introduce any new uses or development areas, and so reached the same conclusion that impacts would remain less than significant.

The proposed project does not involve new development areas or new uses which had not previously been anticipated. The proposed office use on the site could increase the risk of improper disposal of hazardous materials. Hazardous waste impacts, however, are less than significant due to the implementation of existing regulations that oversee the use and disposal of hazardous materials, according to the EIR. Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

The project is not located within an airport land use plan area; no airports are located within two miles of the project site; and the project site is not located within the vicinity of a private airstrip. There are no flight height and safety or noise contour areas within the project area. The closest airport is Lincoln Airport, approximately 10 miles north of Roseville. Given the distance between the project site and the closest airport operations, the project would have no impact on air traffic patterns.

The site is located within an area currently receiving City emergency services and it will not increase the demand for emergency services; thus, the project will have a less than significant impact to the City's Emergency Response or Management Plans. The project site is in an urban area and would not expose people to any risk from wildland fire. Thus, the proposed project would not expose people or structures to a significant risk of wildland fire.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to hazards and hazardous materials.

Mitigation Measures: None required for this project.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	1996 EIR, pp. 4.4-7; Impact 4.4-4; Impact 4.4-5 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	1996 EIR, p. 4.4-7; Impact 4.4-3 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	1996 EIR, pp. 4.4-1 through 4.4-7; Impact 4.4-2 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	1996 EIR, pp. 4.4-6 through 4.4-7; Impact 4.4-4 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
f) Otherwise substantially degrade water quality?	1996 EIR, p. 4.4-7; Impact 4.4-4 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1 2015 Addendum, pp. 105-111 2016	No	No	No	Yes

	Addendum, pp. 30-32 2018 Addendum, pp. 26-28				
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	1996 EIR, pp. 4.4-1 through 4.4-6; Impact 4.4-1 2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes
j) Inundation by seiche, tsunami, or mudflow?	2015 Addendum, pp. 105-111 2016 Addendum, pp. 30-32 2018 Addendum, pp. 26-28	No	No	No	Yes

Discussion: 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. The 1996 EIR anticipated that the Master Plan site would be converted from mostly-vacant grassland to mostly impervious surfaces as part of planned light industrial and commercial uses. To ensure that impacts related to hydrology and water quality would be less than significant, the 1996 EIR included mitigation measures that require adequate detention facilities, payment of fair share fees, and implementation of an erosion control plan. By the time of the 2015 Addendum, the regulatory environment had shifted, and some steps required by mitigation were now already required by City regulations. Nonetheless, the 1996 mitigation was deemed still applicable.

Since the original 1996 approval, the overall area being impacted by development has remained unchanged, but the impacts of development—already found to be less than significant with mitigation—have been further reduced by increasingly stringent stormwater regulations. The City's current Stormwater Quality Design Manual requires on-site treatment and detention to ensure no net increase in stormwater runoff from the site, which was not required in previous editions. Furthermore, the requirement to prepare a construction erosion control plan applies for construction projects of one acre or less, when at the time of the previous Addendums it applied at five acres or less. The proposed project does not involve new or unanticipated development areas or intensities, is still subject to previously-adopted mitigation, and is required to conform to current and more stringent stormwater quality and control requirements. The project site is not located within a 100-year floodplain area, and has been reviewed by City Engineering and found to conform to City design standards. For these reasons, impacts related to water quality are less than significant.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums related to hydrology and water quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hydrology and water quality.

Mitigation Measures:

1996 EIR MM 4.4-2(a). Identify adequate detention facilities locations. Mitigation Measure 4.4-2(a) requires landowners to prepare a plan for on-site detention prior to project approval. The plan for detention facilities would be part of the Master Drainage Plan and must identify specific locations, capacity, and feasibility of all detention facilities required to maintain post-development flows at pre-development levels.

1996 EIR MM 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.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	2015 Addendum, pp. 112-117 2016 Addendum pp. 32-33 2018 Addendum, pp. 29-30	No	No	No	Yes
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1996 EIR, pp. 4.1-2 through 4.1-3; p. 4.1-7; p. 4.1-11; Appendix C; Impact 4.1-1; Impact 4.1-3; Impact 4.1-4 2015 Addendum, pp. 112-117 2016 Addendum pp. 32-33 2018 Addendum, pp. 29-30	No	No	No	Yes

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2015 Addendum, pp. 112-117 2016 Addendum pp. 32-33 2018 Addendum, pp. 29-30	No	No	No	Yes
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Discussion: The 1996 EIR analyzed the impacts of converting seasonal grazing land surrounded by open space to light industrial uses. However, the EIR also noted that the entire site was previously designated for light industrial uses in the General Plan, and concluded that the development of the plan area would not represent a significant physical change to existing and planned land uses. The EIR also discussed the potential for conflict with adjacent land uses, as well as internal land use conflicts within the plan area. Though at the time there was little surrounding development, nearby land was designated for future commercial and residential use. The EIR concluded that compliance with General Plan policy and the City's Design Guidelines would ensure impacts were less than significant. The 2015, 2016, and 2018 Addendums found that since the amount of land to be developed with urban uses would not change and was consistent with the General Plan, impacts related to land use conversion would be unchanged from the 1996 EIR. The 2015, 2016, and 2018 Addendums found conflicts with adjacent uses would remain less than significant.

The proposed use is consistent with the zoning and land use designations of the site. City staff has determined that the project is consistent with the standards and guidelines outlined in the City's Zoning Ordinance, Community Design Guidelines, the 1996 HPMP, and the NIPA Design Guidelines, including setbacks, landscaping, screening, lighting, and building architecture to fit in with the surrounding community. The project will not divide an existing community and there are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. No conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect have been identified.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums relative to land use. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to land use and planning.

Mitigation Measures: None required for this project.

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	1996 EIR, p. 4.3-2; Impact 4.3-3 2015 Addendum, pp. 118-119 2016 Addendum, pg. 33 2018 Addendum, pg. 31	No	No	No	Yes
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?	1996 EIR, p. 4.3-2; Impact 4.3-3 2015 Addendum, pp. 118-119 2016 Addendum, pg. 33 2018 Addendum, pg. 31	No	No	No	Yes

Discussion: Per the 1996 EIR, the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. The subsequent Addendums reiterated that conclusion. The conclusion remains appropriate for the proposed project, and therefore, is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to mineral resources.

Mitigation Measures: None required for this project.

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1996 EIR, pp. 4.11-5 through 4.11-7, 4.11-9 through 4.11-11; Impact 4.11-1 through Impact 4.11-3 2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35	No	No	No	Yes

b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	2015 Addendum, pp. 119-133 2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR, pp. 4.11-5 through 4.11-7; Impact 4.11-2 2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35	No	No	No	Yes
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1996 EIR, pp. 4.11-5 through 4.11-7; Impact 4.11-1	No	No	No	Yes

	2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35	No	No	No	Yes
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2015 Addendum pp. 120-134 2016 Addendum, pp. 34-35 2018 Addendum, pp. 32-35	No	No	No	Yes

Discussion: The 1996 EIR evaluated potential increases in noise due to construction, traffic, and operations associated with build out of the HPMP. At the time the project was evaluated, the plan area was surrounded by undeveloped lands and traffic volumes on nearby roadways were lower than they are today. As a result, ambient noise measurements were approximately 48 dBA Leq (Leq is essentially an average sound measurement). The nearest sensitive noise receptor was a residence approximately 1,000 feet away. Construction noise impacts were found to be less than significant because there were no proximate sensitive receptors to be affected by noise, and because construction would adhere to the City's Noise Ordinance as it related to construction noise. For operational noise, the EIR concluded that impacts would be less than significant because development would be required to adhere to City policy requiring new fixed noise sources (pumps, machinery, etc.) to meet the City's noise standards. Lastly, the EIR also considered railway noise. Noise from railways was found to be less than significant, because the distance from the tracks was such that noise volumes in the plan area would be within General Plan noise standards.

By the time of the 2015 Addendum, the surrounding areas had developed and traffic volumes had increased, which resulted in an ambient noise increase of 11 to 12 dBA. The nearest sensitive receptors were located in the residential area approximately 150 feet away, across Woodcreek Oaks Boulevard. To address this closer proximity, mitigation was added to the Addendum to ensure impacts would remain less than significant. Likewise, the noise analysis of the 2015 Addendum addressed the greater mix of uses and the potential for operational noise impacts to affect the residential areas which would be constructed in the plan area. The analysis addressed mechanical equipment noise, loading docks, and the proposed fire station. Mitigation was proposed and adopted to ensure compliance of non-residential uses with the City's noise standards, and the conclusion was reached that the impact would remain less than significant. Railway noise impacts had not changed since the original analysis, so the conclusion remained that noise volumes would not exceed City standards in the Plan area. The analysis of roadway traffic concluded that mitigation was required to protect noise-sensitive uses from traffic noise, and that mitigation would ensure impacts remained less than significant. It was further found that construction of the plan area would not involve activities associated with groundborne vibration, and that the plan area is not within an identified noise contour of any airport or airstrip. The 2016 and 2018 Addendums found that the 2015 Addendum analysis remained applicable.

The proposed project is not expected to result in any noise impacts that were not adequately covered in the 1996 EIR and subsequent Addendums. The proposed project is consistent with the existing land use designation of the site, and is therefore not expected to generate additional traffic noise beyond what was already assumed. The project will be conditioned to comply with the City's Noise Ordinance. The nearest sensitive receptor is a High Density Residential parcel located approximately 330 feet southeast of the site and is currently developed with an apartment complex. Mitigation measures are included which require the implementation of construction noise reduction measures as well as commercial noise control measures. With implementation of the measures and conditions of approval, impacts related to noise will be less than significant.

The project is not within an airport land use plan or within two miles of a public or public use airport, and there are also no private airstrips in the vicinity of the project area. The proposed project site is not located within an airport land use plan area or within two miles of a public or public use airport.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums related to noise. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to noise.

Mitigation Measures:

2015 Addendum MM 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.

2015 Addendum MM 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.

2015 Addendum MM 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.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial 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)?	1996 EIR, pp. 4.2-1 through 4.2-6; p. 6-18; Impact 4.2-1 through Impact 4.2-3 2015 Addendum, pp. 135-141 2016 Addendum, pp. 36-37 2018 Addendum, pp. 35-36	No	No	No	Yes
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 135-141 2016 Addendum, pp. 36-37 2018 Addendum, pp. 35-36	No	No	No	Yes

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2015 Addendum, pp. 135-141 2016 Addendum, pp. 36-37 2018 Addendum, pp. 35-36	No	No	No	Yes
Discussion: The project does not include a residential component. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent Addendums related to population and housing. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to population and housing. Mitigation Measures: None required for this project.					

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	1996 EIR, pp. 4.12-9 through 4.12-10; p. 4.12-16; Impact 4.12-8 2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes

b) Police protection?	1996 EIR, pp. 4.12-8 through 4.12-9; pp. 4.12-16 through 4.12-17; Impact 4.12-7 2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes
c) Schools?	1996 EIR, pp. 4.12-14 through 4.12-15; p. 4.12-17; Impact 4.12-14 2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes

d) Parks?	2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes
e) Other public facilities?	1996 EIR, p. 4.12-15; Impact 4.12- 15 2015 Addendum, pp. 142-151 2016 Addendum, pp. 37-38 2018 Addendum, pp. 37-38	No	No	No	Yes

Discussion: The 1996 EIR examined fire services, police services, schools, and libraries. Because the Hewlett-Packard Master Plan did not include residential uses, the analyses did not anticipate an on-site residential population, but they did account for residents (employees within the Master Plan site) who were expected to live in the City near the Master Plan site. The EIR concluded impacts would be less than significant. The 2015 Addendum evaluated the increased demands for fire services, police services, schools, and libraries as a result of the new residential population. Based on the development of 948 residential units and an increase in residential population of 2,745, the 2015 Addendum analyzed the environmental impacts of supplying these services to accommodate the HPCO Master Plan development and determined that policies from the City's General Plan would ensure adequate public services. A new fire station within the HPCO Master Plan was also identified, along with sufficient parkland to meet the City's park dedication requirements. The 2016 and 2018 Addendums found that the prior projects would not generate a demand for additional public services beyond that previously analyzed.

The proposed project does not consist of residential uses and is not anticipated to have an impact on school services. The increased demand of police and fire services was evaluated with the prior project and found to be less than significant. The project will require connections to the City's

water and sewer system, electric system, roadway circulation system, and storm drain system. The proposed project is not anticipated to result in a substantial increase in services beyond what was assumed for the site.

The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and subsequent addendums related to public services. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to public services.

Mitigation Measures: None required for this project.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	2015 Addendum, pp. 152-154 2016 Addendum, pg. 39 2018 Addendum, pg. 39	No	No	No	Yes

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?	2015 Addendum, pp. 152-154 2016 Addendum, pg. 39 2018 Addendum, pg. 39	No	No	No	Yes
Discussion: The 1996 HPMP did not provide for the development of any residential uses within the Master Plan site. Since the City considered demand for parks and recreation facilities to be largely driven by residential population, the 1996 EIR did not include an impact analysis related to parks and recreation. The 2015 Addendum evaluated the impacts to recreational facilities from the addition of new residents and determined that impacts would not be significant and that the on-site parkland and payment of applicable City development fees would further avoid impacts to recreational facilities. The 2016 and 2018 revisions did not change the total dwelling units and the project Addendums also concluded impacts would be less than significant. Development of the project site with light industrial uses does not result in any additional recreational facility demand. The proposed use is substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 2015 Addendum relative to parks and recreation. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to parks and recreation. Mitigation Measures: None required for this project.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1996 EIR, pp. 4.9-2 through 4.9-20, 4.9-22, 4.9-23; Impact 4.9-1 through Impact 4.9-8 2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	1996 EIR, pp. 4.9-2 through 4.9-12, 4.9-22, 4.9-23; Impact 4.9-1 through Impact 4.9-6 2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes

e) Result in inadequate emergency access?	2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1996 EIR, pp. 4.9-12 through 4.9-20, 4.9-22; Impact 4.9-7; Impact 4.9-8 2015 Addendum, pp. 155-182 2016 Addendum, pp. 40-42 2018 Addendum, pp. 40-42	No	No	No	Yes

Discussion: The 1996 EIR analyzed the impacts of urban development in a non-urbanized area, including numerous new and extended roadways. The EIR found significant impacts resulting from the development of the Hewlett-Packard plan area, and identified mitigation measures to widen existing roadways. By the time of the 2015 Addendum, the project site was within an urban environment with complete roadway systems in the surrounding vicinity. Fehr & Peers completed a traffic impact study for the HPCO Master Plan, to assess the change in uses. The study found that total trip generation would be reduced compared to the 1996 EIR analysis, but the analysis was needed to assess the proposed changes to the plan area circulation pattern and to account for updated regional traffic circumstances. The study found traffic and circulation impacts, but all could be mitigated to a less than significant level through the implementation of mitigation. Technical memos were prepared for the 2016 and 2018 Addendums, which concluded that the change in land uses would result in little to no increase in new net peak hour trips relative to the approve land use plan, and determined that none of the conclusions of the prior environmental analysis would change.

The proposed project is consistent with the uses assumed in the 1996 EIR and its subsequent Addendums; therefore, no additional traffic analysis is required. The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the 1996 EIR and its subsequent Addendums relative to transportation/traffic. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic.

Mitigation Measures: None required for this project.

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	1996 EIR pp. 4.6-5 to 4.6-6 2015 Addendum pp. 82-86 2016 Addendum pp. 22-23 2018 Addendum, pp. 42-422	No	No	No	n/a
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.	Not applicable	No	No	No	None

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

This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. While the original 1996 EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Furthermore, all projects received by the City are sent to tribes who have requested such notice; a notice that this application was received was sent to tribes on the City's public notice mailing list. No concerns from tribes were received in response to the notice of application. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to Tribal Cultural Resources.

Mitigation Measure: None required for this project.

XVIII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-6 2015 Addendum, pp. 183-198 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46	No	No	No	Yes
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR, pp. 4.12-6 through 4.12-8; pp. 4.12-15 through 4.12-16; Impact 4.12-3; Impact 4.12-5; Impact 4.12-6 2015 Addendum, pp. 183-198 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46	No	No	No	Yes

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1996 EIR, p. 4.4-6; Impact 4.4-2 2015 Addendum, pp. 183-198 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1996 EIR, pp. 4.12-1 through 4.12-7; pp. 4.12-15 through 4.12-16; Impact 4.12-1; Impact 4.12-2; Impact 4.12-4 2015 Addendum, pp. 183-198 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46	No	No	No	Yes
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	1996 EIR, pp. 4.12-7 through 4.12-8; p. 4.12-16; Impact 4.12-5 through Impact 4.12-6 2015 Addendum, pp. 183-198 2016 Addendum pp. 42-45	No	No	No	Yes

	2018 Addendum, pp. 44-46				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1996 EIR, pp. 4.12-10 through 4.12-11; p. 4.12-17; Impact 4.12-9 through 4.12-10 2016 Addendum, pp. 42-45 2018 Addendum, pp. 44-46	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2015 Addendum, pp. 181-196 2016 Addendum pp. 42-45	No	No	No	Yes

Discussion: The 1996 EIR anticipated that vacant lands within the Master Plan site would be converted from seasonal grazing land to urban uses, primarily light industrial. The uses were planned to connect to City and regional systems for domestic water supply, wastewater conveyance and treatment, stormwater drainage, solid waste management, and energy systems. The EIR concluded there were sufficient water, wastewater, solid waste, and energy system capacity to support the HPMP development with no mitigation required, and identified mitigation measures to reduce impacts related to stormwater detention to less than significant levels.

The 2015 Addendum evaluated the changes in effects on utilities that would occur with the land use changes to a mix of residential, commercial, office, tech/business park, open space, and light industrial land uses. The technical analysis of the potable water demand calculated that the 2015 HPCO Amendment would result in a 13.7 percent reduction in water demand as compared to the 1996 HPMP. The technical analysis noted that the 2015 HPCO Amendment would result in an increase of 0.01 million gallons daily (mgd) for average dry weather flow (ADWF) and 0.03 mgd for peak wet weather flow (PWWF) of wastewater, but concluded that this minor increase would not change the significance conclusions of the 1996 EIR. The 2015 Addendum calculated the amount of solid waste that would have been generated under the 1996 HPMP and the 2015 HPCO Amendment and determined that the 2015 HPCO Amendment project would result in a decrease in projected solid waste generation of 20.62 tons per year. The 2016 and 2018 HPCO Master Plan revisions were not found to increase demands compared to the 2015 HPCO Master Plan, so the 2016 and 2018 Addendums concluded that impacts would remain less than significant.

The proposed project has been analyzed by City and external service and utility providers, and has been found to be consistent with standards, and utilities and service demands are within the scope of the previously analyzed project. The proposed building square footage is below the HPMP Development Agreement thresholds for water demand, sewer flows, and electricity demand. The proposed project is substantially consistent with the buildout assumptions and would not cause any new significant effects or increase the severity of already identified significant impacts; therefore, there would be no new significant impacts to utilities not previously identified in the 1996 EIR and its subsequent Addendums. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to utilities and service systems.

Mitigation Measures: None required for this project.

XIX. Other Considerations

Since the publication of the 1996 EIR and the subsequent CEQA documents, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of a historic resource ~~as defined in~~ pursuant to Section 15064.5?

The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?

The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the prior

CEQA documents include more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes two new sections (Energy and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist, it is not new to the CEQA Guidelines. In regards to Wildfire, 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. Therefore, the Wildfire section does 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.

The changes to the Transportation/Traffic section—which is now called Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, the legislation requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the 1996 EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	1996 EIR, pp. 4.5-3 through 4.5-12; pp. 4.6-5 through 4.6-6; Impact 4.5-1; Impact 4.5-4 through Impact 4.5-8; Impact 4.6-1	No	No	No	Yes

	through Impact 4.6-3 2015 Addendum, pp. 199-206 2016 Addendum, pp. 45-47 2018 Addendum, pp. 47-49				
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	1996 EIR, pp. 6-1 through 6-19 2015 Addendum, pp. 199-206 2016 Addendum, pp. 45-47 2018 Addendum, pp. 47-49	No	No	No	Yes
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	1996 EIR, pp. 4.8-2 through 4.8-6; pp. 4.10-2 through 4.10-13; pp. 4.11-5 through 4.11-7, 4.11-9 through 4.11-11; Impact 4.8-1 through Impact 4.8-4;	No	No	No	Yes

	Impact 4.10-1 through Impact 4.10-4; Impact 4.10-7; Impact 4.11-1 through Impact 4.11-3 2015 Addendum, pp. 199-206 2016 Addendum, pp. 45-47 2018 Addendum, pp. 47-49				
Discussion: Long-term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the 1996 EIR and its subsequent Addendums, 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. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings of significance.					

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the West Roseville Specific Plan Environmental Impact Report (SCH # 2002082057, adopted on February 4, 2004), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Development Study Memo, prepared by KPFF

Hewlett Packard Foothills Boulevard Campus, Roseville CA

October 23, 2018

DEVELOPMENT STUDY – NARRATIVE MEMO

The purpose of this narrative is to summarize our review of potential development opportunities at the Hewlett Packard property in Roseville, California. This is based on an initial investigation into available records, information made available to us and an existing development agreement for the site.

Note: The accuracy of this report is subject to available information discovered or presented at the time of investigation. Further coordination and studies including, but not limited to, survey, traffic studies, environmental analysis, geotechnical analysis, public records research, etc., are required to determine actual development potential and limitations.

PROJECT SITE/DEVELOPMENT AGREEMENT

The development study was for the Hewlett Packard property at 8000 Foothills Boulevard Campus in Roseville, California. The campus is approximately 140 acres and is divided into several parcels. A development agreement and condominium plan has been prepared for the property. This study specifically focused on analyzing the development potential of Unit 4. The development agreement specifies thresholds for Light Industrial uses for the Hewlett Packard property in the Master Plan. We understand the thresholds to be the following:

- 1.2 million gross building square feet,
- 0.72 mgd of daily water demand,
- 0.32 mgd if daily sewer flow,
- 8.08 MW of peak annual electricity demand,
- 1,368 PM peak hour trips.

CAMPUS SITE MAP/BUILDING INFORMATION

As-built drawings were used to determine the extent of construction on the campus and the total square footage of completed construction to date. The campus map below illustrates the building footprints currently on site and Table 1.0 summarizes the building's square footage and how it was determined.



Table 1.0 – Building Information

BUILDING	AREA (SF)	REMARKS
R1 - Visitor Center	13,282	SF from 1989 Visitor Center as-builts and includes link to cafeteria.
R1 - Cafeteria	33,735	SF from 1996 Cafeteria as-builts and includes both existing and addition to cafeteria. SF includes west link to R3.
R1 - Entry Pod	7,950	SF from 1996 Visitor Center as-builts rather than 1988 Bldg R4 as-builts as the plans were more current and included the actual constructed building. Measurements taken from the 1996 as-builts checked out better than in 1988 set.
R3	158,684	SF from 2015 Bldg R3 Lower Calvin as-builts.
R4	166,510	SF from 2007 Bldg R4 as-builts rather than 1988 Bldg R4 as-builts as the plans were more current and included the actual constructed building. Measurements taken from the 1996 as-builts checked out better than in 1988 set. SF includes link to R5. Did not include Main Lobby of Visitor Center in SF.
R5	256,444	SF from 2009 Bldg R5 Addition as-builts that match the SF from the original Bldg R5 as-builts. SF includes east link to R3.
R6	198,913	SF from 1994 Bldg R6 as-builts. SF Includes link to R4.
Storage Building	3,500	SF from 1980 Phase 1 as-builts.

ANALYSIS PROCEDURE

The analysis consisted of obtaining utility billing information for the campus to establish actual usage for water, sewer and electricity. Four months (March 2018 – June 2018) of billing data was compiled and converted based on conversations had with the City of Roseville Utility Department to match the threshold units provided in the development agreement. Table 2.0 shows the utility usage based on actual utility bills.

Table 2.0 – Existing Utility Bills Information

MONTH	ELECTRIC UTILITY BILL INFO (kWh)	WATER UTILITY BILL INFO (GAL)	SEWER UTILITY BILL INFO (GAL)
March	2,355,000	1,021,020	909,010
April	2,193,000	1,148,180	937,486
May	2,088,000	1,193,060	970,968
June	2,475,000	1,563,320	2,072,889
Average	2,277,750	1,231,395	1,222,588

Once converted, the information was used to develop a metric for the campus based on the assumed current percentage of occupancy for each building. Based on leasing information provided on the buildings, we assumed that Buildings R1, R3, R5 and the the storage building have 100% occupancy. We understand that Building 6 currently has 75% occupancy and that Building R4 is vacant. To evaluate the full utility demand/load of the existing buildings, the billed utility usage was factored by a ratio to estimate a full occupancy scenario.

Current number of employees (occupants) on campus is unknown, so the Trip Generation Table (710 General Office Building) and related fitted curve equation from the Institute of Transportation Engineers (ITE) Manual was used to estimate the PM peak hour trips associated with the campus.

Table 3.0 shows how the five separate thresholds compare in three different scenarios: current square footage and actual utility billing usage, current square footage and full occupancy utility usage, maximum build out square footage and full occupancy utility usage.

Table 3.0 – Utility Billing Analysis (Utility Usage vs Square Footage and Occupancy)

DEVELOPMENT AGREEMENT THRESHOLD	DEVELOPMENT AGREEMENT LIMITS	CURRENT SF (ACTUAL UTILITY USAGE)	CURRENT SF (FULL OCCUPANCY UTILITY USAGE)	MAXIMUM SF (FULL OCCUPANCY UTILITY USAGE)
Water (Max Daily Demand, mgd)	0.72	0.04	0.05	0.08
Sewer (Max Daily Flow, mgd)	0.32	0.04	0.05	0.08
Electricity (Peak Annual Demand, MW)	8.08	3.11	4.19	5.99
Square Footage (SF)	1,200,000	839,018	839,018	1,200,000
Traffic (PM Peak Hour Trips)	1,368	1,020	1,020	1,279

Table 4.0 illustrates how the five separate thresholds compare to the square footage of the campus and the calculated square footage available if that utility was evaluated by itself.

Table 4.0 – Utility Billing Analysis (Square Footage Available)

DEVELOPMENT AGREEMENT THRESHOLD	THRESHOLD LIMITS (a)	PROJECTED USAGE (b)	RATIO (UNIT/SF)	CAPACITY (a) - (b)	SQUARE FOOTAGE AVAILABLE
Water (Max Daily Demand, mgd)	0.72	0.0014	1.66E-09	0.7186	432,406,195
Sewer (Max Daily Flow, mgd)	0.32	0.10	1.22E-07	0.22	1,785,675
Electricity (Peak Annual Demand, MW)	8.08	6.03	7.18E-06	2.05	285,811
Square Footage (SF)	1,200,000	1,200,000	1.43	0	0
Traffic (PM Peak Hour Trips)	1,368	1,020	0.0012	348	286,435

CONCLUSION

In both scenarios the limiting threshold proved to be the square footage. No other factored utility usage based on actual utility billing exceeded the development agreement limits set for each individual threshold and each utility provided additional square footage available beyond the allowable square footage threshold when compared directly to the existing square footage.

Therefore, using square footage as the limiting factor, the development potential of Unit 4 for the Hewlett Packard Foothills Boulevard Campus calculates to an additional 360,982 SF.

PP1	PHOTOMETRIC PLAN SOUTH WEST
PP2	PHOTOMETRIC PLAN NORTH
PP3	PHOTOMETRIC PLAN EAST



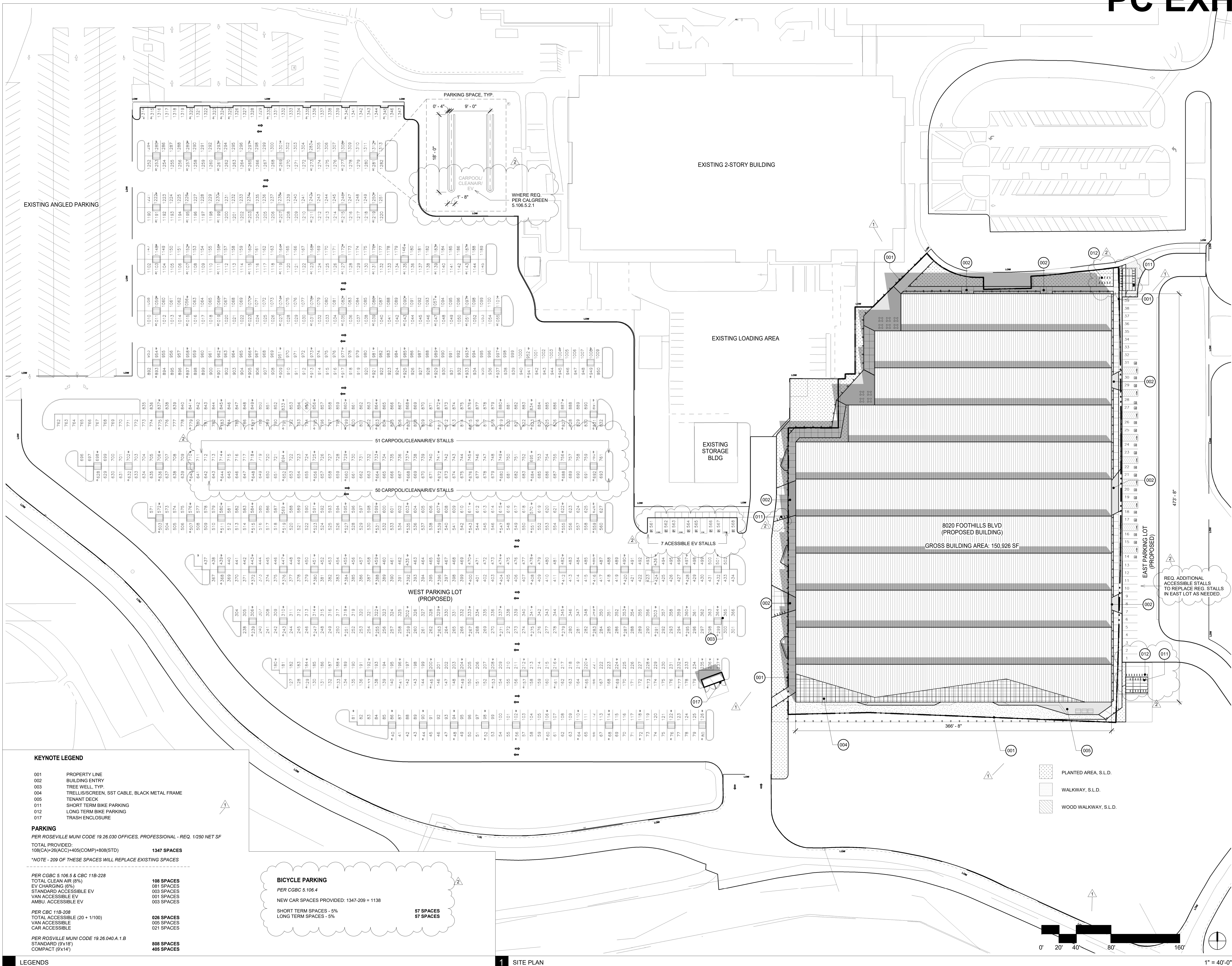
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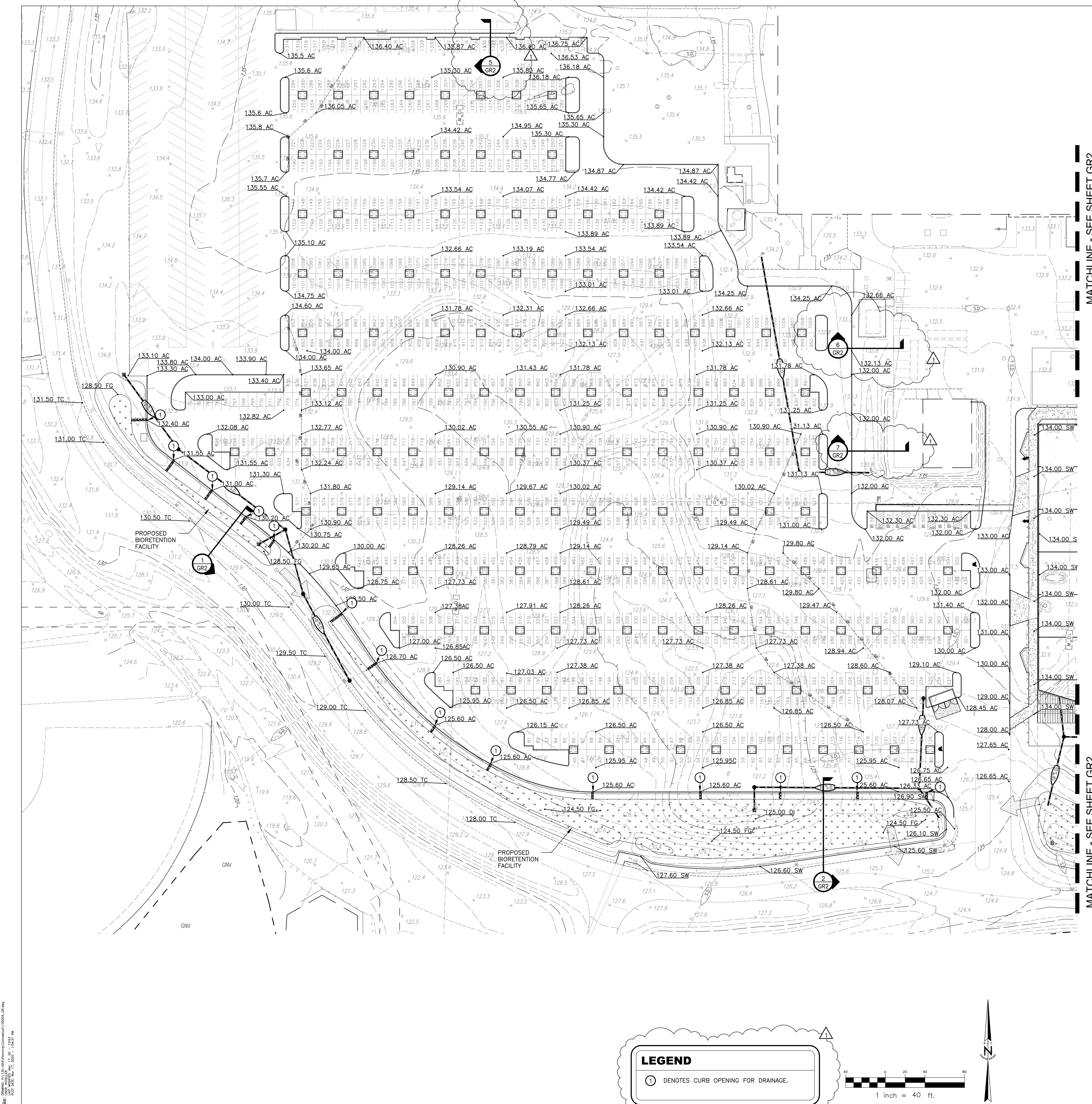
JEOPARDIZE STRUCTURE AND EQUIPMENT TO REMAIN.
ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS APPLICABLE. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.

WATERPROOFING CONSULTANT:
BA

PROJECT TEAM

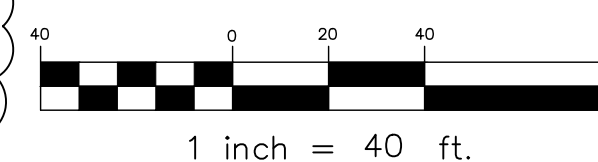
DESIGN REVIEW



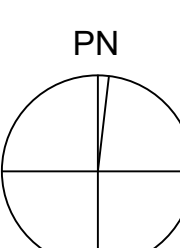


LEGEND

- ① DENOTES CURB OPENING FOR DRAINAGE.



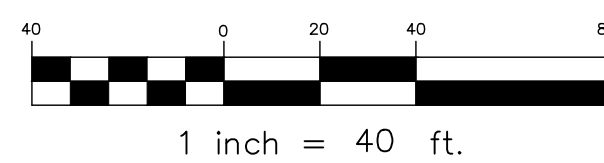
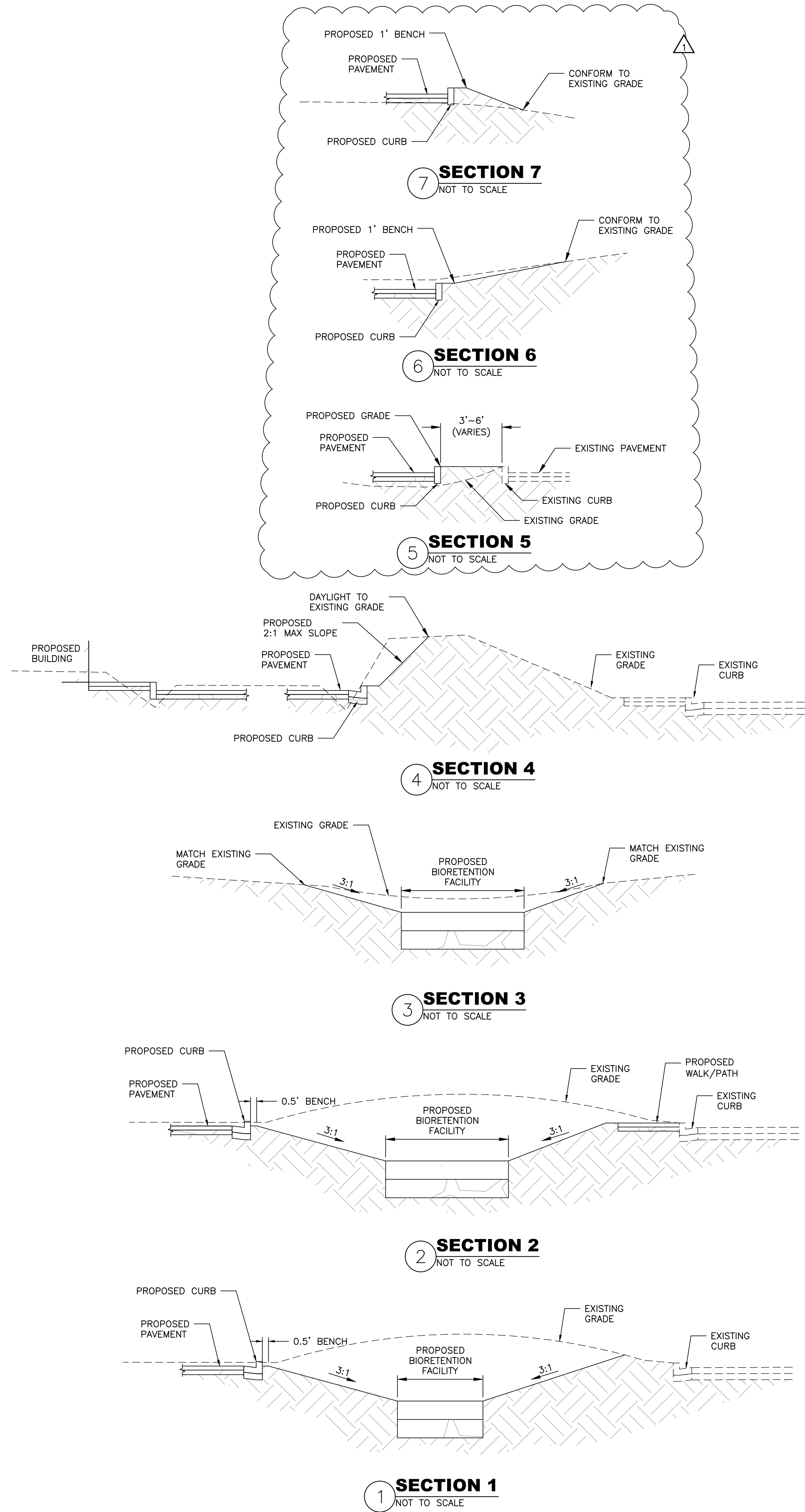
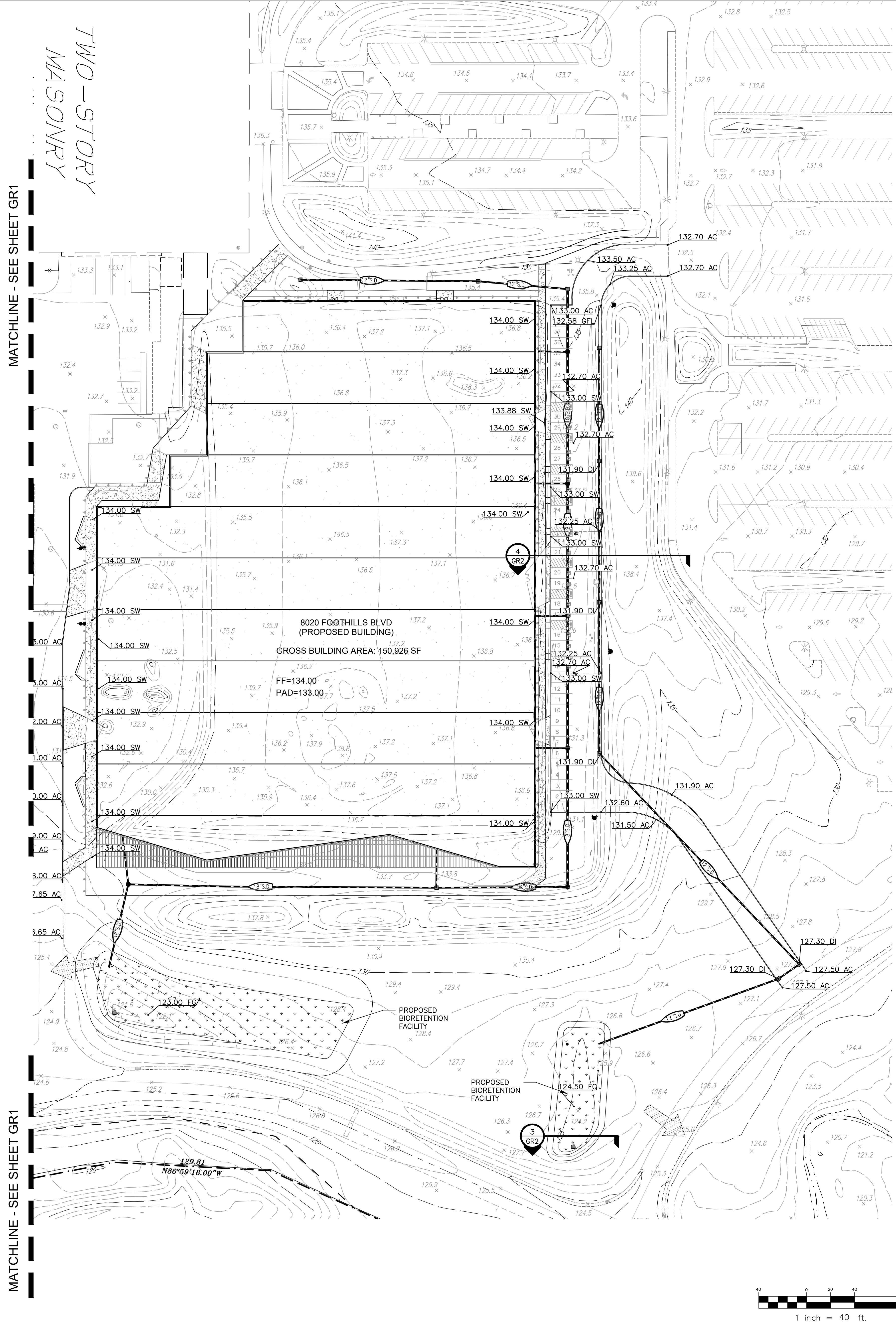
rev	date	issue
20.03.17	design review	rev 1



8000 Foothills Blvd., Roseville, CA
project number: 135-004
plot date: 00/00/2020
scale: as noted
date:

DESIGN REVIEW
PRELIMINARY
GRADING
PLAN

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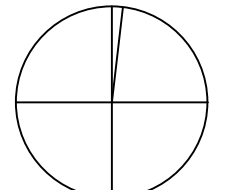
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20.03.17 design review rev 1
rev date issue



PN



8000 Foothills Blvd, Roseville, CA
project number: 135-004
plot date: 00/00/2020

scale: as noted
date:

DESIGN REVIEW
PRELIMINARY
GRADING
PLAN

GR-2.0

PC EXHIBIT E

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LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED FIRE PROTECTION ASSEMBLY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED R.P. BACKFLOW PREVENTOR
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET

1 inch = 40 ft.

TWO-STORY
MASONRY
BUILDING
80,461 ± SQ.FT.,
8030 FOOTHILLS
BOULEVARD

MATCHLINE - SEE SHEET UT 2.0

MATCHLINE - SEE SHEET UT 2.0

20.03.17 design review rev 1
rev date issue



PN

8000 Foothills Blvd, Roseville, CA
project number: 135-004
plot date: 00/00/2020

scale: as noted
date:

DESIGN REVIEW
PRELIMINARY
UTILITY
PLAN

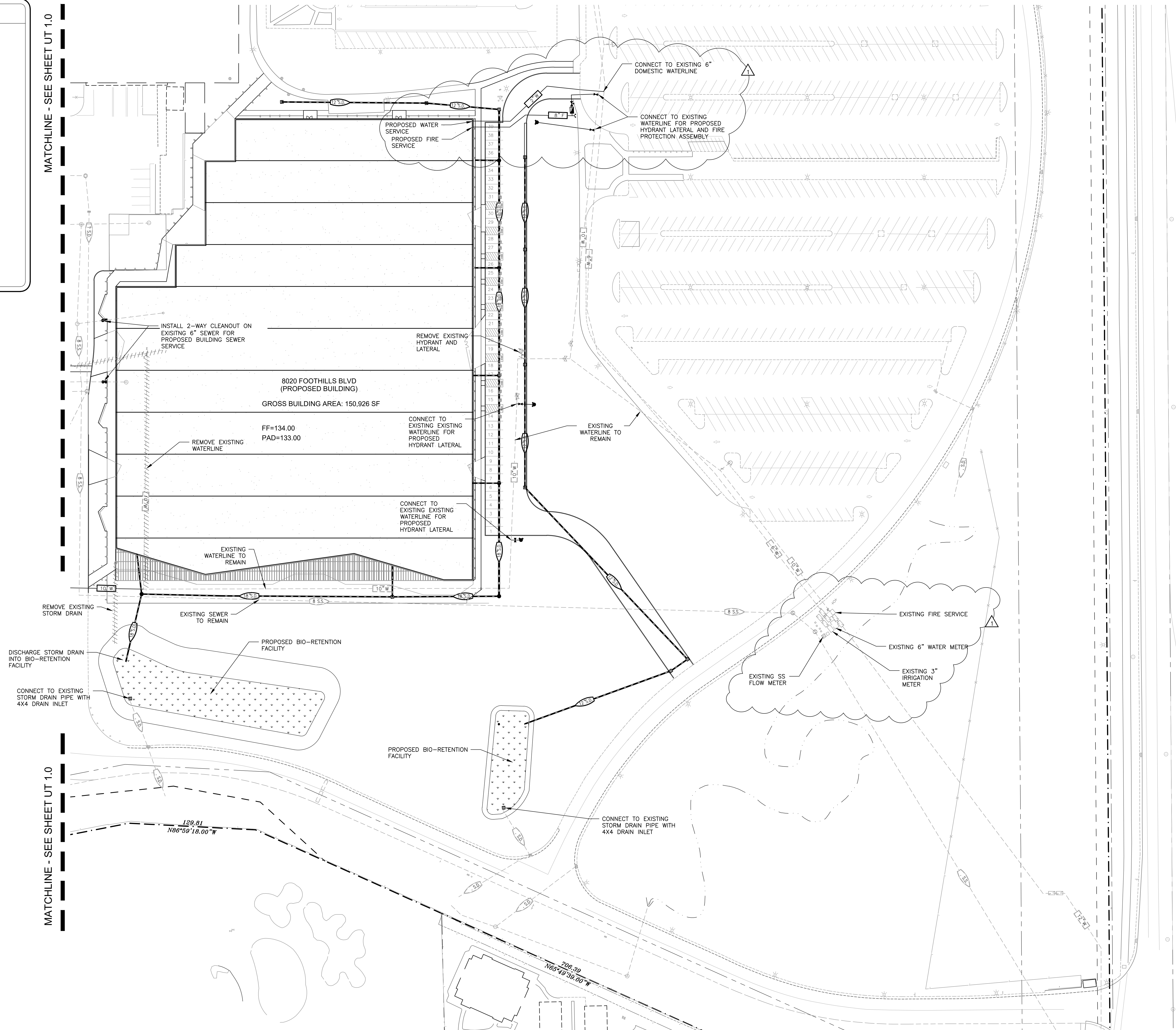
UT-1.0

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED FIRE PROTECTION ASSEMBLY
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED R.P. BACKFLOW PREVENTOR
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET

MATCHLINE - SEE SHEET UT 1.0

MATCHLINE - SEE SHEET UT 1.0



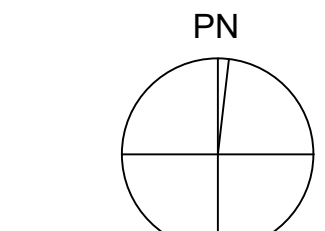
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RSC Engineering
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Roseville, CA 95661
916.788.2884
www.rsc-engr.com

20.03.17 design review rev 1



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plot date: 00/00/2020

scale: as noted
date:

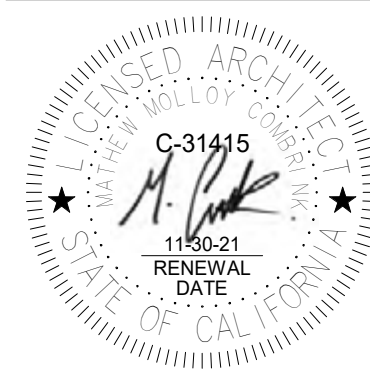
DESIGN REVIEW
PRELIMINARY
UTILITY
PLAN

UT-2.0

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rev. date issue



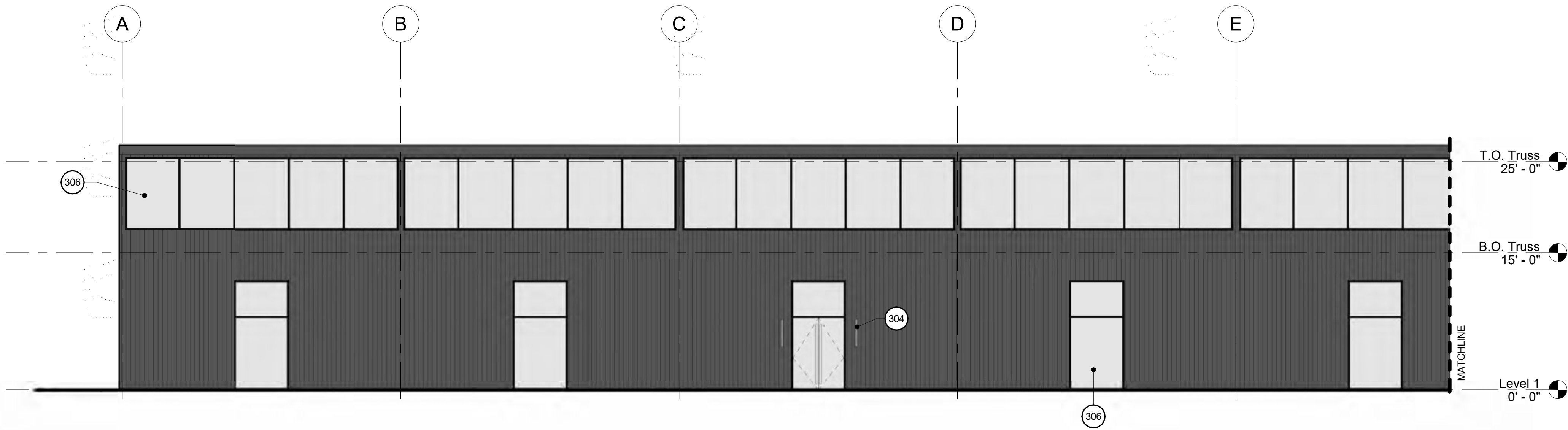
8000 Foothills Blvd
project number: Project Number
plot date: 3/17/2020 11:35:58 AM
scale: as noted

DESIGN REVIEW
ELEVATIONS

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file: BIM_360/8000 Foothills Unit 417_188 02 8000 Foothills Unit 417_CENTRAL.rvt

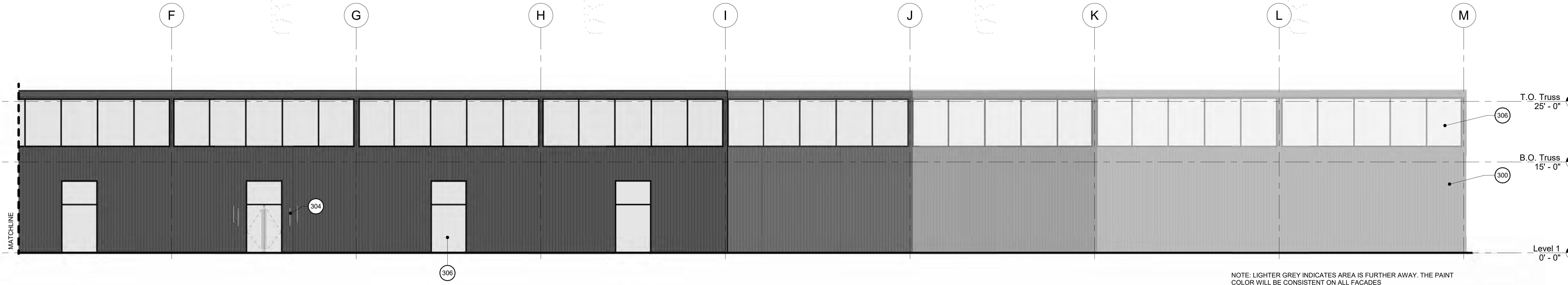
4 NORTH B

1/8" = 1'-0"



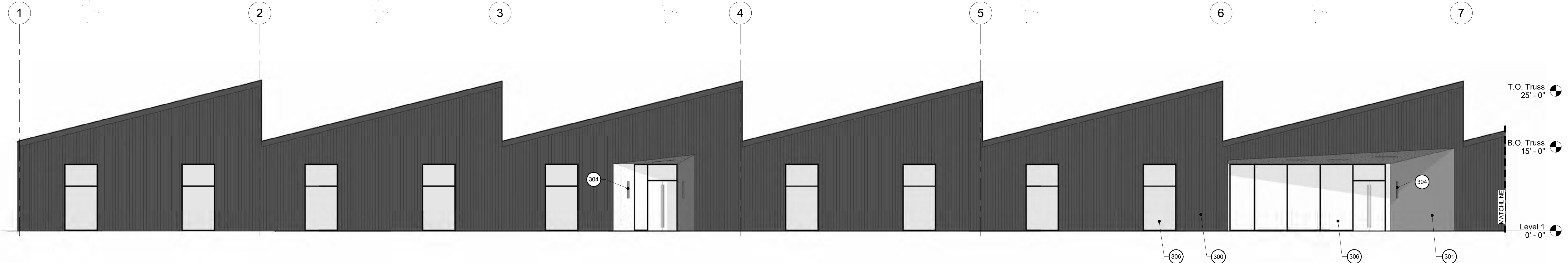
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1/8" = 1'-0"



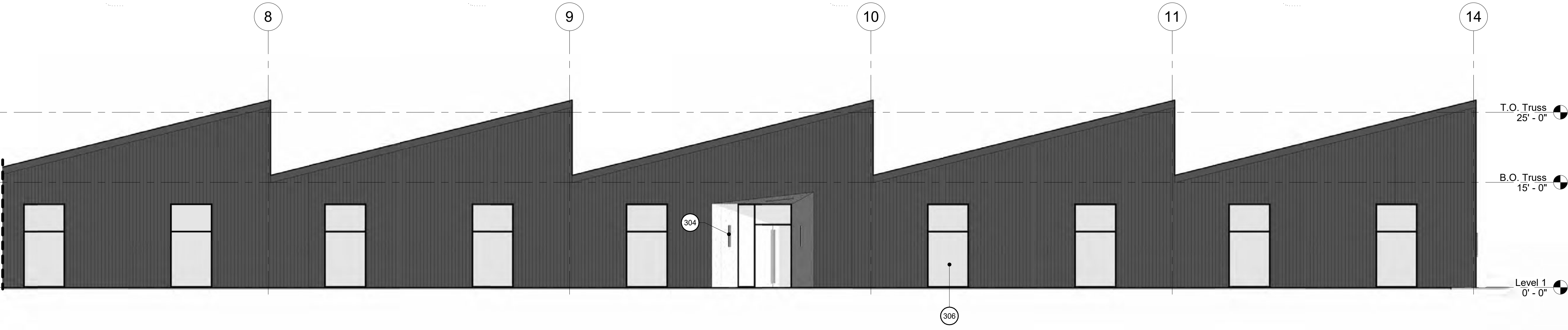
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1/8" = 1'-0"



1 EAST A

1/8" = 1'-0"

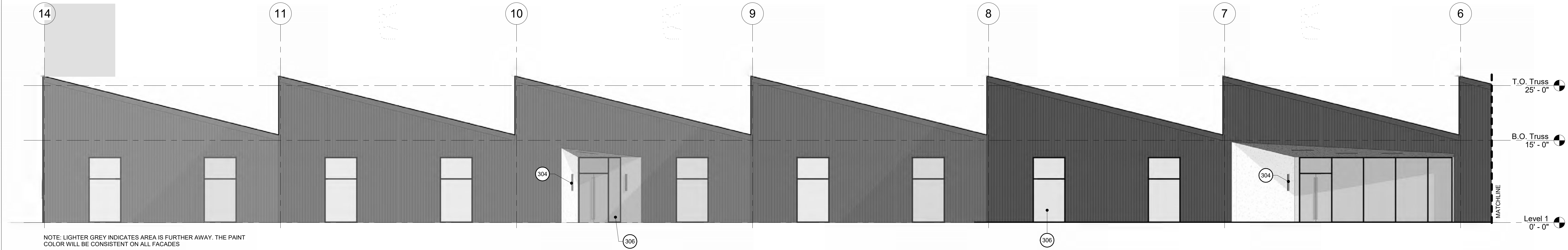


ELEVATION KEYNOTE LEGEND

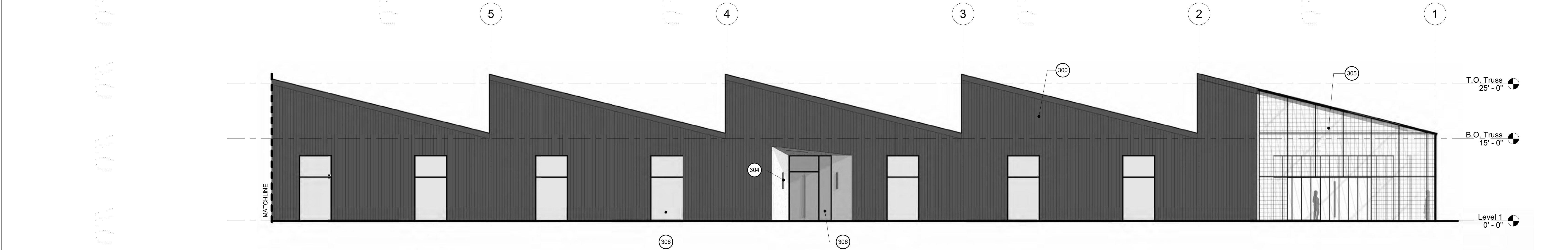
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- 301 STUCCO, PTD. WHITE
- 304 EXTERIOR LIGHTING FIXTURE
- 305 TRELLIS/SCREEN, SST CABLE, BLACK METAL FRAME
- 306 WINDOW, BLK ALU FRAME, TYP.

KEYNOTES

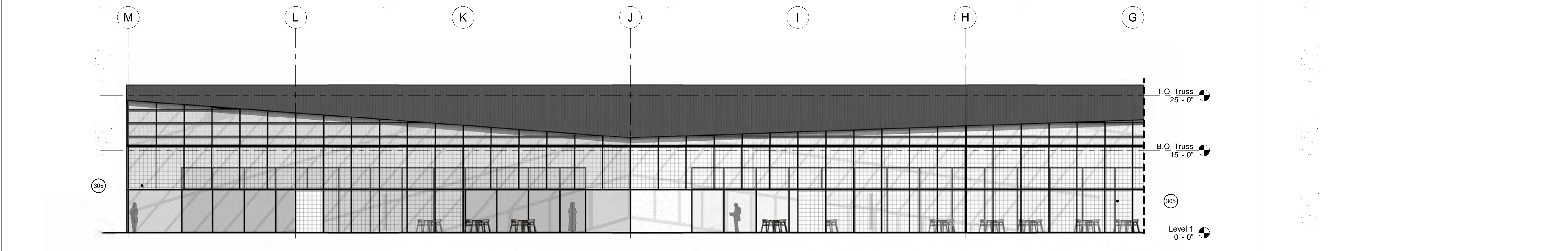
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file: BIM_360_8000 Foothills Unit 417_18.02 8000 Foothills Unit 4_CENTRAL.rvt



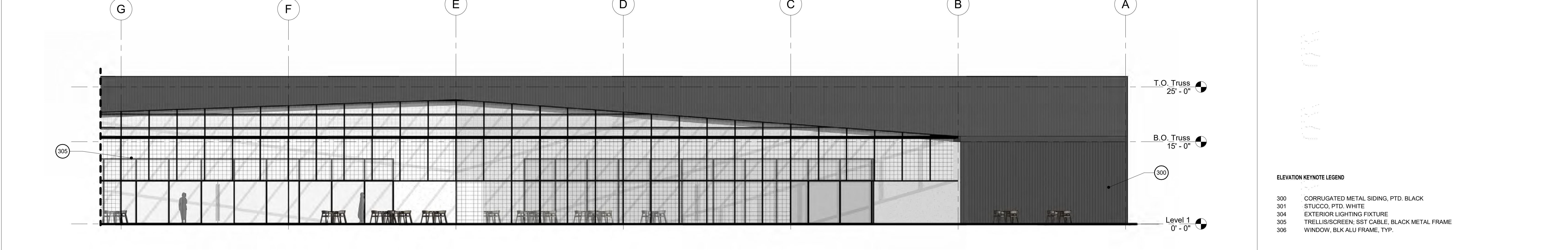
4 WEST B 1/8" = 1'-0"



3 WEST A 1/8" = 1'-0"



2 SOUTH B 1/8" = 1'-0"



1 SOUTH A 1/8" = 1'-0"

- ELEVATION KEYNOTE LEGEND
- 300 CORRUGATED METAL SIDING, PTD. BLACK
 - 301 STUCCO, PTD. WHITE
 - 304 EXTERIOR LIGHTING FIXTURE
 - 305 TRELLIS/SCREEN, SST CABLE, BLACK METAL FRAME
 - 306 WINDOW, BLK ALU FRAME, TYP.

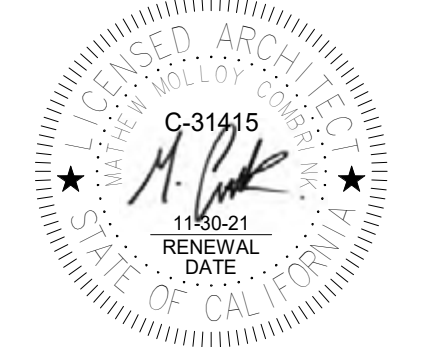
KEYNOTES

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project number: Project Number
plot date: 3/17/2020 11:36:25 AM
scale: as noted

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project number: Project Number
plot date: 3/17/2020 11:36:34 AM
scale: as noted

DESIGN REVIEW
MATERIAL
BOARD



SOUTH EXTERIOR SPACE



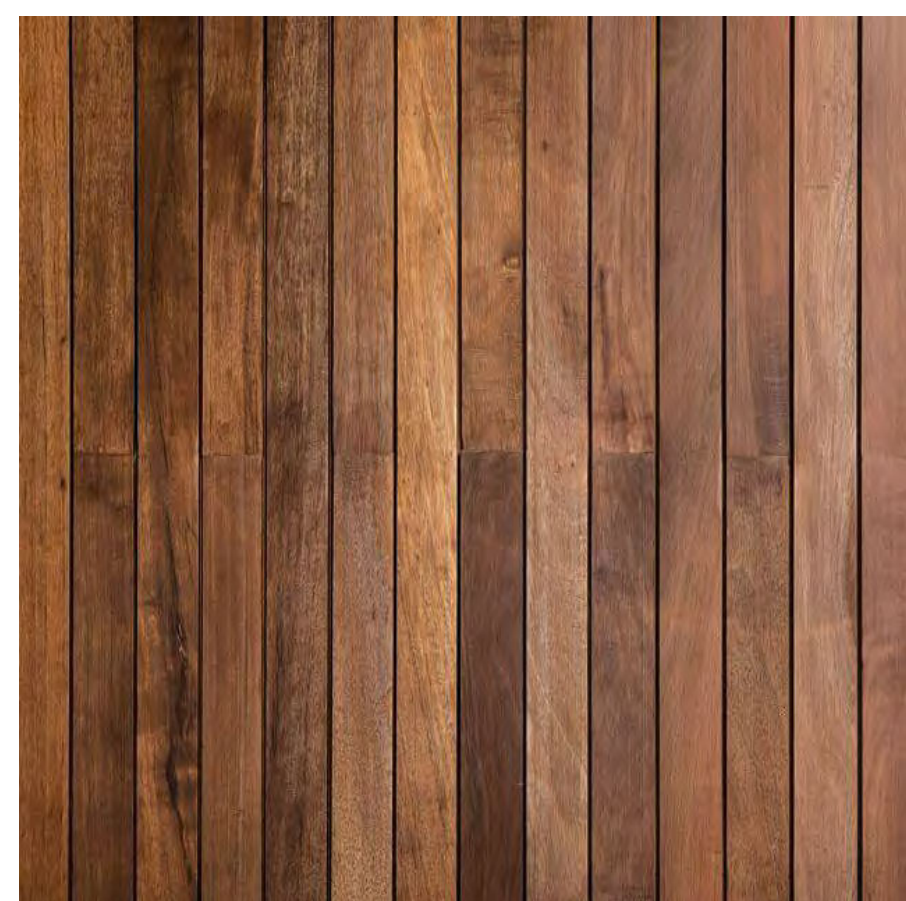
SOUTH-WEST CORNER



SECONDARY ENTRY



EAST ENTRY



IPE WOOD DECKING, SITE FABRICATED,
STAINED



McNICHOLS ECO-MESH TRELLIS,
GALVANEALD STEEL, PTD BLACK



EXTERIOR ENTRYWAY LIGHTING, LINEAR
RECESSED LED, FOCAL POINT SEEM 2



STUCCO SIDING, PTD. WHITE



ALUMINUM STOREFRONT SYSTEM, PTD. BLACK



CORRUGATED METAL SIDING, PTD. BLACK

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GROUNDWORKS Office

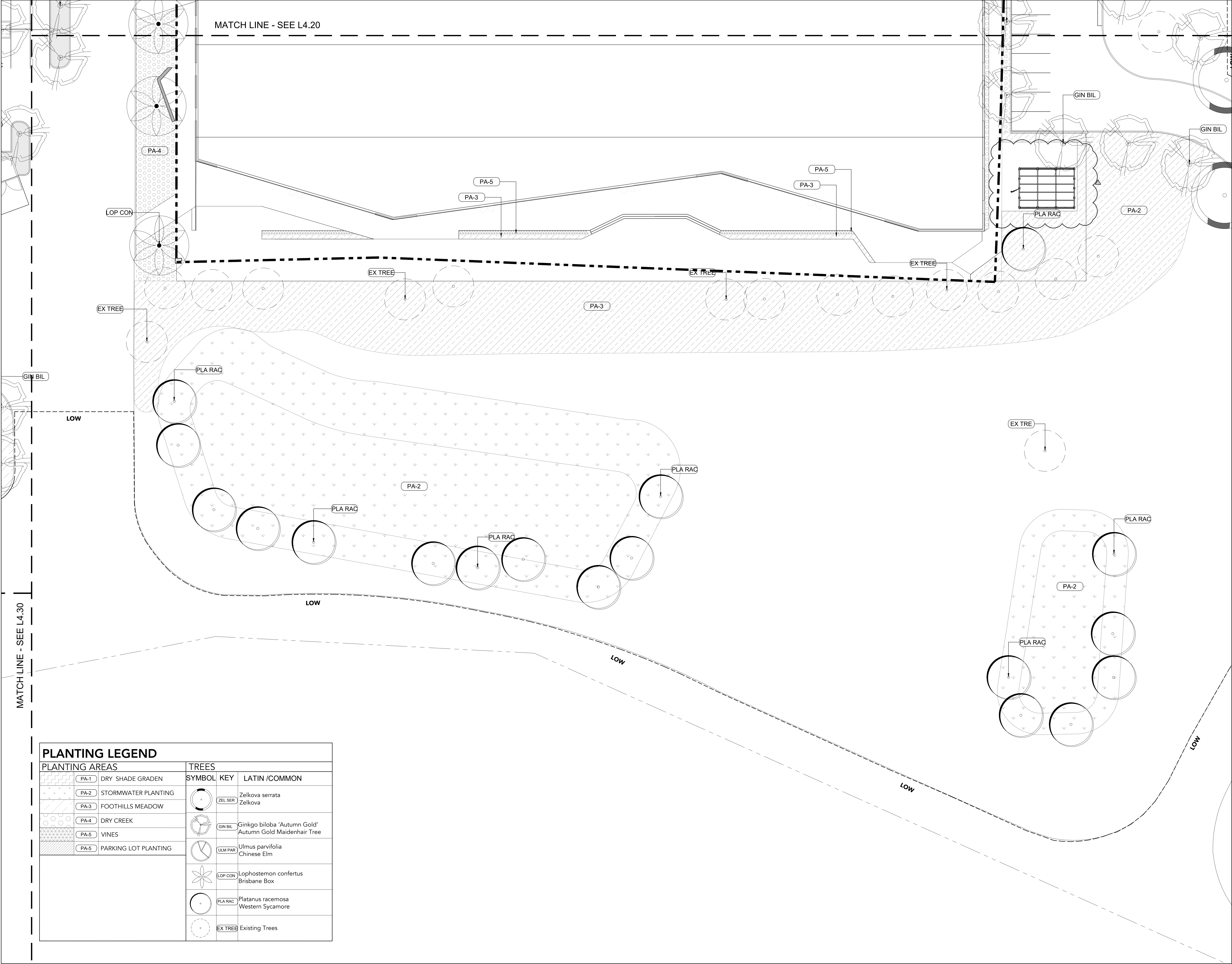
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www.groundworksoffice.com

MATCH LINE - SEE L1.20

MATCH LINE - SEE L1.10

scale: 1/32" = 1'-0"
date: 1/22/2020

L4.30



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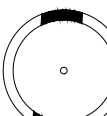
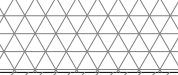
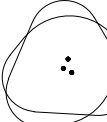
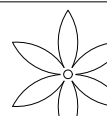
20.04.04 design review rev. 2
20.03.17 design review rev. 1
rev date issue

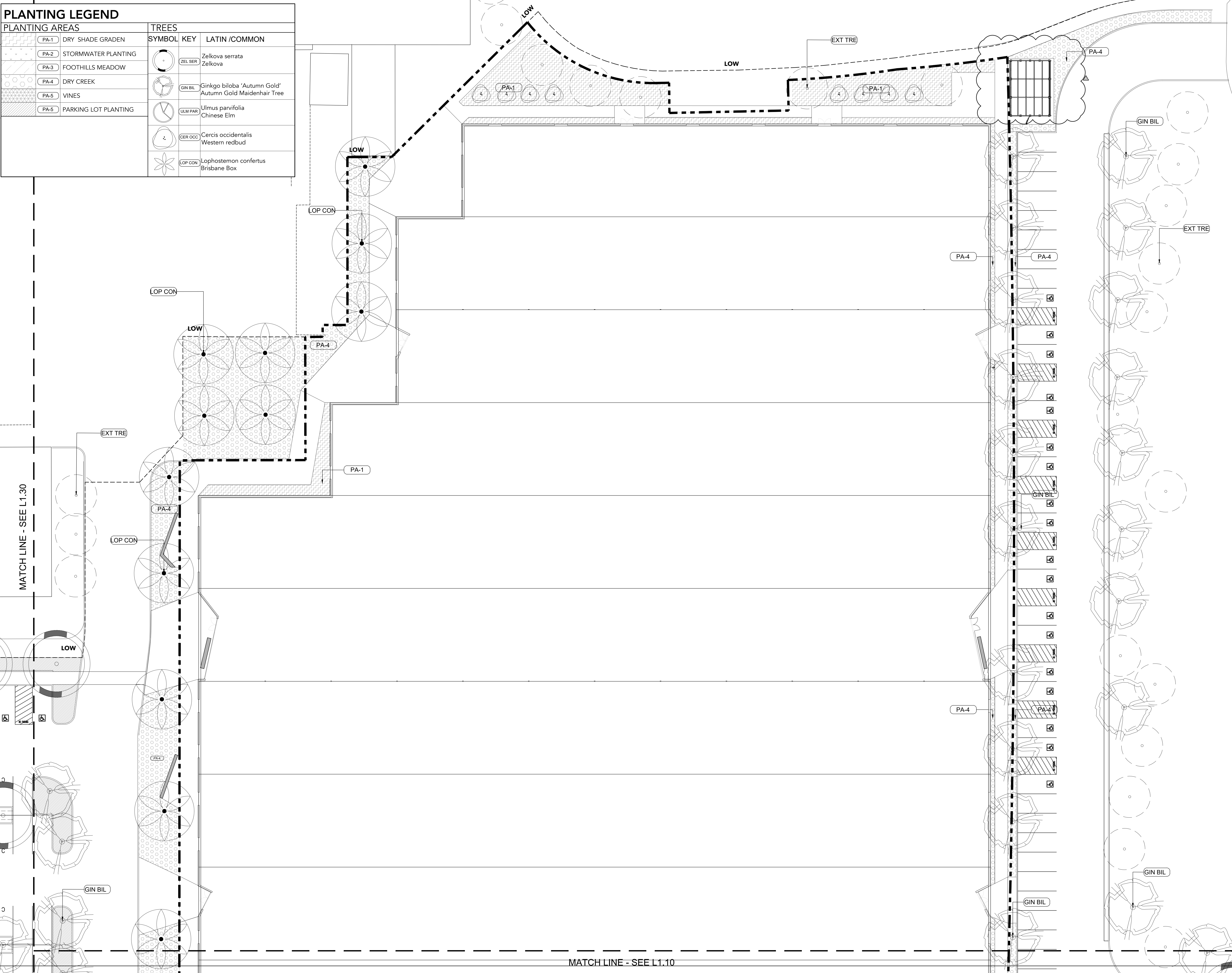
LICENSED LANDSCAPE ARCHITECT
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Date: [Date]
STATE OF CALIFORNIA

NORTH

scale: 1/16" = 1'-0"
date: 1/22/2020

PLANTING PLAN

PLANTING LEGEND					
PLANTING AREAS		TREES			
		SYMBOL	KEY	LATIN / COMMON	
	PA-1	DRY SHADE GRADEN		ZEL SER	Zelkova serrata
	PA-2	STORMWATER PLANTING			Zelkova
	PA-3	FOOTHILLS MEADOW		GIN BIL	Ginkgo biloba ‘Autumn Gold’
	PA-4	DRY CREEK			Autumn Gold Maidenhair Tree
	PA-5	VINES		ULM PAR	Ulmus parvifolia
	PA-5	PARKING LOT PLANTING			Chinese Elm
				CER OCC	Cercis occidentalis
					Western redbud
				LOP CON	Lophostemon confertus
					Brisbane Box



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20.04.04

design review rev. 2

20.03.17

design review rev. 1

rev

date

issue

LICENSED LANDSCAPE ARCHITECT

Registration: CA 14,580

Signature: [Signature]

Stamp: [Stamp]

State of California

NORTH

[North Arrow]

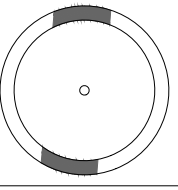
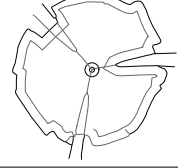
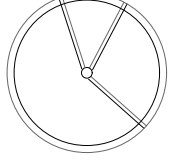
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date: 1/22/2020

PLANTING PLAN

L4.20

PLANTING LEGEND AND SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME	TYPE	SIZE	DIA (FT)	HEIGHT (FT)	WATER USE
PA-6	PARKING LOT PLANTING						
	Elymus condensatus 'Canyon Prince'	Canyon Prince Giant Rye Grass	GRASS	1 gallon	2 - 8	3 - 10	VERY LOW
	Muhlenbergia rigens	Deer Grass	GRASS	1 gallon	2	1 - 2	LOW
	PARKING LOT TREES						
	Zelkova serrata	Zelkova	TREE	24" BOX	50 - 70	50 - 70	MEDIUM
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	TREE	24" BOX	30 - 40	45 - 50	LOW
	Ulmus parvifolia	Chinese Elm	TREE	24" BOX	50 - 70	40 - 60	MEDIUM
	Quercus lobata	Valley Oak	TREE	24" BOX	50	60 - 100	LOW

WELO CALCULATION

HYDROZONE	LOCATIONS	SQ FOOTAGE OF PLANTING AREA (PA)	PERCENTAGE OF AREA	IRRIGATION	WATER USE	PLANT FACTOR	PF x PA
PA-1	DRY SHADE GARDEN	4,352.00	3.43%	DRIP	MEDIUM	0.5	2,176.00
PA-2	DRY CREEK	11,520.00	9.09%	DRIP	LOW	0.3	3,456.00
PA-3	STORMWATER PLANTING	37,498.00	29.59%	DRIP	LOW	0.3	11,249.40
PA-4	FOOTHILLS MEADOW	51,622.00	40.73%	DRIP	LOW	0.3	15,486.60
PA-4	PARKING LOT	21,407.00	16.89%	DRIP	MEDIUM	0.5	10,703.50
PA-5	VINES	332.00	0.26%	DRIP	MEDIUM	0.5	166.00
		128,731	100.00%				43,337.50

Maximum Applied Water Allowance (MAWA)	Estimated Total Water Use (ETWU)	
MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]	ETWU = (ETo) (.62) [PF x LA] / .71	
ETo (Evapotranspiration)		52.2
LA (Landscape Area)	PF (Plant Factor)	0.4
0.62 - (Conversion Factor Gallons to Sq Ft)	HA (Hydrozone Area)	0.00
SLA - Portion of the Landscape Area sq ft	0.62 Conversion Factor	0.62
3 - Additional ET Adjustment Factor	IE (Irrigation Efficiency)	0.71
MAWA	ETWU	1,970,899

IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELI). ALL PLANTING AREAS WILL BE IRRIGATED WITH DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



PARKING SHADE CALCULATION

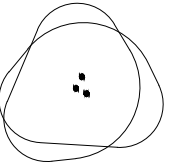
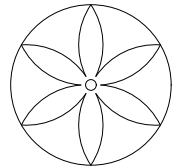
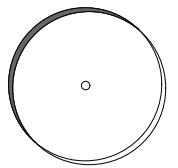
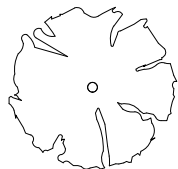
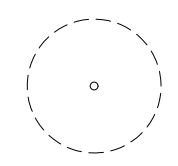
TREE	TREE SIZE	TREE COUNT	100% SHADE VALUE	50% SHADE VALUE	25% SHADE VALUE
Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	Large Tree (30' - 35')	150	77 X (962 sqft) = 74,074	65 X (481 sqft) = 31,625	8 X (240.50 sqft) = 1,924
Quercus lobata Valley Oak	Large Tree (30' - 35')	18	N/A	10 X (481 sqft) = 4,810	8 X (240.50 sqft) = 1,924
Zelkova serrata Zelkova	Large Tree (30' - 35')	85	81 X (962 sqft) = 77,922	N/A	4 X (240.50 sqft) = 962
TOTAL		253	158 X (962 sqft) = 151,996 SF	75 X (481 sqft) = 36,435 SF	20 X (240.50 sqft) = 4,810 SF

TOTAL SHADED AREA: 193,241 SF

PARKING LOT PAVING AREA: 361,789 + 17,786 = 379,575 SF

PERCENTAGE OF SHADED AREA = SHADED AREA / PAVING AREA X 100% = 50%

PLANTING AREAS

SYMBOL	LATIN NAME	COMMON NAME	TYPE	SIZE	DIA (FT)	HEIGHT (FT)	WATER USE
PA-1	DRY SHADE GARDEN						
	Aspidistra elatior	Cast-iron Plant	PEREN	1 gallon	2 - 3	1 - 2	MEDIUM
	Clinopodium douglasii	Yerba Buena	PEREN	1 gallon	3	4 - 7	LOW
	Festuca californica	California Fescue	GRASS	1 gallon	3	1 - 4	VERY LOW
	Fragaria chiloensis	Beach Strawberry	GC	1 gallon	2 - 2.5	0.5 - 1	LOW, VERY LOW
	Polystichum munitum	Western Sword Fern	PEREN	1 gallon	2 - 3	1.5 - 6	LOW
PA-2	STORMWATER PLANTING						
	Achillea millefolium	Common Yarrow	PEREN	1 gallon	0.5 - 1.5	1 - 3	LOW
	Carex tumulicola	Foothill Sedge	GRASS	1 gallon	2	0.5 - 1	LOW
	Iris douglasiana	Douglas Iris	PEREN	1 gallon	2 - 4	0.6 - 2.6	LOW
	Juncus patens	Common Rush	GRASS	1 gallon	3	1 - 3	MEDIUM TO HIGH
	Stipa pulchra	Purple Needlegrass	GRASS	1 gallon	1.5	3.3	LOW, VERY LOW
PA-3	FOOTHILLS MEADOW						
	Achillea millefolium	Common Yarrow	PEREN	1 gallon	0.5 - 1.5	1 - 3	LOW
	Artemisia tridentata	Big Sagebrush	SHRUB	1 gallon	10	3 - 15	MEDIUM TO LOW
	Eriogonum fasciculatum	California Buckwheat	GC	1 gallon	3	1 - 6.5	LOW, VERY LOW
	Eriogonum grande 'rubescens'	Red-flowered Buckwheat	GC	1 gallon	3	0.8 - 1.5	VERY LOW
	Muhlenbergia rigens	Deer Grass	GRASS	1 gallon	4	4 - 5	LOW
PA-4	DRY CREEK						
	Artemisia tridentata	Big Sagebrush	SHRUB	1 gallon	10	3 - 15	MEDIUM TO LOW
	Calamagrostis foliosa	Fountain Grass	GRASS	1 gallon	2	1 - 2	LOW
	Muhlenbergia rigens	Deer Grass	GRASS	1 gallon	4	4 - 5	LOW
	Salvia leucantha	Mexican Sage	PEREN	1 gallon	2 - 3	2 - 3	MEDIUM
PA-5	VINES						
	Trachelospermum jasminoides	Confederate Jasmine	VINE	1 gallon	3 - 6	3 - 6	MEDIUM
SITE TREES							
	Cercis occidentalis	Western Redbud	TREE	24" BOX	10 - 15	10 - 20	LOW
	Lophostemon confertus	Brisbane Box	TREE	24" BOX	30 - 50	40 - 70	LOW
	Platanus racemosa	Western Sycamore	TREE	24" BOX	10 - 30	30 - 50	MEDIUM TO HIGH
	Quercus lobata	Valley Oak	TREE	24" BOX	50	60 - 100	LOW
	Existing Trees	Varies					

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20.04.04 design review rev. 2
20.03.17 design review rev. 1
rev date issue



NORTH

scale: NTS
date: 1/22/2020

PLANTING
SCHEDULE

DRY SHADE GARDEN



CAST IRON PLANT
Aspidistra elatior



WESTERN RED BUD
Cercis occidentalis



YERBA BUENA
Clinopodium douglasii



CALIFORNIA FESCUE
Festuca californica



BEACH STRAWBERRY
Fragaria chiloensis



WESTERN SWORD FERN
Polystichum munitum

STORMWATER PLANTING



YARROW
Achillea millefolium



FOOT HILL SEDGE
Carex tumulicola



DOUGLAS IRIS
Iris douglasiana



JUNCUS
Juncus patens



CA SYCAMORE
Platanus racemosa



PURPLE NEEDLE GRASS
Stipa pulchra

FOOTHILLS MEADOW



YARROW
Achillea millefolium



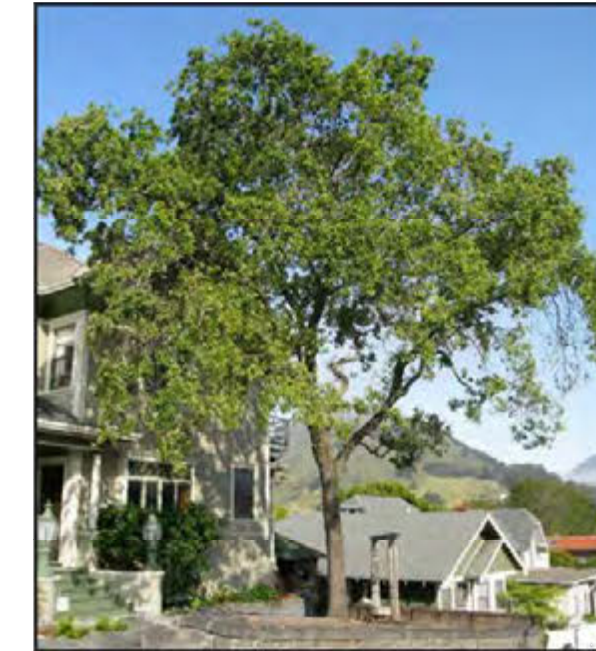
BIG SAGE BRUSH
Artemisia tridentata



CA BUCKWHEAT
Eriogonum fasciculatum



CA RED BUCKWHEAT
Eriogonum grande
'rubescens'



VALLEY OAK
Quercus lobata

DRY CREEK



BIG SAGE BRUSH
Artemisia tridentata



FOUNTAIN GRASS
Calamagrostis foliosa



BRISBANE BOX
Lophostemon confertus



DEER GRASS
Muhlenbergia rigens



MEXICAN SAGE
Salvia leucantha

PARKING LOT



CANYON PRINCE
Elymus condensatus



GINGKO TREE
Ginkgo biloba
'Autumn Gold'



VALLEY OAK
Quercus lobata



DEER GRASS
Muhlenbergia rigens



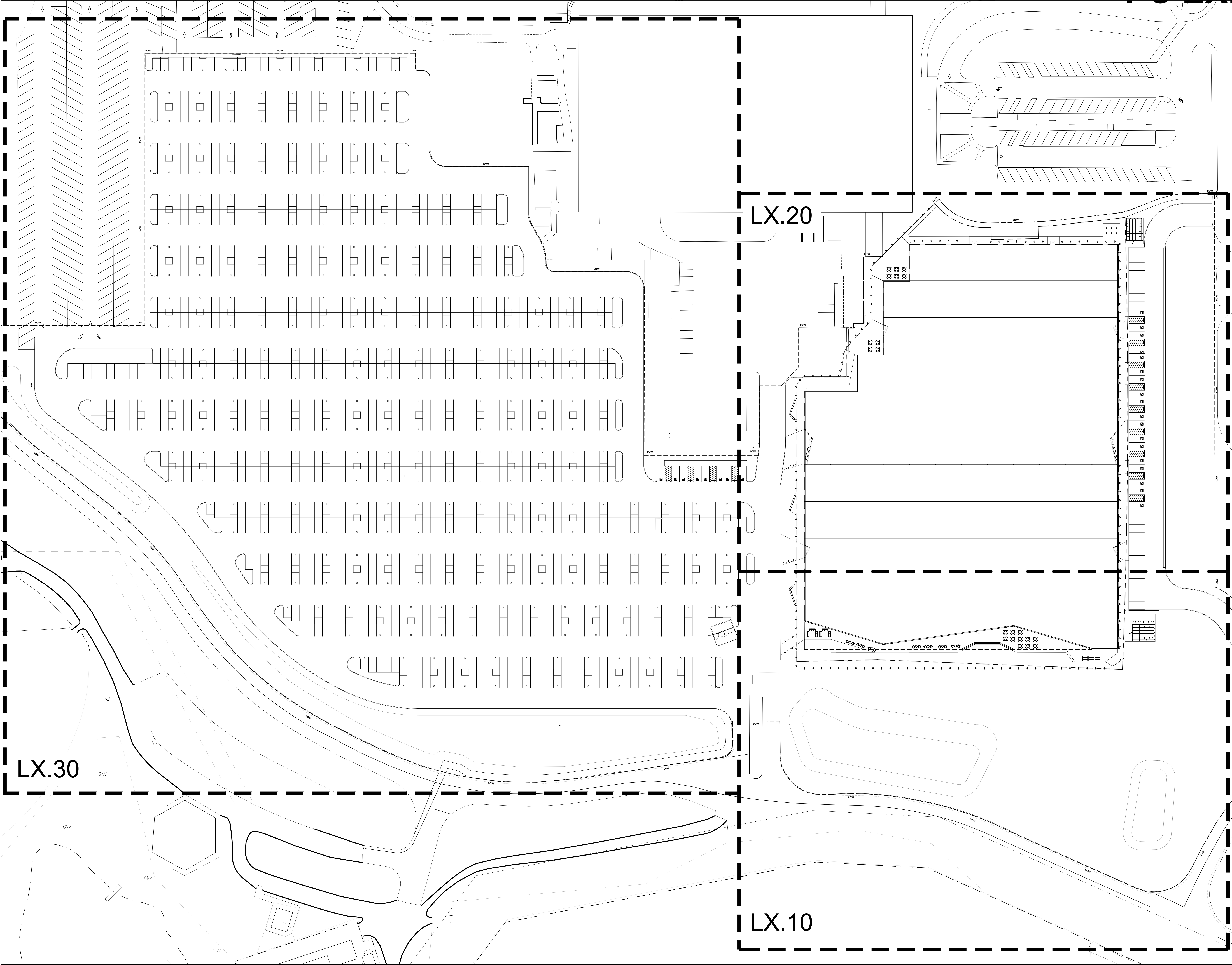
ZELKOVA TREE
Zelkova serrata

VINES



STAR JASMINE
Trachelospermum
jasminoides

PC EXHIBIT I

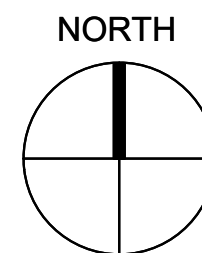


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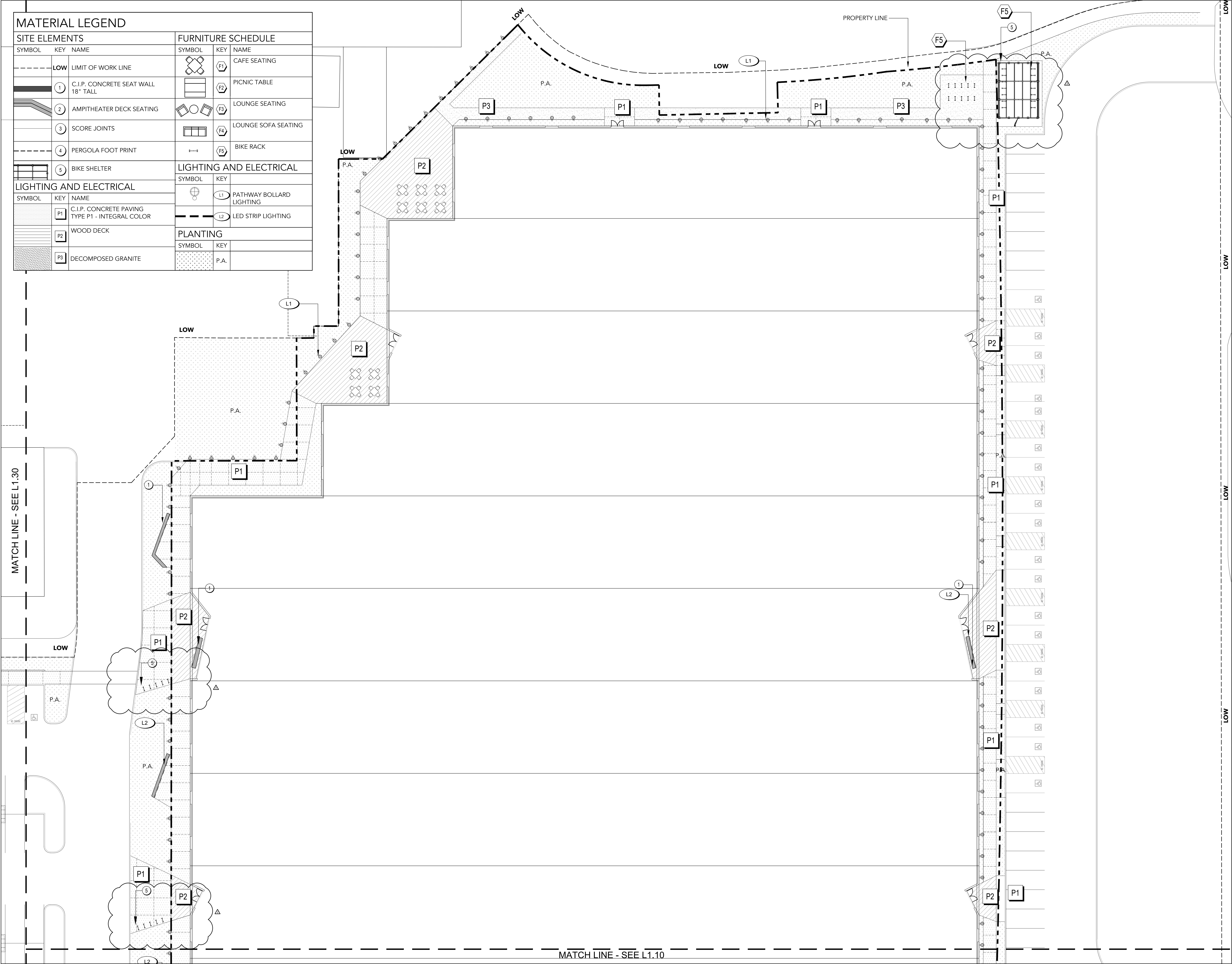
20.04.04	design review rev. 2
20.03.17	design review rev. 1
rev date	issue



scale: NTS
date: 1/22/2020

KEY PLAN

L0.00



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www.groundworksoffice.com

20.04.04 design review rev. 2
20.03.17 design review rev. 1
rev date issue

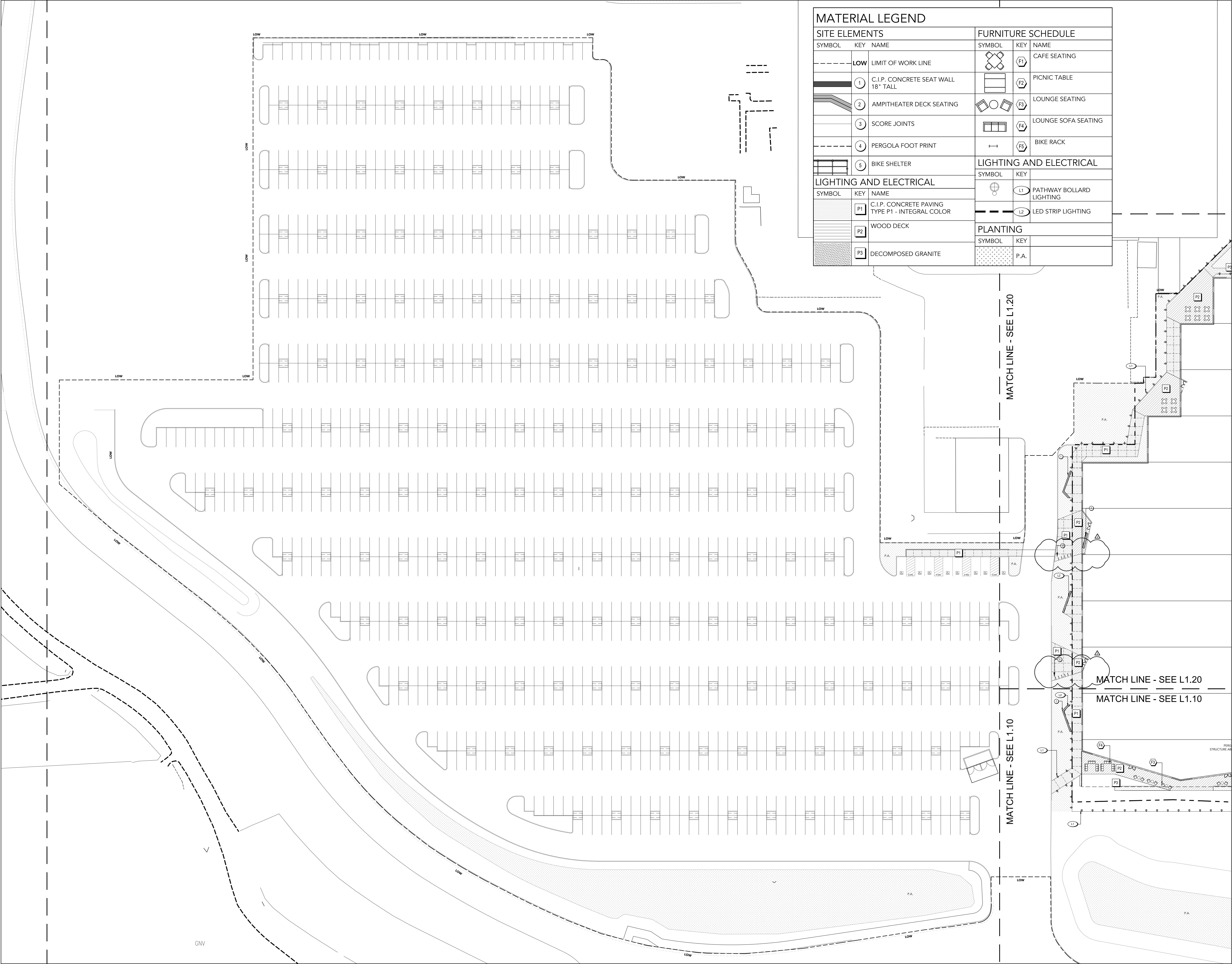
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Signature: [Signature]
Expiry Date: 01/01/2025
Date: 01/01/2020
STATE OF CALIFORNIA

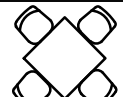
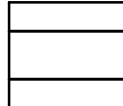
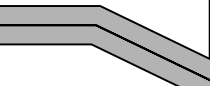
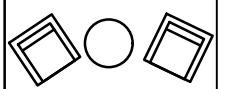
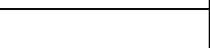
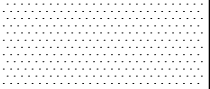
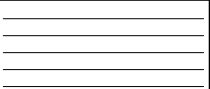
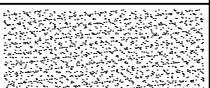
NORTH

scale: 1/16" = 1'-0"
date: 1/22/2020

MATERIALS PLAN

L1.20



MATERIAL LEGEND					
SITE ELEMENTS			FURNITURE SCHEDULE		
SYMBOL	KEY	NAME	SYMBOL	KEY	NAME
	LOW	LIMIT OF WORK LINE		F1	CAFE SEATING
	①	C.I.P. CONCRETE SEAT WALL 18" TALL		F2	PICNIC TABLE
	②	AMPITHEATER DECK SEATING		F3	LOUNGE SEATING
	③	SCORE JOINTS		F4	LOUNGE SOFA SEATING
	④	PERGOLA FOOT PRINT		F5	BIKE RACK
	⑤	BIKE SHELTER	LIGHTING AND ELECTRICAL		
LIGHTING AND ELECTRICAL			SYMBOL	KEY	
SYMBOL	KEY	NAME		L1	PATHWAY BOLLARD LIGHTING
	P1	C.I.P. CONCRETE PAVING TYPE P1 - INTEGRAL COLOR		L2	LED STRIP LIGHTING
	P2	WOOD DECK	PLANTING		
	P3	DECOMPOSED GRANITE	SYMBOL	KEY	
				P.A.	

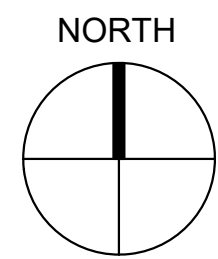
brick

ARCHITECT
brick
1266 66th street, suite 1
emeryville, ca 94608
510.516.0167
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GROUNDWORKS Office

LANDSCAPE ARCHITECT
Groundworks Office
1792 Fifth Street
Berkeley, CA 94710
www.groundworksoffice.com

20.04.04 design review rev. 2
20.03.17 design review rev. 1
rev date issue



scale: 1/16" = 1'-0"
date: 1/22/2020

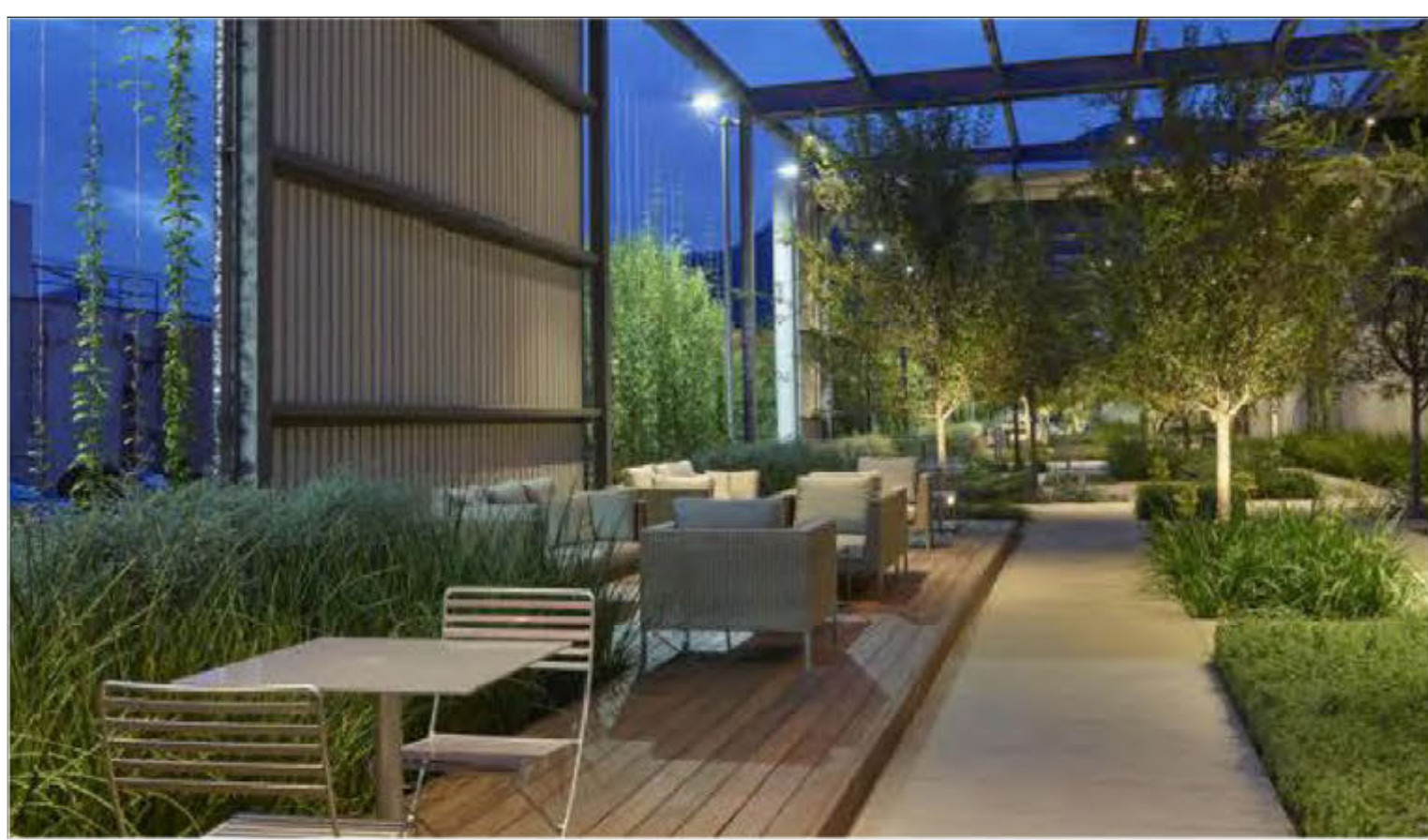
MATERIALS PLAN

L1.30

SITE ELEMENTS



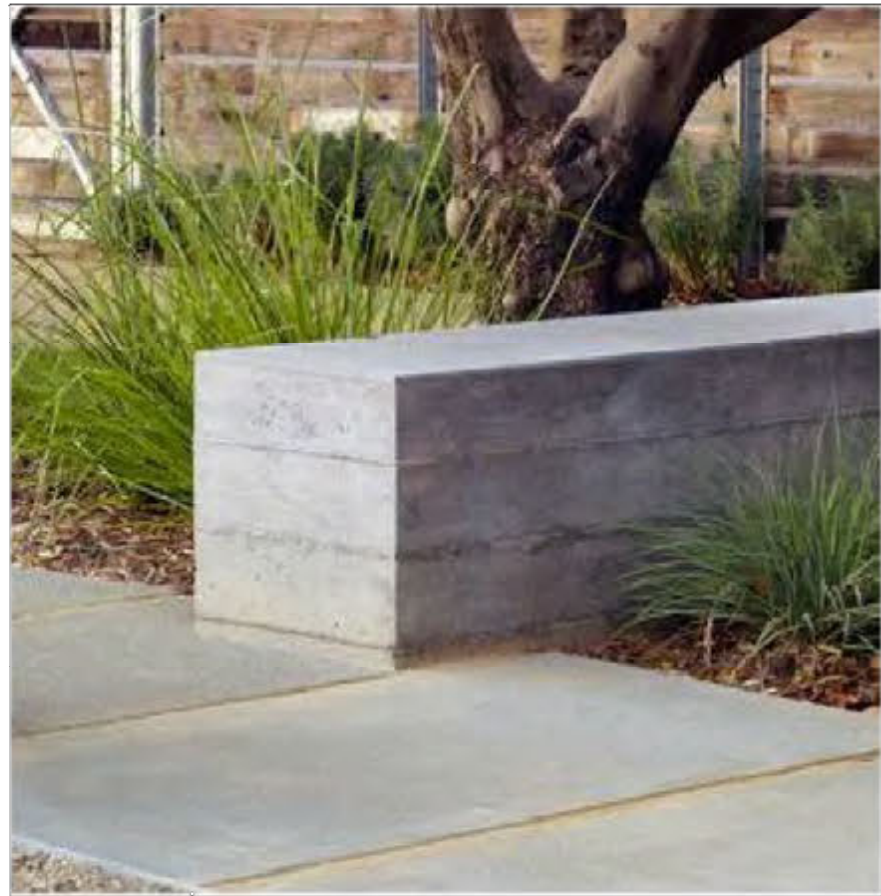
WOOD DECK



PERGOLA & WOOD DECK



AMPITHEATER SEATING



CAST IN PLACE CONCRETE SEAT WALLS

FURNISHINGS



LOUNGE FURNITURE



CAFE SEATING

LIGHTING FIXTURES



PATHWAY LIGHTING



ROADWAY LIGHT FIXTURES

BIKE PARKING



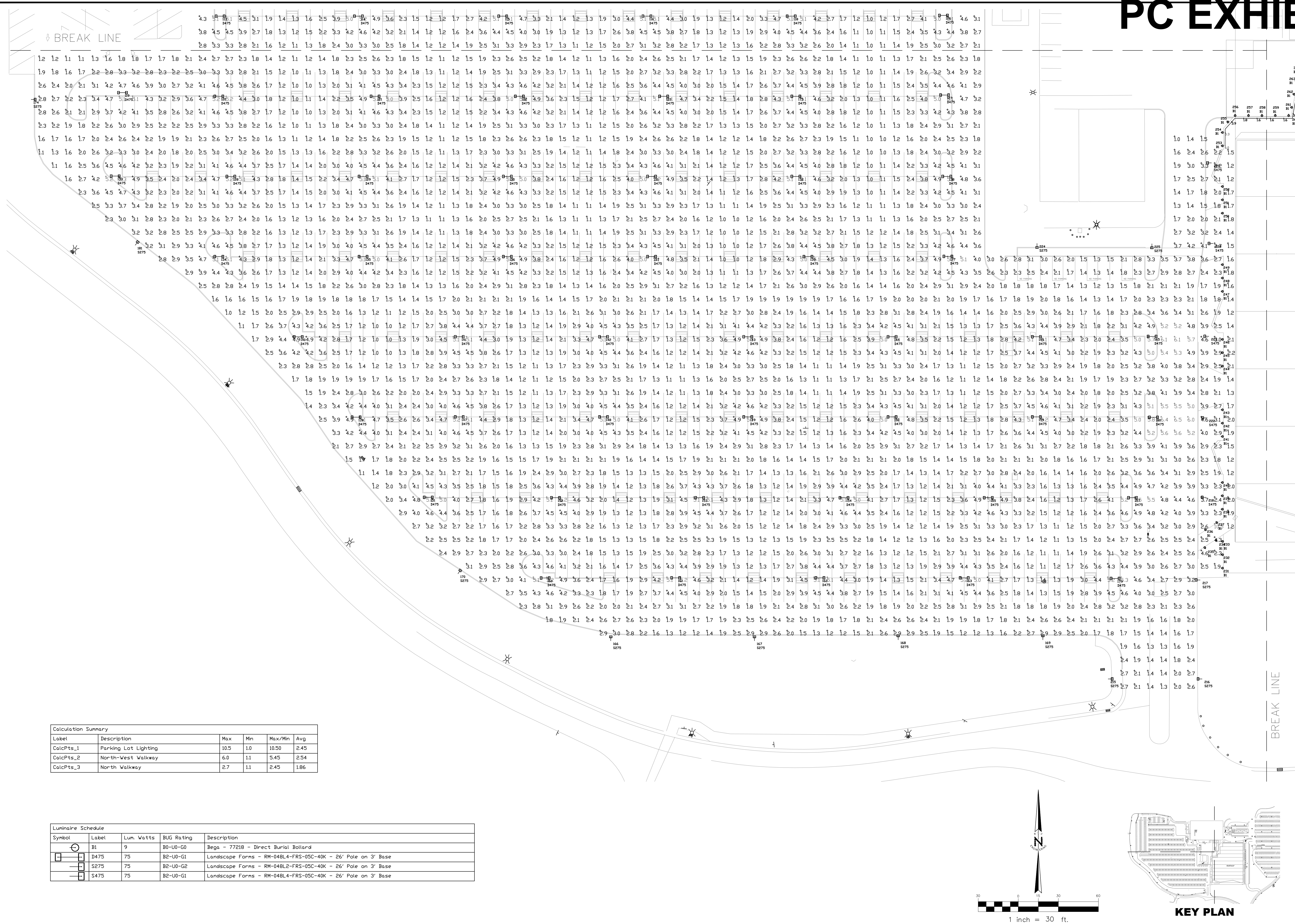
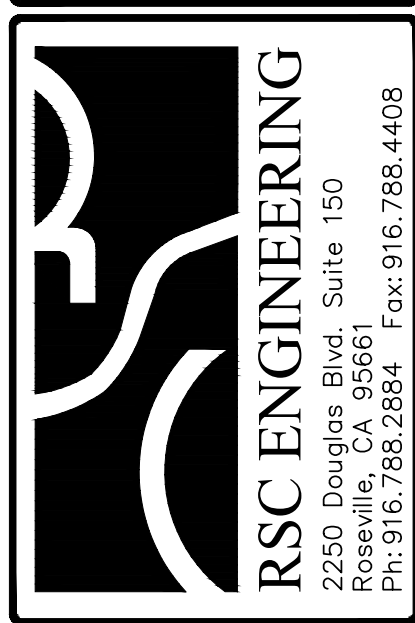
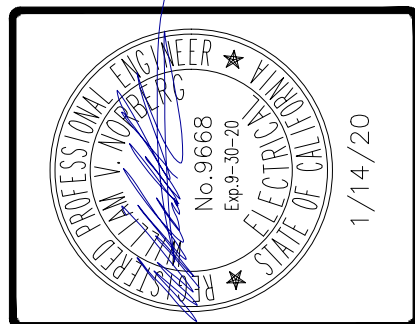
BIKE SHELTER



BIKE RACK



PC EXHIBIT J

[illegible]

PROJECT NO:	19092
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PHOTOMETRIC PLAN
ROSEVILLE INNOV PARK, UNIT 4**

SHEET TITLE
**PHOTOMETRIC
PLAN
SOUTH-WEST**

SHEET NO.
PP1
1 OF 3

DATE: JANUARY 14, 2020



LED garden and pathway bollard

Post construction: One piece extruded aluminum. All aluminum in the construction is marine grade and copper free.

Lamp Holder: One piece die cast aluminum housing attached to post by two (2) internal stainless steel screws. Polycarbonate lens with optical features attached to housing with rubber gaskets. Steel screw threaded into stainless steel insert. Fully gasketed using a new precision molded silicone gasket.

Electrical: 6.4V LED luminaires, 6.5 total system watts, 30°C ambient temperature. Integral 12V AC driver provided must be connected using remote magnetic transformer. Standard LED color temperature is 3000K with a 40 CRI.

Note: LED's equipped with luminaires. Due to the dynamic nature of LED technology, LED luminaires may or may not be subject to change in the absence of BEGA U.S. For the most current technical data, please refer to www.bega-us.com.

Anchor: Steel post and anchor post provided ready to be anchored into concrete. Bolts are secured to post using two (2) stainless steel washers.

Finishes: Available in four standard BEGA colors: Black (BK), White (WH), Bronze (BR), Silver (SL). To quickly select appropriate finish to existing surface. Custom colors supplied on special order.

Please refer BEGA approach to product details in its brochure, not follow. With a standard commitment to quality, each product is designed to meet a general or specific lighting need as defined by its architecture or exterior surroundings. The Home and Garden Collection is designed specifically for use in residential and light commercial applications. Please reference our standard BEGA products when mounting products for the specific demands of high-use commercial and/or outdoor environments are required. CSA certified in U.S. and Canadian markets, suitable for wet locations. Protection class IP65.

Weight: 6.9 lbs.

Luminaire 77 218:

Housing: Garden bollard housing made of aluminum alloy with matte safety glass. Anchorage post (supplied) made of galvanized steel.

Electrical: 7.8V LED luminaire, 9 total system watts, 30°C ambient temperature. Integral 12V AC driver provided. Standard LED color temperature is 3000K with an 85 CRI.

IMPORTANT: For use with magnetic landscape transformers ONLY.

Warranty: 3 year manufacturer warranty.

Notice to Installer for 77 218:

WARNING: LED's are high-quality electrical components. Please avoid opening upper electrical compartment and do NOT touch LED module.

WARNING: RISK OF ELECTRIC SHOCK. Install all luminaires 10 feet or more from pool, spa or fountain.

1. Compatible for use with 12-24V AC input voltage.

2. Voltage must NOT drop below 10V.

3. Turn main power OFF before start of installation.

4. Low voltage wiring is intended for shallow burial - no more than 6 in.

77 218 installation:

1. Establish area for future placement and prepare soil for anchorage by digging a hole (12" maximum depth).

2. Dig a trench from the anchorage hole to the power source. Depth of the trench will be determined by national, state, and local codes.

3. Install at least 3" of pea gravel or similar in the bottom of the anchorage hole for drainage.

4. Loosen (2) set screws on garden bollard to release anchorage post.

5. Bring 12V-24V supply wiring into the bottom of the anchorage post and feed through to the top until there is 12" of cable coming up through the top of the anchorage post.

6. Run supply wiring cable in trench.

7. Place anchorage post into hole and fill in hole with packed soil, making sure that the post is vertical and secure.

8. Make wire splices from supply wiring coming out of anchorage post to bollard wiring coming down from bollard shell. For maximum wire run lengths, see table to the right.

9. Push bollard into bollard shell.

10. Mount bollard onto anchorage post until the bottom of the bollard fits the ground. Tighten (2) set screws to secure bollard to anchorage shell.

11. Connect supply wiring to main power. Turn main power on.

Lens: Integral 7.8V LED Module (no replacement necessary)

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

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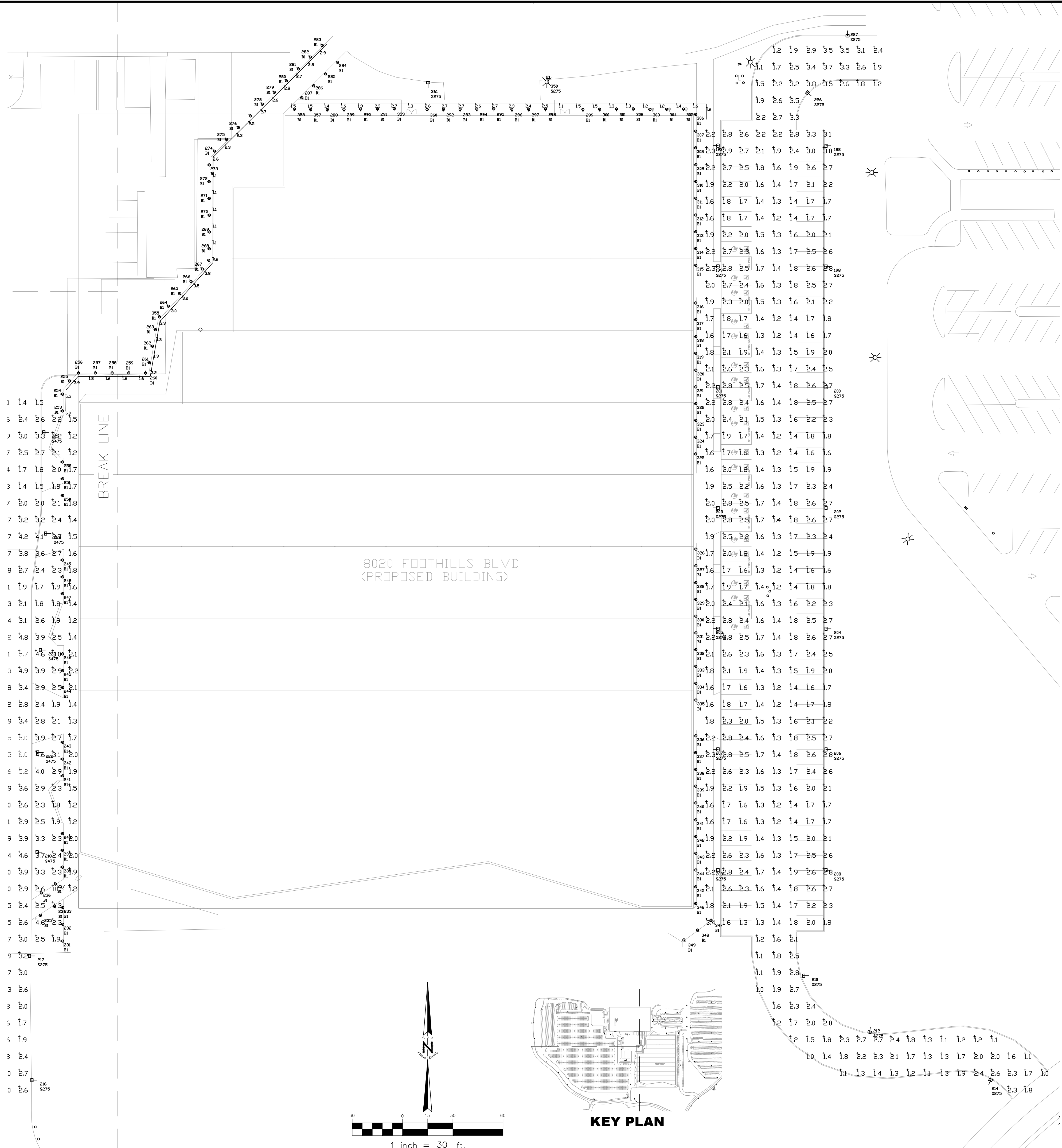
77 218
M00114

Type: BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

77218 with direct burial anchorage 6.4V LED 6.5, 27 W, 0

BEGA US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0033 FAX (805) 666-9474 www.bega-us.com
Copyright ©2015 BEGA US (Luminaire 77 218)

Connected LED Watts	Max. Run Length (ft) Per Wire Size 1 inch drop
10	16
20	10
30	6
40	4
50	3
60	2
70	1
80	1
90	1
100	1
110	1
120	1
130	1
140	1
150	1
160	1
170	1
180	1
190	1
200	1
210	1
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960	1
970	1
980	1
990	1
1000	1



PROJECT NO: 19092

DRAWN BY: RSC Eng

CHECKED BY: RSC Eng

DESIGNED BY: RSC Eng

PHOTOMETRIC PLAN
ROSEVILLE INNOV PARK, UNIT 4
8020 FOOTHILLS BLVD
ROSEVILLE, CA

SHEET TITLE
PHOTOMETRIC
PLAN
EAST

SHEET NO.
PP3
3 OF 3

DATE: JANUARY 14, 2020

1/14/20

RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Roseville, CA 95661
Ph: 916.786.2884 Fax: 916.788.4408

DATE
BY
CITY APPROVED

DESCRIPTION



PLANNING COMMISSION COMMUNICATION

Title: NRSP PCL M-31 – Mourier M31 Apartments, 9000 Woodcreeks Oak Bl, File #PL19-0317

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

Meeting Date: 5/28/2020

Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

New condition

Exhibit A IS MND

Exhibit B Site Plan REVISED

Exhibit B Site Plan

Exhibit C Details

Exhibit D Grading Plan

Exhibit E Utility Plan

Exhibit F Floor & Roof Plans

Exhibit G Elevations

Exhibit H Landscape Plan

Exhibit I Arborist Report

Exhibit J Frontage Exhibit

ITEM 6.2: **Conditional Use Permit, Design Review Permit, and Tree Permit – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – File #PL19-0317**

REQUEST

The proposed project is an 80-unit apartment complex consisting of four (4) three-story buildings, a community building, parking, and other related improvements. The project includes a request for a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, a Design Review Permit to review the building architecture and associated site improvements, and a Tree Permit to allow minor encroachment into the protected zone of a native oak tree.

Applicant – David Cobbs, Baker Williams Engineering Group
Property Owner – Steve Schnable, Mourier Land Investment Corp.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mourier M31 Apartments Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to eighteen (18) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on Parcel M-31 of the City's North Roseville Specific Plan (NRSP) area, adjacent to Woodcreek Oaks Boulevard to the west (see Figure 1 below). The site has a zoning and General Plan land use designation of Community Commercial (CC). The parcel is irregularly shaped, which was due to the alignment of Woodcreek Oaks Blvd. The site is undeveloped; however, a portion of the site was used by JMC Homes as a temporary storage yard for construction supplies with an onsite construction trailer from 2002 to 2010 to support the construction of NRSP and West Roseville Specific Plan (WRSP) projects.

The proposed project is an 80-unit apartment complex consisting of four (4) three-story buildings, and a community building with an outdoor pool. The Zoning Ordinance defines an apartment complex as a multi-family residential use, which requires a Conditional Use Permit (CUP) in the CC zone district. The CUP process allows the Planning Commission the opportunity to review the project's compatibility with the surrounding land uses. The project request also includes a Design Review Permit to evaluate the building architecture and associated landscaping and parking areas. Lastly, a Tree Permit is requested to allow minor encroachment into the protected zone of a native oak tree located in the adjacent open space Parcel WN-51 to the south.

Figure 1: Project Location



SITE INFORMATION

Location: 9000 Woodcreek Oaks Boulevard; APN 481-010-008-000

Total Size: 4.16 acres

Topography and Setting: The property has frontage on Woodcreek Oaks Blvd., which is a four-lane arterial roadway. The project site is currently undeveloped and is comprised mostly of annual grasslands and non-native tree species. The southern portion of the parcel has been disturbed from the prior storage yard that occupied the site. Streetlights, utility poles, and fully constructed sidewalks exist along Woodcreek Oaks Boulevard. Overhead power lines traverse the property along the eastern property line. The site overlooks the south branch of Pleasant Grove Creek and the Pleasant Grove Creek Open Space (Parcel WN-51) to the south, which contains a riparian area and native oak trees. A 30-foot landscape easement planned for a Class I bike trail separates the project site from a vacant low-density residential parcel to the east, both of which are located within the Campus Oaks Master Plan and the North Industrial Planning Area. To the northwest is Woodcreek Oaks Blvd. with low-density residential uses beyond.

EVALUATION: CONDITIONAL USE PERMIT

Zoning Ordinance Section 19.12.020 identifies Multi-Family Residential as a conditionally permitted use within the Community Commercial (CC) zone district. The evaluation of the Conditional Use Permit (CUP) focuses on the compatibility of the proposed apartment complex with the surrounding land uses. Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a CUP, which are listed below in *italicized, bold* text and are followed by an evaluation in relation to each finding.

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

The site has a land use designation of Community Commercial (CC). While not listed specifically as a primary use in the General Plan, multi-family residential uses (including apartments) are conditionally permitted in the CC zone district (Zoning Ordinance, Section 19.12.020). The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of multi-family uses through the Conditional Use Permit process; therefore, the proposed project is consistent with the General Plan. The project site is located within the NRSP, which defers to the Zoning Ordinance for regulation of permitted uses in the CC zone district.

2. The proposed use conforms to all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The Zoning Ordinance contains minimum parking requirements and maximum building heights. The parking requirement for a multi-family residential use is based on the number of bedrooms per unit, plus guest parking for projects including 10 or more units. Table 1, below, applies the Zoning Ordinance parking requirements to the project. Based on these requirements, the project requires a total of 158 spaces. The project provides 162 spaces, exceeding the total requirement by four (4) spaces. The parking spaces will be provided through a combination of garages, carports, and uncovered parking spaces. Each of the four apartment buildings will consist of twelve (12) one-car garages for a total of 48. Condition #4 has been included to the CUP to prohibit storage of items in the garages that causes an inability to park within the required spaces.

Table 1: Zoning Ordinance Parking Requirements

	Parking Standard	Number of Units	Parking Required
1-bedroom	1.5 per unit	20	30 spaces
2-bedroom	2 per unit	40	80 spaces
3-bedroom	2 per unit	20	40 spaces
Guest Parking	1 per 10 units	80	8 spaces
Total Required			158 spaces
Total Provided			162 spaces

The maximum building height permitted in the CC zone district is 50 feet. The maximum building height for the proposed project is 42 feet, which is below the allowable height limit. Thus, the project conforms to the applicable standards and requirements of the Zoning Ordinance.

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

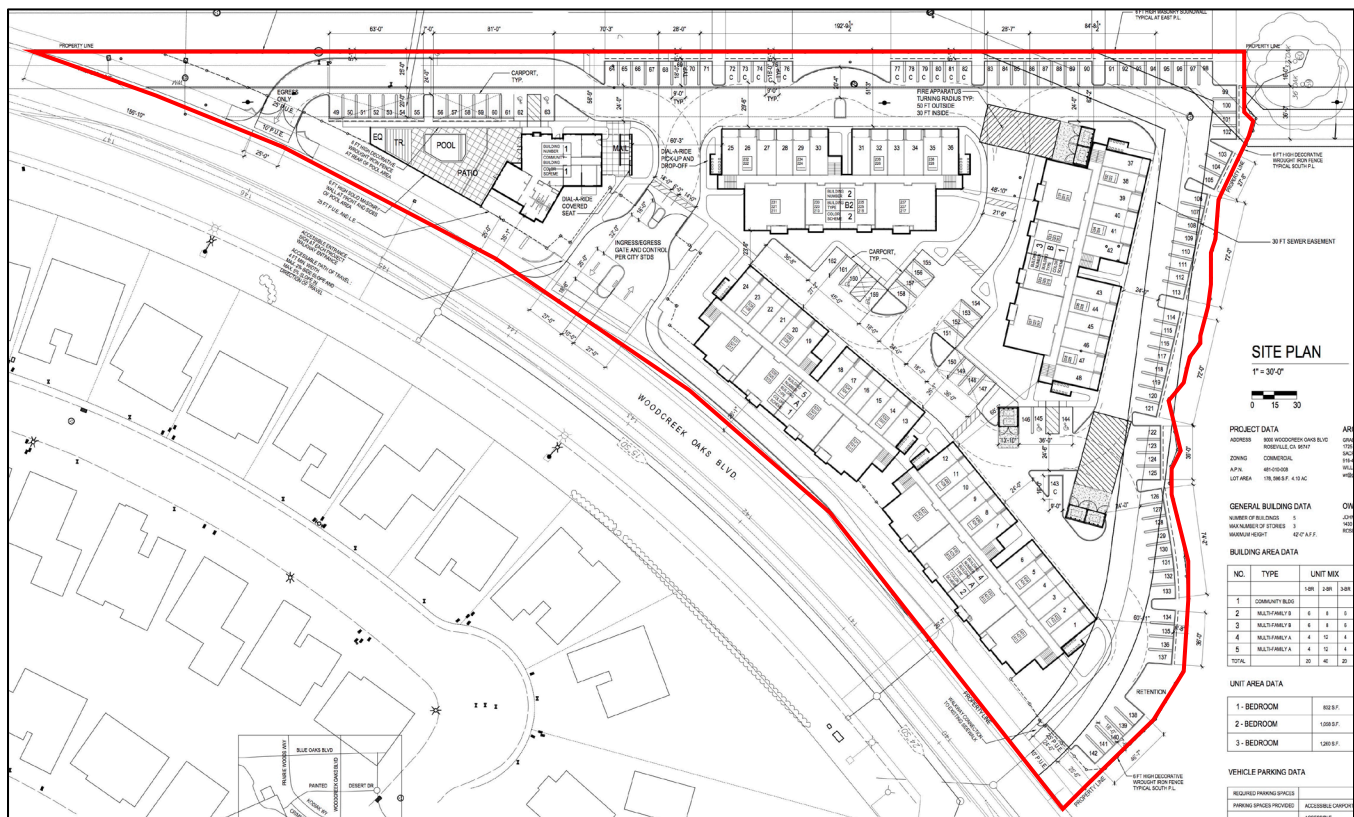
A CUP is used to address potential incompatibilities between land uses. Apartment complexes can involve recreational noise from pools and other facilities, which could cause nuisance conditions if not properly located and designed. The project is not located immediately adjacent to any residences; the project is separated from the low-density residential parcel to the east by a 30-foot wide landscape easement and is also separated from the low-density residential uses to the west by Woodcreek Oaks Blvd.

The project includes a 2,700-square-foot community building with an indoor fitness center and outdoor common area and pool. The community building is located near the main entrance of the project, approximately 25 feet from Woodcreek Oaks Blvd. (see Figure 2). Potential noise impacts of the project

were evaluated in the Initial Study prepared for the project, which was supplemented with an Environmental Noise Assessment prepared by Bollard Acoustical Consultants, Inc. (see Attachment 3 of Exhibit A, the Initial Study/Mitigated Negative Declaration). Based on the noise assessment recommendations, the project includes a 6-foot tall solid masonry wall around the outdoor patio and pool to minimize noise impacts from Woodcreek Oaks Bl. In addition, the CUP includes Condition #6, which limits the hours of operation for the outdoor patio and pool to 9 a.m. to 10 p.m. The perimeter of the property will also be planted with large trees for screening, including Prospector elm species along Woodcreek Oaks Blvd.

The CUP includes a condition of approval requiring compliance with all identified mitigation measures. The project is also conditioned to comply with the City's Noise Ordinance. Based on the proposed location, size, design, and operating characteristics and with the conditions of approval, staff believes this finding of approval can be made.

Figure 2: Proposed Site Plan



EVALUATION: DESIGN REVIEW PERMIT

The Design Review Permit evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the NRSP and Community Design Guidelines. 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.

- The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The site is relatively small and is irregularly shaped. The site does not contain any significant natural features. The project was reviewed by the City's Engineering Division and was found to provide adequate

drainage. A blue oak tree measuring 35" diameter at breast height (DBH) is located along the southwestern property line in the adjacent open space parcel. The project is proposing a drainage outfall to the west of this tree and will be designed to divert stormwater around the tree's dripline. Condition #10 has been added to the DRP, which requires the outfall be designed to comply with the City's Open Space Management Plan, which consists of guidelines for the placement of drainage outfalls and swales in the City's open space areas. The condition also requires the applicant to consult with a qualified biologist to confirm open space resources are not affected. The project will develop an underutilized parcel and will allow for beneficial use of the site.

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.

Multi-family residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. In addition to the CDG, the NRSP includes design guidelines with general standards for landscaping, sidewalks, walls and fences. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG and the NRSP.

Vehicle Access & Circulation: Ingress and egress for the project will be provided by a new driveway off Woodcreek Oaks Blvd., which will also include a new right-turn pocket lane. A second egress-only driveway will be constructed off Woodcreek Oaks Blvd., approximately 200 feet north of the main entrance. The existing landscape median in Woodcreek Oaks Blvd. will be modified to allow for left turn movements into and out of the site for vehicles traveling southbound. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Pedestrian Access & Circulation: The project includes new sidewalks and pedestrian connections. Consistent with the NRSP, all frontage pedestrian paths will be a minimum of eight (8) feet in width along Woodcreek Oaks Blvd. The project includes pedestrian gates along the frontage with internal walkways connecting to the sidewalks, providing convenient access to nearby transit facilities and bikeways. The project also provides pedestrian linkages to the planned Class I bike trail along the eastern property line. The project is consistent with the NRSP and CDG related to pedestrian access and circulation.

Parking: As discussed in the CUP evaluation above, the project complies with the City's Zoning Ordinance parking requirements for multi-family residential uses. The total parking requirement is 158 spaces based on the number of units and bedrooms. The project provides a total of 162 spaces, exceeding the total requirement by four (4) spaces. The parking spaces will be provided through a combination of garages, carports, and uncovered parking spaces. Each of the four apartment buildings will consist of twelve (12) one-car garages for a total of 48. Consistent with the CDG, the garages are designed to face away from the street frontage. The remaining parking spaces include 25 carports and 89 uncovered spaces.

Landscaping, Walls and Fences: Landscaping for the project site is provided along the perimeter of the property and within the parking lot. The NRSP design guidelines generally require a 25-foot wide landscape easement along Woodcreek Oaks Blvd., but a 35-foot wide landscape easement is specified for Parcel M-31 because of the CC land use designation. The project proposes a 25-foot wide landscape corridor due to site constraints resulting from the irregular shape of the parcel and location of existing utilities easements. Based on this, staff finds that the proposed 25-foot landscape frontage is sufficient and is consistent with the adjacent corridor width along the single-family residential uses. The planter along the southern boundary is approximately 8 feet wide and the planter along the eastern boundary is approximately 6 feet wide. The planting plan consists of elm trees along the project frontage, interior live oak trees along the southern boundary, and a mix of mulga, western redbud, and fruitless olive trees along the eastern boundary.

Consistent with the CDG, the project provides a minimum of 50% shading of the parking lot through the use of carports and trees. As proposed, staff finds the landscape plan meets the intent of the CDG and the NRSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

The project includes 6-foot tall decorative wrought iron fencing around the project perimeter that will allow for continuous views to the bike trail to the east and open space area to the south. As mentioned, a 6-foot tall solid masonry wall will be constructed adjacent to the outdoor patio and pool to buffer noise from these areas.

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

The project consists of 80 units with 20 one-bedroom units of 832 square feet, 40 two-bedroom units of 1,058 square feet, and 20 three-bedroom units of 1,260 square feet. The apartment buildings are three-stories with 20 units in each building, and total approximately 112,000 square feet. The proposed top-of-ridge building height is approximately 42 feet tall. The 2,600-square-foot community building is single-story with a maximum height of approximately 15 feet. The community building will provide a centralized public activity area including an outdoor patio, pool, and indoor fitness center.

The building materials primarily consist of cement plaster with stacked stone veneer on the bottom portions of the buildings, which helps to break up the vertical profile. The buildings will be painted in one of two color schemes. Figure 3 includes the front elevation for Building 5 in Color Scheme 1, and Figure 4 includes the front elevation for Building 4 in Color Scheme 2. These buildings are situated forward along Woodcreek Oaks Blvd., but outside of the frontage easement, and will provide a visually engaging streetscape. The first color scheme consists of neutral shades of tan and brown, while the second color scheme consists of warmer shades and introduces an olive green color. The differing body colors provide color variation, while the uniform stone veneer and concrete tile roof material thematically ties all of the buildings together to achieve a consistent design character. Consistent with the CDG, architectural treatment is applied to all elevations of the buildings. The elevations include inset walls and other wall plane variation, along with variation in the roofline pitches. Gable and hip roof elements are pitched and massed to reflect nearby residences.

Figure 3: Building 5 Front Elevation



Figure 4: Building 4 Front Elevation



Overall, the building facades have been designed with a variation in colors, materials, wall planes, and rooflines that achieves a visually interesting design and is compatible with the surrounding neighborhood. Staff finds the project is consistent with the applicable CDG and the NRSP 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.***

All trash containers will be screened within trash enclosures and will be surrounded by landscaping. All other service equipment, such as air conditioners, will be located in interior areas not visible from the street, and within enclosures for screening. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

EVALUATION – TREE PERMIT

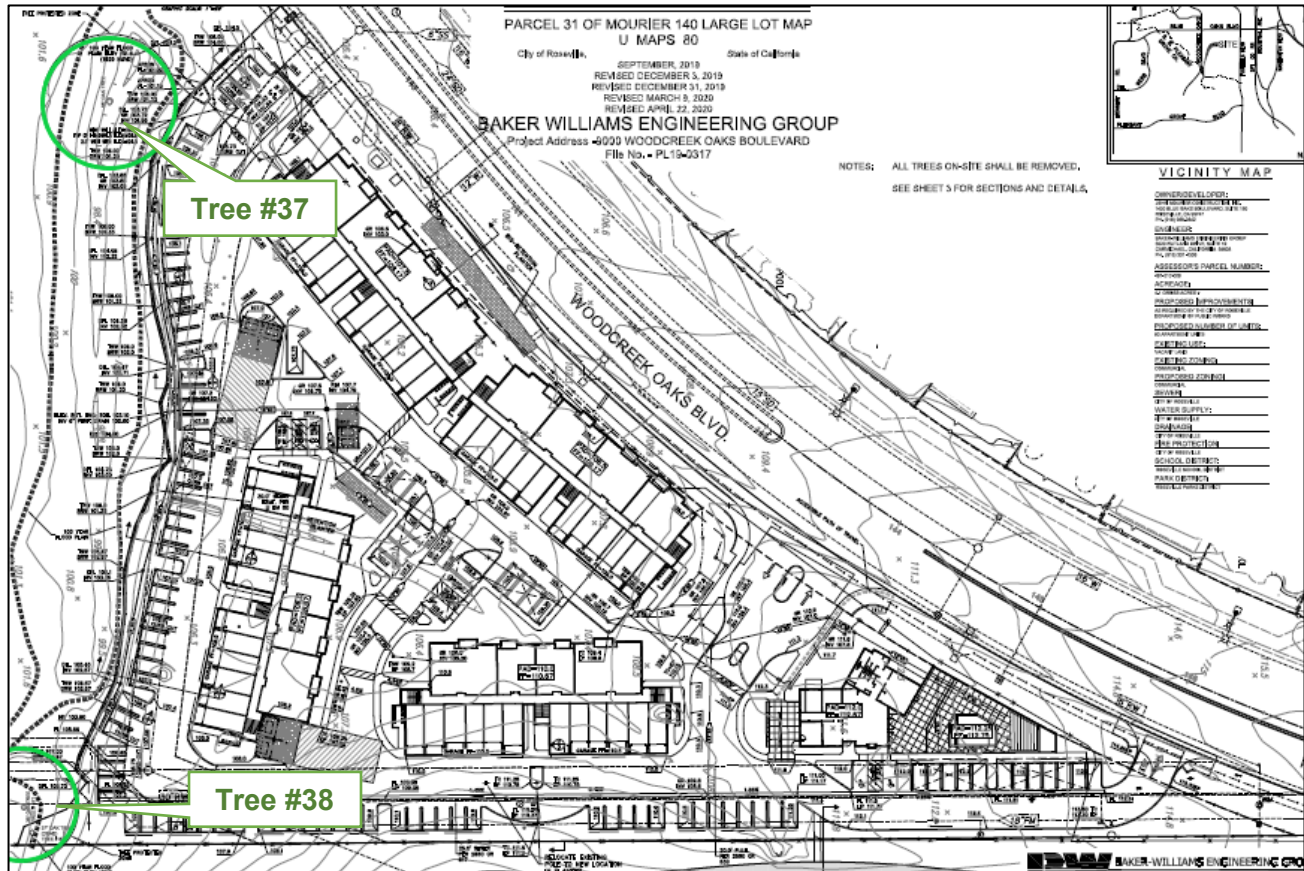
The proposed project will require less than 20 percent encroachment into the protected zone of one native oak tree; no oak trees are proposed for removal. Typically when the requested encroachment is less than 20 percent of the protected zone, it is processed as an Administrative Tree Permit. However, pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required when the regulated activity is related to a discretionary project, regardless of the amount of encroachment. 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.***

The project includes the construction of a concrete masonry retaining wall along the southern property line, adjacent to the open space. The retaining wall varies from approximately two (2) feet to five (5) feet in height and will consist of a 6-foot tall wrought fence on top. An arborist report was provided by Acorn Arboricultural Services Inc., which identified two blue oak trees (Trees #37 and #38) in the open space parcel that are located near the project boundary (see Figure 5 below). The arborist determined that all of the project's construction activities would occur outside the protected zone radius of Tree #38, which is located in the southeast corner of the site.

As mentioned previously, the project will construct an outfall near Tree #37. The construction of the retaining wall and installation of a drain inlet and storm drain would result in a 15% encroachment into the protected zone of Tree #37; the arborist considered this to have negligible impacts on the overall health of the tree. 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. Measures have been incorporated to mitigate impacts to the trees, which include installing temporary construction fencing around the protected zone of each tree.

Figure 5: Oak Tree Locations



PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). The applicant also distributed an informational notice to all property owners within 300 feet of the site. A public notice of the Planning Commission hearing was published on May 15, 2020 and a notice of hearing was also distributed to RCONA, to all interested persons, and to all property owners within 300 feet of the site. To date, no comments have been received.

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 24, 2020 and ended on May 14, 2020. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources, Noise, and Tribal Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A. No comments were received during the public comment period.

RECOMMENDATION

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

- A. Adopt the **Mourier M31 Apartments Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**;
- B. Adopt the three (3) findings of fact as stated in the staff report and approve the **CONDITIONAL USE PERMIT – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – PL19-0317** subject to seven (7) conditions of approval;
- C. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – PL19-0317** subject to ninety-three (93) conditions of approval; and
- D. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – PL19-0317** subject to eighteen (18) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (FILE #PL19-0317)

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **May 28, 2020** and if not effectuated shall expire on **May 28, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 28, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the **Mourier M31 Apartments Initial Study/Mitigated Negative Declaration**, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The parking spaces within the garages must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited. (Planning)
5. Operations shall be consistent with the City's Noise Regulation (Roseville Municipal Code Chapter 9.24). (Planning)
6. The hours of operation for the outdoor patio and pool shall be limited to 9 a.m. to 10 p.m. (Planning)
7. There shall be no visible storage of items on the outdoor balconies and patio areas facing Woodcreek Oaks Boulevard (Buildings 4 and 5). (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL19-0317)

1. This design review permit approval shall be effectuated within a period of two (2) years from **May 28, 2020** and if not effectuated shall expire on **May 28, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 28, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the **Mourier M31 Apartments Initial Study/Mitigated Negative Declaration**, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 9000 Woodcreek Oaks Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

10. Prior to approval of improvement plans, the drainage outfall shall be designed to comply with the City's Open Space Management Plan and the applicant shall consult with a qualified biologist to confirm open space resources are not affected. The design of the outfall shall require input and coordination with the City's Open Space Manager and Engineering Division. (Planning, , Engineering, Parks-Open Space)
11. 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)
12. 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)
13. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. 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)

16. 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)
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. 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)
19. 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)
20. 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)
21. 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)
22. For commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
24. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
25. 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)
26. 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)*

27. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the clubhouse building. A covered seating area for our Dial-a-Ride passengers shall be located at the clubhouse and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
28. The site shall provide a pedestrian walkway at the southwest end of the project from the pedestrian gate entrance to the sidewalk on Woodcreek Oaks Blvd. (Alternative Transportation, Planning, and Engineering).
29. 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)
30. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
31. 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)
32. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the 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)
33. 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)
34. 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)
35. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove

all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

36. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
37. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
38. 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)
39. 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)
40. 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)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. 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)
43. 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)

44. A public sewer easement shall be dedicated to the City centered over the proposed 8" sewer line that extends past the Right of Way boundary of Woodland Oaks Blvd to the most upstream onsite sewer manhole. (Environmental Utilities)
45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
49. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
50. The 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 2,500 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
51. 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)
52. 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)
53. 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)
54. 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. (Fire)

55. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
56. 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)
57. 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 interior bedroom windows where there is no direct access to the required designated fire lanes. Design provision shall be considered when installing trusses, trees, and other outdoor equipment. (Fire)
58. 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 recue 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.
59. 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)
60. 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)
61. Fire breaks within combustibile conceal spaces shall meet the maximum allowable void space permissible about our standard of 160 cubic feet provided there are no source of ignition.
62. 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)
63. 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)
64. 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

65. 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)
66. 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)
67. 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:

68. 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)
69. 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)
70. 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)
71. 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)
- 72. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 - 73. 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)
 - 74. 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)
 - 75. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 - 76. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 - 77. 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)
 - 78. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 - 79. 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)
 - 80. 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)
 - 81. 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)
 - 82. 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:

- 83. 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)

84. 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)
85. 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)
86. 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)
87. 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)
88. The addition of 80 units to the NRSP triggers the requirement for eight (8) affordable rental units reserved for very low and low income households (4 of the units reserved for very low and 4 of the units reserved for low income households). This requirement shall be met with the transfer of these units to SVSP Parcel JM-30, as approved by Ordinance No. 6195 (adopted by City Council on March 4, 2020). (Housing)
89. 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)
90. 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)
91. 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)
92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:

- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0317)

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

1. All recommendations contained in the Arborist Report (Exhibit I) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. 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 #37 (or as identified in Exhibit I) as shown in Exhibit D (Preliminary Grading & Drainage Plan) and described in the staff report is permitted. (Planning)
3. 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 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)
4. 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)
5. 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)
6. 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)
7. 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)
8. 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)

9. 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)
10. 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)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)
16. 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:

17. 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)
18. The approval of this Tree Permit shall run with the Design Review Permit and Conditional Use Permit and shall tentatively expire on **May 28, 2022**. The applicant may extend the tree permit for an

additional year subject to the extension requirements for a Design Review Permit and a Conditional Use Permit. (Planning)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Details
- D. Preliminary Grading & Drainage Plan
- E. Preliminary Utility Plan
- F. Floor and Roof Plans
- G. Elevations
- H. Landscape Plan
- I. Arborist Report
- J. Frontage Exhibit

<u>Note to Applicant and/or Developer:</u> Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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ITEM 6.2: Conditional Use Permit, Design Review Permit, and Tree Permit – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – File #PL19-0317

REVISED RECOMMENDATION

- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ~~ninety-three (93)~~ **ninety-four (94)** conditions of approval;

NEW CONDITION

33. The site shall provide two access points as identified on the approved site plan. The southern access shall be designed per the City's standard for private, gated driveways. The developer shall construct a left turn and a right turn lane to provide full access to the site at the southern driveway. The northern driveway shall be designed as a 25-foot wide, A-7 driveway and shall be restricted to right turn movements and egress only. An 8-foot walk shall be constructed along the entire Woodcreek Oaks Boulevard frontage. (Engineering)

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/File#: NRSP PCL M-31 – Mourier M31 Apartments; File #PL19-0317

Project Location: 9000 Woodcreek Oaks Boulevard, Roseville, Placer County, CA; APN 471-010-008-000

Project Owner: Steve Schnable, Mourier Land Investment Corp.

Project Applicant: David Cobbs, Baker Williams Engineering Group

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The proposed project is an 80-unit apartment complex on a 4.16-acre parcel with associated parking, lighting, and landscaping. The project includes a Design Review Permit to review the project site and proposed buildings, a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, and a Tree Permit to encroach into the protected zone of a native oak tree.

Document Review and Availability: The public review and comment period begins on April 24, 2020 and ends on May 14, 2020. The **Mitigated Negative Declaration** may be reviewed 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, Associate Planner, at kshallow@roseville.ca.us and must be received no later than 5:00 pm on May 14, 2020. Due to the currently in place Placer County Stay at Home Directive, physical correspondence will not be able to be considered during the review period.

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. A separate notice will be published once a hearing is scheduled.

Greg Bitter
Planning Manager

Dated: April 22, 2020

Publish: April 24, 2020

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: NRSP PCL M-31 – Mourier M31 Apartments; File #PL19-0317
Project Location: 9000 Woodcreek Oaks Boulevard, Roseville, Placer County, CA; APN 481-010-008-000
Project Applicant: David Cobbs, Baker Williams Engineering Group
Property Owner: Steve Schnable, Mourier Land Investment Corp.
Lead Agency Contact Person: Kinarik Shallow, Associate Planner - City of Roseville; (916) 746-1309
Date: April 22, 2020

Project Description:

The proposed project is an 80-unit apartment complex on a 4.16-acre parcel with associated parking, lighting, and landscaping. The project includes a Design Review Permit to review the project site and proposed buildings, a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, and a Tree Permit to encroach into the protected zone of a native oak tree.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NRSP PCL M-31 – Mourier M31 Apartments; File #PL19-0317
Project Location:	9000 Woodcreek Oaks Boulevard, Roseville, Placer County, CA; APN 481-010-008-000
Project Description:	The proposed project is an 80-unit apartment complex on a 4.16-acre parcel with associated parking, lighting, and landscaping. The project includes a Design Review Permit to review the project site and proposed buildings, a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, and a Tree Permit to encroach into the protected zone of a native oak tree.
Project Applicant:	David Cobbs, Baker Williams Engineering Group
Property Owner:	Steve Schnable, Mourier Land Investment Corp.
Lead Agency Contact:	Kinarik Shallow, Associate 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 (see Attachments) and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

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

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

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PROJECT DESCRIPTION

Project Location

The 4.16-acre project site is located at 9000 Woodcreek Oaks Boulevard (APN 481-010-008-000), within the City's North Roseville Specific Plan (NRSP) area (Figure 1).

Figure 1: Project Location



Background

An Environmental Impact Report (EIR) was prepared for the NRSP to examine the impacts of the Specific Plan buildout (SCH #96112014, adopted August 6, 1997). This addressed the major cumulative impacts of developing the Specific Plan as a whole, including the subject property (Parcel M-31). The NRSP describes this parcel as an unusual shape resulting from the alignment of Woodcreek Oaks Boulevard. The site has not been developed; however, a portion of the site was used by JMC Homes as a temporary storage yard for construction supplies with an onsite construction trailer from 2002 to 2010 to support the construction of NRSP and WRSP projects (file #AP 01-63).

Environmental Setting

The property has frontage on Woodcreek Oaks Boulevard, which is a four-lane arterial roadway with a center median. The project site is currently undeveloped and is comprised mostly of annual grasslands. The southern portion of the parcel has been disturbed from the prior storage yard that occupied the site. Streetlights, utility poles, and fully constructed sidewalks exist along Woodcreek Oaks Boulevard. Overhead power lines traverse

the property along the eastern property line. The site overlooks the south branch of Pleasant Grove Creek and the Pleasant Grove Creek Open Space (Parcel WN-51) to the south, which is located within the 100-year floodplain and consists of native oak trees. A ±30-foot landscape easement planned for a bike trail separates the project site from a vacant low-density residential parcel to the east (Campus Oaks Master Plan area); the landscape easement and residential parcel are both located within the City's North Industrial Planning Area (NIPA & Campus Oaks Master Plan). To the northwest is Woodcreek Oaks Boulevard with low-density residential uses beyond.

Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Community Commercial (CC)	Community Commercial (CC)	Vacant
North	Woodcreek Oaks Boulevard with Single-Family Residential/Development Standards-North Roseville Specific Plan (R1/DS-NR) beyond	Low Density Residential (LDR-4.5)	Single-family Residential
South	Open Space (OS)	Open Space (OS)	Open Space
East	Park and Recreation (PR)	Park and Recreation (PR)	Landscape Easement
West	Woodcreek Oaks Boulevard with R1/DS-NR beyond	LDR-4.5	Single-family Residential

Proposed Project

The proposed project is an 80-unit apartment complex consisting of four, three-story buildings, a community building with an outdoor pool, and associated lighting, landscaping, and parking. Vehicular access to the site will be provided by a new driveway off Woodcreek Oaks Boulevard, which will provide both ingress and egress for the site. A second egress-only driveway will be constructed off Woodcreek Oaks Boulevard, approximately 200 feet north of the main entrance. The project entitlements include a Design Review Permit to review the project site and proposed buildings, a Conditional Use Permit to allow a multi-family residential use in the CC zone district, and a Tree Permit to allow up to 15 percent encroachment into the protected zone of a native oak tree located immediately south of the site in the open space.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - o North Roseville Specific Plan and Design Guidelines (Resolution 00-432)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- North Roseville Specific Plan Environmental Impact Report (SCH #96112014, adopted August 6, 1997)

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

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental

Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

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

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

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The project site is located in a typical urbanized setting within a commercially zoned area of the City. Public views of the site are from Woodcreek Oaks Boulevard, which is an arterial roadway, and its adjacent sidewalks. The parcel is triangular in shape and is adjacent to a landscape easement to the east that is planned for a bike trail, an open space parcel to the south, and Woodcreek Oaks Boulevard to the northwest with low density residential uses beyond.

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
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 a landscape easement to the east that is planned for a bike trail, an open space parcel to the south, and Woodcreek Oaks Boulevard to the northwest with low density residential uses beyond. 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 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 residents. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting for the project is conditioned to comply with City standards (i.e., Community Design Guidelines) 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 therefore the project will not contribute to an increased source of glare. Impacts of the project are less than significant.

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

Discussion of Checklist Answers:

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

(called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. 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, apartment projects consisting of less than 911 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 an apartment complex consisting of 80 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.

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

d) 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 is currently undeveloped and is comprised mostly of annual grasslands. The southern portion of the parcel has been disturbed from the prior storage yard that occupied the site. The site overlooks the south branch of Pleasant Grove Creek and the Pleasant Grove Creek Park (Parcel WN-51) to the south, which is located within the 100-year floodplain and consists of native oak trees. There are no existing wetland features 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.

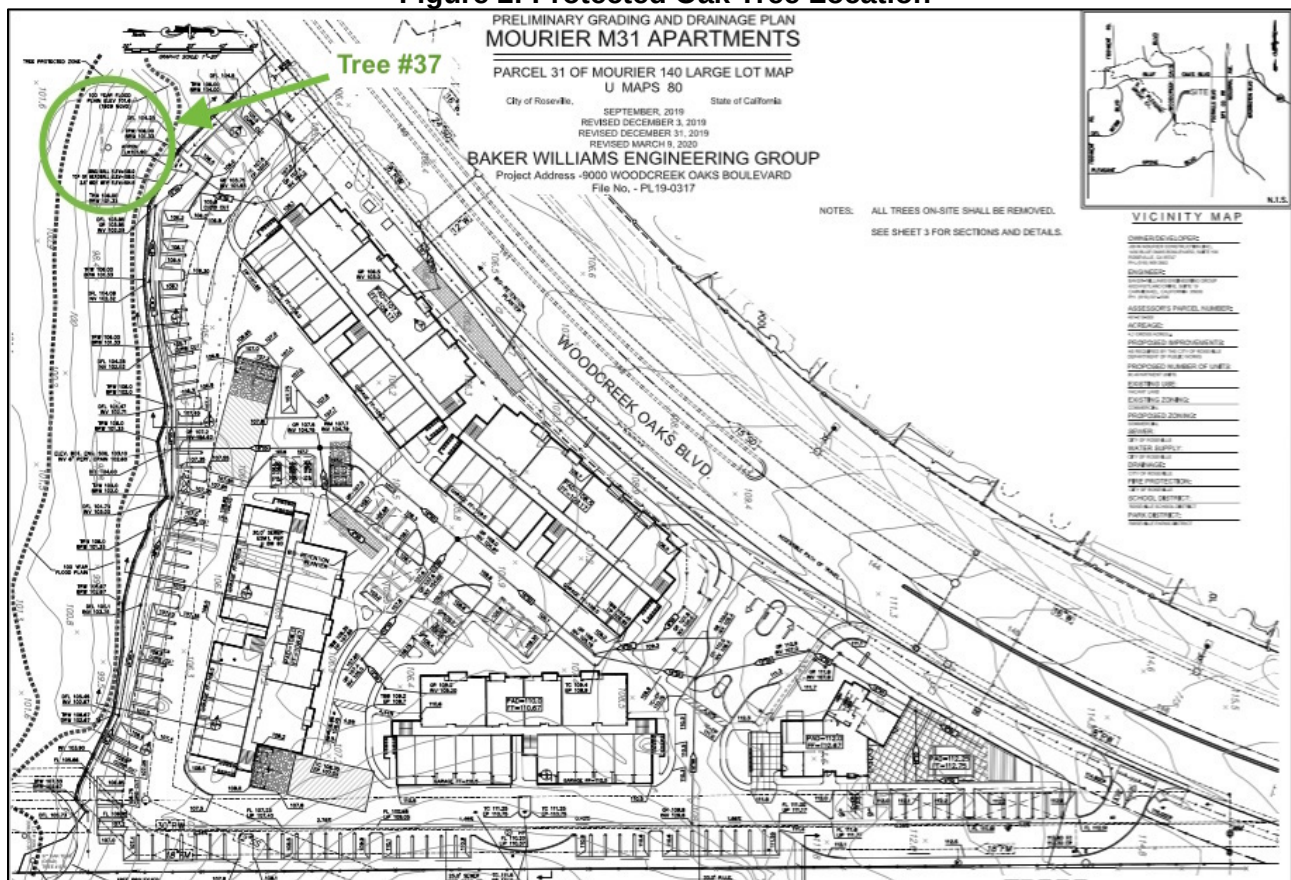
Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a) The project site is currently undeveloped and is isolated from other habitat and is approximately 2.98 acres in size. While the property could provide refuge for common, small burrowing mammals or reptile species found in urban environments, it is too small and isolated to provide habitat for larger animals or predators. Birds of prey could forage incidentally on the site; however, the site is too isolated and small to provide any substantial or vital habitat. The North Roseville Specific Plan (NRSP) EIR did not identify any rare or endangered wildlife species that inhabited the project site. Although the site lacks habitat, there are trees adjacent to the site that provide suitable habitat for nesting birds. Construction activities have potential to disrupt offsite nesting species. **Mitigation Measure BIO-1** is required to ensure that special status migratory birds and raptors are not harmed. Ground disturbing activities shall not occur during the active nesting season, if it is necessary to conduct such activities during the nesting season, preconstruction surveys and mitigation as described in **Mitigation Measure BIO-1**, would be required. With implementation of the measure, impacts to special status species are less than significant.

- b) There were no sensitive natural communities observed or identified on the site, and thus the project will have no impact with regard to this criterion.
- c) No potential wetlands have been identified or observed on the site, nor has the site been known historically to support wetlands. Since the site does not contain wetlands, there is no impact with regard to this criterion.
- d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.
- e) There are no biological resources on the project site that are protected by City policies or ordinances. An Arborist Report for the project identified one off-site native oak tree (35" DBH Blue Oak) located in the open space to the south that would be impacted by development activities including excavation for retaining wall footings and drainage improvements (see Attachment 2 and Figure 2 below). Although the tree will not be removed, encroachment into the protected zone of this tree is considered a regulated activity subject to issuance of a Tree Permit. The encroachment percentage represents the direct impact to the tree's roots. The proposed encroachment is a maximum of 15 percent, which is considered minimal and will not result in subsequent decline of the tree or create a public safety hazard. If approved, the Tree Permit would contain measures to compensate for oak tree encroachment. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. Compliance with the City's Tree Preservation Ordinance will ensure impacts are less than significant.

Figure 2: Protected Oak Tree Location



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 NRSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the North Roseville Specific Plan EIR; project-specific 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	
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 would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique 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 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-Fiddymont complex, 1 to 5 percent slopes, Ramona sandy loam, 2 to 9 percent slopes, and Xerofluvents, frequently flooded, none of which are listed as geologically unstable or sensitive. Therefore, the project has no impacts related to this criteria.

f) No paleontological resources are known to exist on the project site per the NRSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With these measures in place, 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

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

fluorinated gases. As explained by the United States Environmental Protection Agency², global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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 2 below.

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

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 2: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) Buildout of the project would contribute to increases of GHG emissions that are associated with global climate change during construction and operation. CalEEMod (version 2016.3.1) was used to model the project's construction related GHG emissions (CO₂e). 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 277.74 MT CO₂e in the most active construction year, which is 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 commercial 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 apartment projects consisting of 115 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 80 units, which is well below the published threshold of significance. 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 no hazardous cleanup sites of record within 1,000 feet of the site according to both the State Water Resources Control Envirostor database (<http://geotracker.waterboards.ca.gov/>) and the Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to hazardous materials.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–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. In addition, compliance with state and federal standards governing gas stations, including the PCAPCD's permitting requirements for such uses, would ensure that the project does not result in significant impacts related to hazards and hazardous materials. 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) The project is not located within a ¼-mile of an existing or proposed school, and thus there is no impact with respect to this criterion.

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

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

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	
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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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. 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. As discussed in Section XVIII (Utilities and Service Systems) of this Initial Study, the anticipated water demand of the project site is currently based on a commercial use, which has a lower water demand when compared to a High Density Residential use. Thus, the project incorporates Water Efficient Landscaping to reduce the project water demand to levels that are less than the City's allocated water demand for the project site. Thus, 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 North Roseville Specific Plan (NRSP), and has a General Plan land use designation and zoning designation of Community Commercial (CC).

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. Land use regulations applicable to the site include the City’s General Plan 2035, the Zoning Ordinance, and the NRSP. The NRSP contains general design guidelines and policies for development within the NRSP as a whole.

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 involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

b) As part of project review, staff considered consistency with all City policies and regulations, including those that are intended to avoid an environmental effect, and found the project to be consistent.

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 site is located in an urbanized area and is surrounded by open space and commercial uses, which typically do not generate substantial noise volumes. The nearest sensitive receptors are the existing residential developments located to the west of the project site, across Woodcreek Oaks Boulevard, as well as future residential developments located in the Campus Oaks Master Plan to the east of the project site. According to the General Plan, the project site is within the 60 dB L_{dn} noise contour for existing 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	

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The City of Roseville General Plan Noise Element includes Policy 7, which requires proposed fixed noise sources to be mitigated so as not to exceed the noise level performance standards contained within Noise Element Table IX-3. These standards are included in Table 3 below. Fixed noise sources are defined as noises that come from a specified area, while moving noise sources are from transportation facilities (roadway noise, train noise, etc.); the proposed project will generate fixed noise.

Table 3: Noise Element Table IX-3

PERFORMANCE STANDARDS FOR NON-TRANSPORTATION NOISE SOURCES OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES (As Measured at the Property Line of Noise-Sensitive Uses)		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65
¹ For municipal power plants consisting primarily of broadband, steady state noise sources, the hourly (L_{eq}) noise standard may be increased up to 10 dB(A), but not exceed 55 dB(A) Hourly L_{eq} dB. Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.		

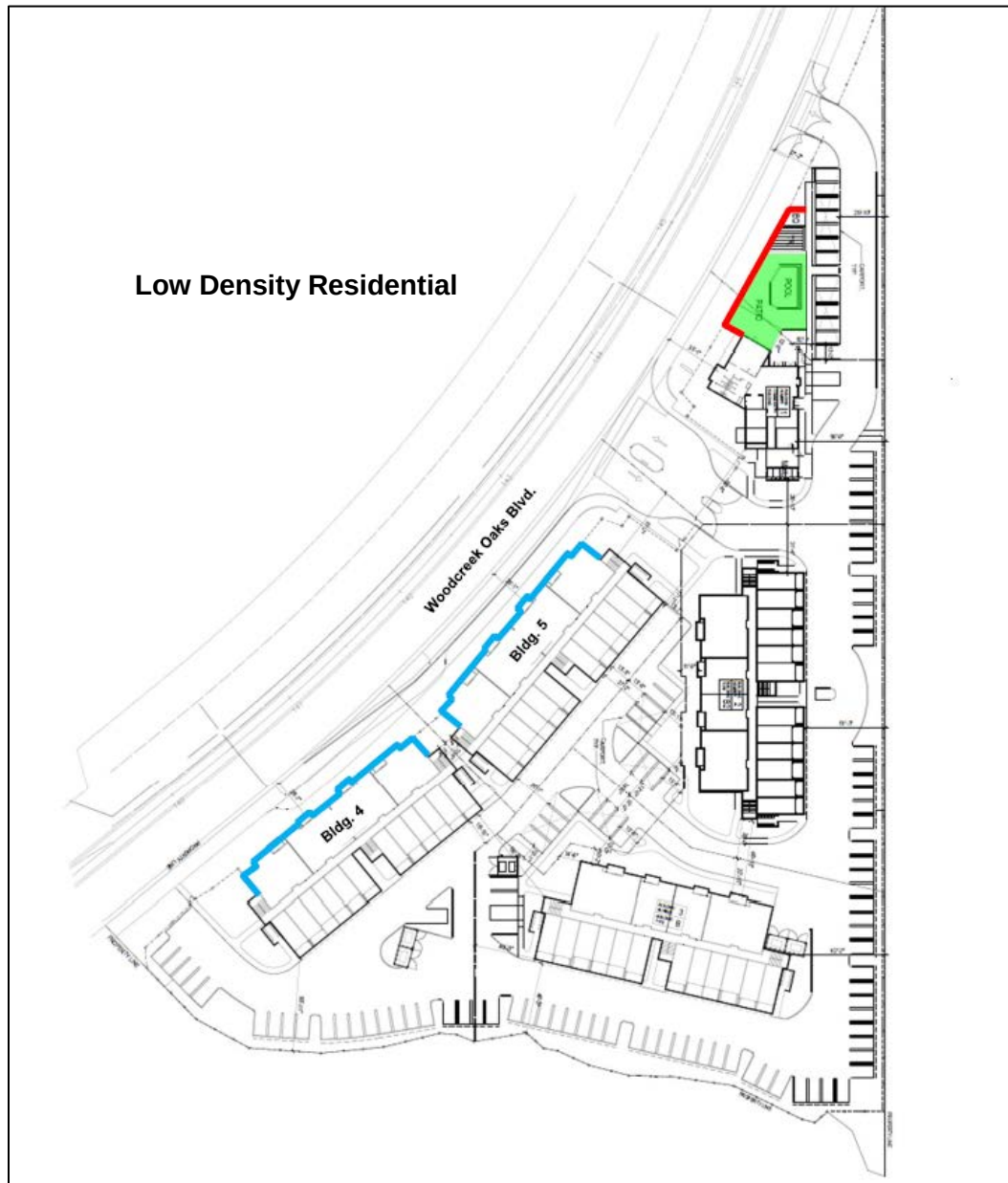
The proposed project is a multi-family residential apartment complex consisting of 80 units. The project includes a community building with an outdoor common area and pool, which is highlighted in green in Figure 3 on the following page. The outdoor common area and Buildings 4 and 5 are located approximately 25 feet from Woodcreek Oaks Boulevard. An Environmental Noise Assessment was prepared for the project by Bollard Acoustical Consultants, Inc. (BAC) and is included as Attachment 3. The assessment evaluates noise levels associated with traffic on Woodcreek Oaks Boulevard and compares these levels against the applicable City of Roseville standards for acceptable exterior and interior noise exposure for residential uses. The assessment concluded that the project would be exposed to future traffic noise exposure in excess of the applicable exterior noise level standards. As such, the following noise mitigation measures are recommended for this project:

Mitigation Measure NOI-1: A solid noise barrier measuring a minimum of 6-feet in height shall be constructed at the pool/patio area adjacent to Woodcreek Oaks Boulevard. Suitable materials for the solid noise barrier include masonry and precast concrete panels. Glass can also be an effective barrier material in areas where preservation of views is desired. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.

Mitigation Measure NOI-2: All upper-floor window and sliding glass door assemblies of residences of Buildings 4 and 5 from which Woodcreek Oaks Boulevard would be visible (i.e., north, south and westfacing) should be upgraded to a minimum STC rating of 32.

Mitigation Measure NOI-3: Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Figure 3, below, identifies the location of the recommended noise barrier along the pool/patio area in red and the location of Buildings 4 and 5 is shown in blue. With mitigation, impacts will be less than significant.

Figure 3: Noise Exhibit

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 North Roseville Specific Plan (NRSP) area, is zoned Community Commercial and has a land use designation of Community Commercial. 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, through 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 requires a Conditional Use Permit to allow for development of a multi-family residential use in the Community Commercial zone. The project will add residential units where were not contemplated in the City's General Plan. While the project will result in some level of growth, the City has existing capacity and 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 related to growth inducement are less than significant.

b) The project site is currently vacant and no housing exists on the project site; there would be no impact with respect to this criterion.

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 significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Amoruso Ranch Specific Plan, which updated Citywide analyses, addressed the level of public services which would need to be provided in order to serve planned growth in the community. The project is consistent with the existing land use designations. 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.

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 development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

c) Project applicants are 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 less than significant impacts.

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

e) Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those

services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The project is located approximately 300 feet north of the south branch of Pleasant Grove Creek trail. Blue Oaks Park is located approximately 0.4-mile to the southwest of the site and Adam V. Baquera Park is located approximately 0.5-mile west of the site, across Woodcreek Oaks Boulevard. A future Class 1 bike trail is also planned to the east 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 could result in a minor increase in the use of the existing parks within the vicinity, but not beyond the facilities' anticipated usage. The minor increase would not result in a physical deterioration of the nearby facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the NRSP, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. No additional facilities are required as a result of this project. 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 Woodcreek Oaks Boulevard, which is a four-lane major arterial with transit facilities in the City of Roseville. The project frontage along Woodcreek Oaks Boulevard is improved with sidewalks, curb, and gutter. Ingress and egress for the project will be provided by a new driveway off Woodcreek

Oaks Boulevard along with a new right-turn pocket lane. A second egress-only driveway will be constructed approximately 200 feet north of the entrance to the site. The existing landscape median in Woodcreek Oaks Boulevard will be modified to allow for left turn movements into and out of the site for vehicles traveling southbound.

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 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 already been constructed and the project will not decrease the performance or safety of those facilities. The project will provide pedestrian connections to the existing sidewalks along Woodcreek Oaks Boulevard and to the planned Class I bike trail to the east. The project is consistent with these plans; impacts are less than significant.

A trip generation estimate was prepared by the City's Engineering Division in order to compare the project's anticipated p.m. peak hour trips to the City's modeled trips. Table 4, below, represents the anticipated trip generation for buildout of Transportation Analysis Zone 919 with and without implementation of the project.

**Table 4: Project Trip Generation Estimate
Traffic Analysis Zone 919**

Use	Units / Square Feet (sf)	Model Trip Rate	PM Peak Trips
2035 Build Out			
Single-Family Dwelling (SFD)	2	0.69	1
Retail	45,000 sf	2.46	111
Existing			
SFD	0	0.69	0
Retail	0	2.46	0
Proposed			
Multi-Family Dwelling (MFD)	80	0.52	42
2035 Build Out			112
Existing Plus Project			42
Total			-70

With the addition of the project's p.m. peak hour trips to the existing condition, the resulting trip generation of 42 peak trips is 70 trips less than what was anticipated for the TAZ. Therefore, a long-term traffic study was not

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.

required given the project does not result in 50 p.m. peak hour trips nor does it exceed the number of trips anticipated in the General Plan. Impacts are less than significant.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts as specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. 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 five existing bus routes along Woodcreek Oaks Boulevard. The site is also located within one-half mile of an existing shopping center at the southwest corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard, which consists of a grocery store, personal service use types, retail, and restaurant uses. In addition, the project is located within one-half mile of a planned commercial development at the southeast corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard that will consist of similar uses.

The project site is located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. Furthermore, the project provides for pedestrian walkways throughout the site, which would improve the pedestrian network on-site and in the project area. Therefore, impacts with respect to this criterion will be less than significant.

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

XVIII. Tribal Cultural Resources

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The NRSP EIR included a historic and cultural resources study, which concluded there were no listed or eligible sites documented in the project area. However, the NRSP EIR includes standard mitigation measures, 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. The project will not result in any new impacts beyond those already discussed and disclosed in the NRSP EIR; therefore, project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to Assembly Bill 52 (AB 52) on January 2, 2020. A request for consultation was received from the United Auburn Indian Community (UAIC) on January 7, 2020. City staff met with tribal representatives at the project site and no resources were found to exist on the site. 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. These mitigation measures require pre-construction inspections, contractor awareness training, and outline post-review discovery procedures including 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.

TCR-1: Pre-Construction Inspections. A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency representative of the proposed earthwork start-date. The lead agency representative will contact the United Auburn Indian Community (UAIC)

with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days, or as appropriate for the type and size of project, of groundbreaking activity. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.

If any TCRs, such as bone or shell, or isolated artifacts are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent Discoveries Mitigation Measure shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find.

TCR-2: Contractor Awareness Training. The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training.

The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment, and all personnel shall be required to sign a training roster and display a hard hat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.

TCR-3: Inadvertent Discoveries. If any TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified.

Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

XIX. Utilities and Service Systems

Water and sewer services will be provided by the City of Roseville. There are existing utilities such as water, sewer, and storm drain lines within Woodcreek Oaks Boulevard. Development on the site will require new connections to these facilities. Storm water will be collected on-site and transferred via pipe 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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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) The major utility infrastructure to serve this area is already installed, which includes a looped sewer line and looped water line system in the streets surrounding the site, and stormwater lines. 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.

A technical memo was prepared for the project to analyze the water demand of the project (Attachment 4). The proposed apartment complex is considered a High Density Residential (HDR) use, which has a higher water demand factor when compared to the CC land use. The water demand factor for the existing CC designation is 2,598 gallons per day per acre (GPD/ac) resulting in an annual demand of 12.11 acre feet per year (AF/yr). The water demand factor for the proposed HDR use is 177 GPD/ac resulting in an annual demand of 15.86 AF/yr. Assuming compliance with the City's Water Efficient Landscape Ordinance results in a reduction of GPD bringing the proposed annual usage to 10.89 AF/yr, which is 1.22 AF/yr less than the City's planned usage for the site. Thus, sufficient water supplies are available to serve the project from existing sources and no new or expanded entitlements are needed. Impacts are less than significant.

c) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity to treat 12 million gallons per day (mgd) and is currently treating 7.0 mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

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				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
instability, or drainage changes?				

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) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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.)				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the NRSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the 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

Kinarik Shallow, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Mitigation Monitoring & Reporting Program
2. Arborist Report
3. Noise Study
4. Technical Memo for Water Demand
5. CalEEMod Results


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NRSP PCL M-31 – Mourier M31 Apartments; File #PL19-0317
Project Location:	9000 Woodcreek Oaks Boulevard, Roseville, Placer County, CA; APN 481-010-008-000
Project Description:	The proposed project is an 80-unit apartment complex on a 4.16-acre parcel with associated parking, lighting, and landscaping. The project includes a Design Review Permit to review the project site and proposed buildings, a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, and a Tree Permit to encroach into the protected zone of a native oak tree.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	David Cobbs, Baker Williams Engineering Group
Property Owner:	Steve Schnable, Mourier Land Investment Corp.
Lead Agency Contact Person:	Kinarik Shallow, Associate 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
BIO-1: Avoid nesting sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: (a) When feasible, all tree removal shall occur between August 30 and February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the CDFW; or (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFW. (c) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species. (d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFW and, subject to CDFW approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (e) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. (f) The project applicant, in consultation with the CDFW, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required: (g) The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). Based on approval by the CDFW, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CDFW protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.	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	
NOI-1: A solid noise barrier measuring a minimum of 6-feet in height shall be constructed at the pool/patio area adjacent to Woodcreek Oaks Boulevard. Suitable materials for the solid noise barrier include masonry and precast concrete panels. Glass can also be an effective	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits	Planning, Engineering, and Building	None	

barrier material in areas where preservation of views is desired. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.					
NOI-2: All upper-floor window and sliding glass door assemblies of residences of Buildings 4 and 5 from which Woodcreek Oaks Boulevard would be visible (i.e., north, south and westfacing) should be upgraded to a minimum STC rating of 32.	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Building Permits	Planning and Building	None	
NOI-3: Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Building Permits	Planning and Building	None	
TCR-1: Pre-Construction Inspections A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency representative of the proposed earthwork start-date. The lead agency representative will contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days, or as appropriate for the type and size of project, of groundbreaking activity. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure. If any TCRs, such as bone or shell, or isolated artifacts are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent Discoveries Mitigation Measure shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find.	The applicant shall notify the Planning Division of the pre-construction meeting date.	Prior to construction. Add as note on Improvement Plans.	Planning and Engineering	None	
TCR-2: Contractor Awareness Training The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training. The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment, and all personnel shall be required to sign a training roster and display a hard hat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.	Project Applicant/ Contractor/ UAIC/ Tribal Representative	Prior to and during construction. Add as note on Improvement Plans and Building Plans.	Planning and Engineering	Training Roster	
TCR-3: Inadvertent Discoveries If any TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified. Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Planning, Engineering, and Building	None	

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.					
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MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____

Project Address _____

Property Owner _____

Planning Division Contact _____

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.

ACORN

ARBORICULTURAL SERVICES INC.



ARBORIST REPORT ADDEMDUM

March 19, 2020

JMC Homes
1430 Blue Oaks Blvd., Suite 190
Roseville, CA 95747

Attn: Ryan Biziewski

Re: M31, 9000 Woodcreek Oaks Blvd. Project Site; Drain Outfall

This Arborist Report Addendum covers the proposed drain outfall north of the offsite blue oak (*Quercus douglasii*) numbered 37. There has been a concern about the outfall location at the northern edge of the protected zone of this tree.

The current drainage from the site flows into to an east / west swale outside of and through the protected zone of the tree. After examining the topography within the protected zone, the proposed outfall location will have little appreciable difference to that drainage pattern. The only discernible difference will be sheet flow from the outfall to the swale, which to a degree currently exists.

The impact to this tree from the proposed location of this outfall can be considered negligible.

If you have any questions or require clarification, please feel free to contact me.

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2017
B S Forestry, Humboldt State University, 1983

cc: Lisa Mattos; Baker Williams Engineering Group, by email



ARBORIST REPORT

JMC Homes
1430 Blue Oaks Blvd., Suite 190
Roseville, CA 95747

February 18, 2020

Attn: Ryan Biziewski

Re: 9000 Woodcreek Oaks Blvd. Project Site

This report covers the 2 native oaks south of the above referenced site. They are located near the southwest and southeast corners of the project. The trees have been numbered with square stamped aluminum tags. Following is the tree data, impact assessment and mitigative measure recommendations.

Tree # 37 (southwest corner) also numbered 45

Blue Oak (*Quercus douglasii*); **DBH** 35-inches; **Dripline radius** 45-feet

Root Crown - Poor to fair, evidence of *Ganoderma lucidum* on the northeast side.

Trunk - Fair **Limbs** - Fair **Foliage** - Dormant **Structure** - Fair **Vigor** - Fair

Dripline environment: Grasses with a natural east /west swale east of the trunk

Notable Characteristics: Above average amount of deadwood, existing wrought iron fence 38-feet northeast of the trunk

Impacts: Construction of a retaining wall with fill material in the location of the existing wrought iron fence. Installation of a drain inlet and 8-inch storm drain just beyond the fence.

This encroachment amounts to 15-percent of the Protected Zone and can be considered minor.

Mitigative measure recommendations: Install tree protective fencing at the northern portion of the Protected Zone Radius of 46 feet and at the limit of grading. Properly root prune any roots greater than ½-inch in diameter severed during the excavation for the drain inlet and storm drain.

Tree # 38 (southeast corner)

Blue Oak (*Quercus douglasii*); **DBH** 31-inches; **Dripline radius** 27-feet

Root Crown - Poor to fair **Trunk** - Poor to fair **Limbs** - Poor **Foliage** - dormant

Structure - Poor **Vigor** - Fair **Dripline environment:** Grasses, existing wrought iron fence 10-feet northeast and a 36-inch diameter 20-foot tall dead blue oak snag 13-feet northeast the trunk.

Notable Characteristics: Callusing basal and lower trunk wounds north and west sides to 2-feet above grade with minor decay. All of the primary branches have failed decades ago with moderate to significant internal decay and hollowing 10 to 15-feet above grade in the remaining portions. The crown is comprised of sprouts arising from the remaining branches with low risk of failure.

Impacts: None. All of the construction activities will occur outside the Protection Zone Radius of 28-feet. **Mitigative measure recommendations:** Install tree protective fencing at the northern portion of the Protected Zone Radius.

If you have any questions or require clarification, please feel free to contact me.

Wayne McKee

ISA Certified Arborist WE 0959A, 1992

ISA Tree Risk Assessment Qualified, 2017

B S Forestry, Humboldt State University, 1983

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

ASSUMPTIONS AND LIMITING CONDITIONS

1. 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.
2. 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.
3. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
4. 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.
5. 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.
6. 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.
7. 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, or probing unless otherwise stated.
8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. 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.

Environmental Noise Assessment

Mourier M31 Apartments

City of Roseville, California

BAC Job # 2020-038

Prepared For:

JMC Homes

Attn: Ryan Biziewski
1430 Blue Oaks Boulevard, Suite 190
Roseville, CA 95747

Prepared By:

Bollard Acoustical Consultants, Inc.



Dario Gotchet, Senior Consultant

March 9, 2020



Introduction

The Mourier M31 Apartments (project) is located east of Woodcreek Oaks Boulevard and north of Horncastle Avenue in Roseville, California. The project proposes the construction of 80 multi-family residential units on undeveloped land. The project area and site plan are shown on Figures 1 and 2, respectively.

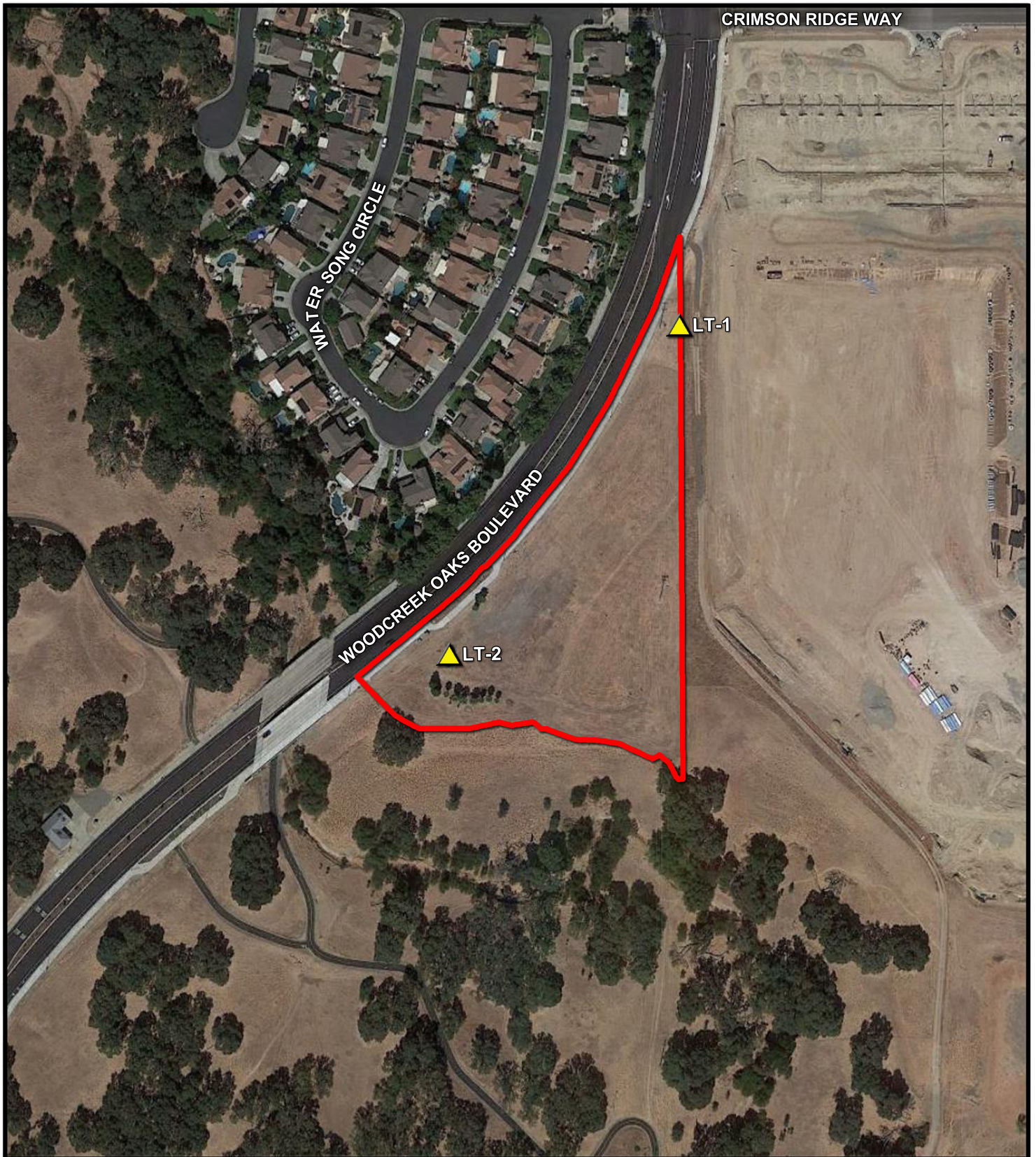
Due to the proximity of the project site to Woodcreek Oaks Boulevard, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare this noise assessment. Specifically, the purposes of this assessment are to quantify noise levels associated with traffic on Woodcreek Oaks Boulevard, and to compare those levels against the applicable City of Roseville standards for acceptable exterior and interior noise exposure for residential uses.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and are designated as sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second, or Hertz (Hz). Definitions of acoustical terminology are provided in Appendix A.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. Noise levels associated with common noise sources are provided in Figure 3.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

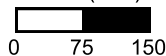


Legend

-  Project Border (Approximate)
-  Long-Term Noise Measurement Locations



Scale (feet)

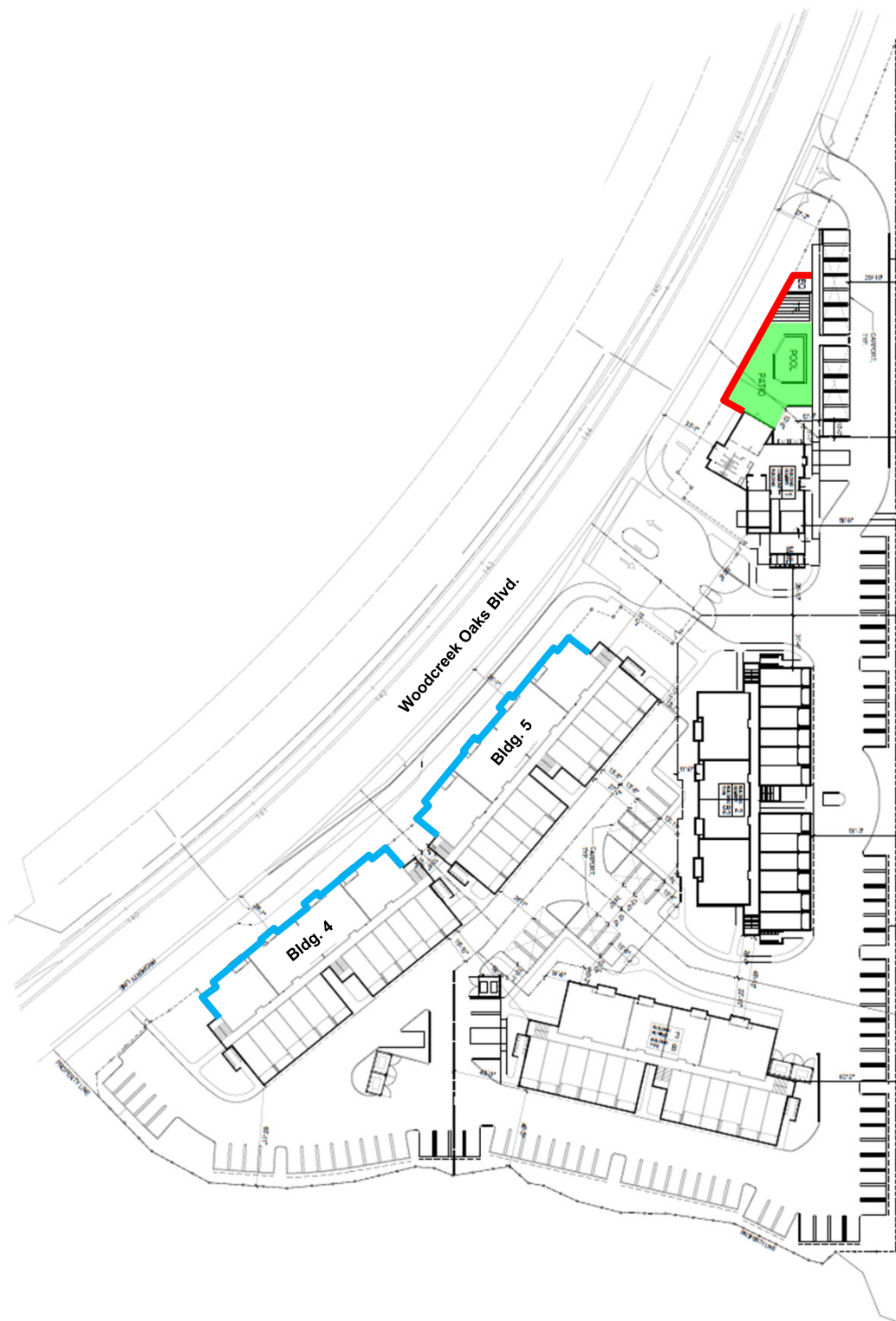


Mourier M31 Apartments
Roseville, California

Project Area

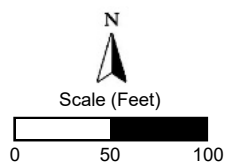
Figure 1





Legend

- Proposed Common Outdoor Area (Pool/Patio)
- Recommended 6-Foot Tall Solid Noise Barrier
- Window & Door Construction Upgrades
STC-32 (Upper-Floors Only)



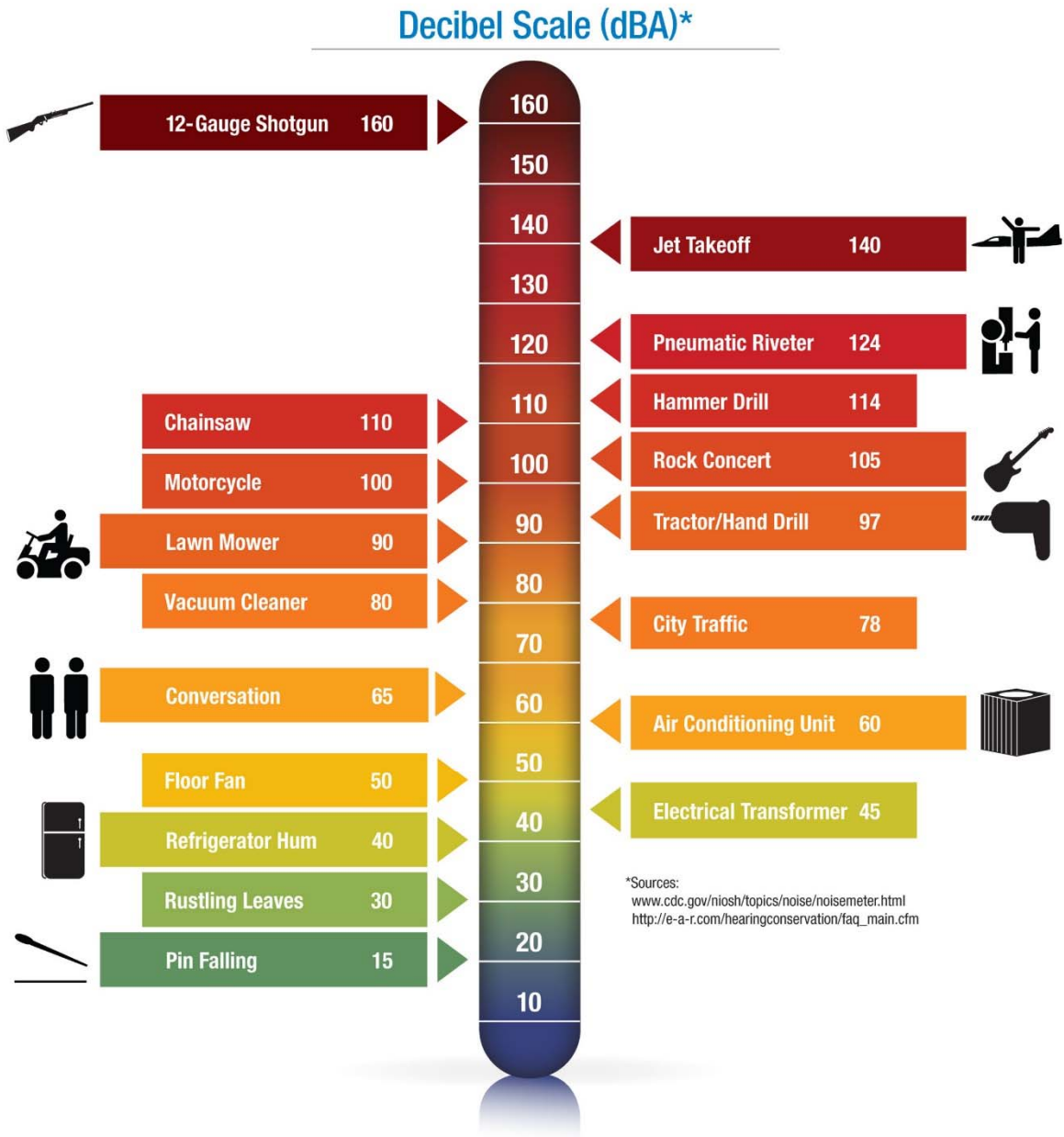
Mourier M31 Apartments
Roseville, California

Project Site Plan

Figure 2



Figure 3
Noise Levels Associated with Common Noise Sources



Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}), over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptors, day-night average level (L_{dn}) and the community noise equivalent level (CNEL) and shows very good correlation with community response to noise for the average person. The median noise level descriptor, denoted L_{50} , represents the noise level which is exceeded 50% of the hour. In other words, half of the hour ambient conditions are higher than the L_{50} and the other half are lower than the L_{50} .

Criteria for Acceptable Noise Exposure

City of Roseville General Plan

The Noise Element of the City of Roseville General Plan 2035 sets forth maximum allowable noise exposure for various land uses. For noise generated by transportation noise sources (i.e., traffic), the Noise Element specifies that residential land uses are compatible with exterior noise levels of up to 60 dB L_{dn} without the need for noise mitigation. The exterior noise level standard is to be applied at common outdoor areas for multi-family residential developments. The City may allow an exterior transportation-related noise level of up to 75 dB L_{dn} provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with the City's standard. In addition, the Noise Element identifies a noise level standard of 45 dB L_{dn} for residential interior areas exposed to transportation noise sources.

Existing Ambient Noise Environment at the Project Site

The existing ambient noise environment at the project site is defined primarily by traffic on Woodcreek Oaks Boulevard. To quantify the existing ambient noise environment at the project site, BAC conducted long-term (48-hour) noise level measurements on the project site from February 24-25, 2020. The long-term noise measurement locations are shown on Figure 1. Photographs of the noise level survey locations are provided in Appendix B.

Larson-Davis Laboratories (LDL) Model LxT precision integrating sound level meters were used to complete the long-term noise level measurement surveys. The meters were calibrated immediately before and after use with an LDL Model CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

The long-term noise level measurement survey results are summarized in Table 1. The detailed results of the ambient noise survey are contained in Appendix C in tabular format and graphically in Appendix D.

Table 1
Summary of Long-Term Noise Survey Measurement Results – February 24-25, 2020¹

Site ²	Date	L _{dn}	Average Measured Hourly Noise Levels, dBA			
			Daytime ³		Nighttime ⁴	
			L _{eq}	L _{max}	L _{eq}	L _{max}
LT-1: Northwest end of the project site, approximately 90' from center of Woodcreek Oaks Blvd.	2/24/20	59	57	72	51	68
	2/25/20	58	56	73	51	68
LT-2: Southwest end of project site, approximately 100' from centerline of Woodcreek Oaks Blvd.	2/24/20	62	60	75	53	72
	2/25/20	62	60	75	54	74
¹ Detailed summaries of the noise monitoring results are provided in Appendices C and D. ² Long-term noise survey locations are identified on Figure 1. ³ Daytime hours: 7:00 a.m. to 10:00 p.m. ⁴ Nighttime hours: 10:00 p.m. to 7:00 a.m. Source: Bollard Acoustical Consultants, Inc. (2020)						

The Table 1 data indicates that measured day-night noise levels at site LT-2 exceeded the City of Roseville General Plan exterior noise level standard of 60 dB L_{dn} applicable to residential uses. As a result, a detailed analysis of future traffic noise levels at the project site was conducted and that analysis is presented in the following section.

Evaluation of Future Traffic Noise Levels at Project Site

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions and is considered to be accurate within 1.5 dB in most situations.

Predicted Future Exterior Traffic Noise Levels

To predict future Woodcreek Oaks Boulevard traffic noise exposure at the project site, BAC utilized the long-term ambient data collected from February 24-25, 2020. Specifically, future Woodcreek Oaks Boulevard traffic volumes were conservatively assumed to increase by a factor of 50% in the future, resulting in a 2 dB increase in traffic noise levels relative to measured existing conditions. The predicted future traffic noise levels were projected to the common outdoor area (pool/patio) and nearest proposed residential buildings to the roadway (Buildings 4 and 5) based on a 4.5 dB decrease per doubling of distance from the noise source. The results of those projections are provided in Table 2.

Table 2
Predicted Future Exterior Traffic Noise Levels at the Project Site¹

Roadway	Location	Distance from Centerline (feet) ¹	Predicted Noise Level, L _{dn} (dB) ²
Woodcreek Oaks Boulevard	Common outdoor area – pool/patio	90	65
	Buildings 4 & 5 – first-floor facades	65	67
	Buildings 4 & 5 – upper-floor facades	65	69
¹ Distances measured from the centerlines of the roadways to said locations. ² Predicted future Woodcreek Oaks Boulevard traffic noise levels are based on a reference noise level of 64 dB L _{dn} at 100 feet, which includes a +2 dB increase relative to measured ambient conditions to account for a 50% increase in future traffic volume. Source: Bollard Acoustical Consultants, Inc. (2020)			

Analysis of Future Exterior Traffic Noise Exposure at Common Outdoor Area

As indicated in Table 2, future traffic noise level exposure at the common outdoor area of the development (pool/patio) is predicted to exceed the General Plan 60 dB L_{dn} exterior noise level standard for residential uses. As a result, further consideration of exterior noise mitigation measures would be warranted for the common outdoor area of the development.

In order to achieve compliance with the City of Roseville General Plan 60 dB L_{dn} exterior noise level standard, it is recommended that a 6-foot tall traffic noise barrier (relative to pool/patio elevation) be constructed at the location illustrated in Figure 2. The construction of a 6-foot tall traffic noise barrier at the location indicated on Figure 2 is calculated to reduce future Woodcreek Oaks Boulevard traffic noise exposure to approximately 58 dB L_{dn} at the proposed common outdoor area of the development (pool/patio), which would satisfy the General Plan 60 dB L_{dn} exterior noise level standard. Suitable materials for the traffic noise barrier include masonry and precast concrete panels. Glass can also be an effective barrier material in areas where preservation of views is desired. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.

Analysis of Future Interior Traffic Noise Exposure within Proposed Residences

As indicated in Table 2, future exterior traffic noise levels are predicted to be approximately 67 dB L_{dn} at the first-floor facades of the residential buildings constructed nearest to Woodcreek Oaks Boulevard (Buildings 4 & 5). Due to reduced ground absorption at elevated positions, the noise levels at the upper-floor facades of those buildings are predicted to approach 69 dB L_{dn}. In order to satisfy the City of Roseville General Plan 45 dB L_{dn} interior noise level standard, minimum noise reductions of 22 dB and 24 dB would be required of the first- and upper-floor building facades (respectively) of the residential buildings constructed nearest to Woodcreek Oaks Boulevard.

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise

reduction of approximately 25 dB with windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future Woodcreek Oaks Boulevard traffic noise levels within the first-floor rooms of all residences in this development to 45 dB L_{dn} or less. However, in order to ensure for satisfaction of the 45 dB L_{dn} interior noise level standard within upper-floor residential interior areas nearest to the roadway, a greater degree of noise attenuation is recommended. Specifically, it is recommended that all upper-floor windows and sliding glass doors of residences of Buildings 4 & 5 from which Woodcreek Oaks Boulevard would be visible (i.e., north, south and west-facing) be upgraded to a minimum STC rating of 32. The locations of the recommended window and door upgrades are illustrated on Figure 2. In addition, mechanical ventilation (air conditioning) should be provided for all residences of the development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Conclusions and Recommendations

The Mourier M31 Apartments is predicted to be exposed to future traffic noise exposure in excess of the applicable City of Roseville General Plan exterior noise level standard for residential uses. In order to satisfy the General Plan exterior noise level standard, and in order to ensure for satisfaction of the General Plan interior noise level standard, the following specific noise mitigation measures are recommended for this project:

- 1) A solid noise barrier measuring a minimum of 6-feet in height relative to pool/patio area elevation should be constructed at the location illustrated on Figure 2. Suitable materials for the solid noise barrier include masonry and precast concrete panels. Glass can also be an effective barrier material in areas where preservation of views is desired. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.
- 2) All upper-floor window and sliding glass door assemblies of residences of Buildings 4 & 5 from which Woodcreek Oaks Boulevard would be visible (i.e., north, south and west-facing) should be upgraded to a minimum STC rating of 32. The recommended window and sliding glass door construction upgrade locations are illustrated on Figure 2.
- 3) Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

These conclusions are based on the measured traffic noise levels at the project site, the project site plan shown in Figure 2, and on noise reduction data for standard residential dwellings. Deviations from the above-mentioned resources could cause future traffic noise levels to differ from those predicted in this assessment. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's environmental noise assessment for the proposed Mourier M31 Apartments project in Roseville, California. Please contact BAC at (916) 663-0500 or dariog@bacnoise.com with any questions regarding this assessment.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
IIC	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
STC	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.





A



B



C

Legend

- [A] LT-1: 38°47'16.65"N, 121°19'43.44"W - Facing North
- [B] LT-1: 38°47'16.65"N, 121°19'43.44"W - Facing South
- [C] LT-2: 38°47'11.52"N, 121°19'48.13"W

Note: Long-term monitoring completed February 24-25, 2020.

Mourier M31 Apartments Roseville, California

Photographs of Noise Survey Locations

Appendix B



Appendix C-1
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-1
Monday, February 24, 2020

Hour	Leq	Lmax	L50	L90
12:00 PM	56	69	54	48
1:00 PM	58	73	55	50
2:00 PM	57	77	55	50
3:00 PM	57	74	55	50
4:00 PM	57	70	55	50
5:00 PM	57	73	55	50
6:00 PM	56	69	55	51
7:00 PM	55	67	53	49
8:00 PM	56	71	54	49
9:00 PM	52	66	50	46
10:00 PM	50	68	47	42
11:00 PM	47	68	43	40
12:00 AM	45	64	40	36
1:00 AM	42	60	37	35
2:00 AM	43	64	38	35
3:00 AM	56	76	43	38
4:00 AM	48	68	44	40
5:00 AM	53	71	48	45
6:00 AM	56	70	54	49
7:00 AM	59	73	58	54
8:00 AM	56	70	54	49
9:00 AM	54	73	50	47
10:00 AM	57	77	51	47
11:00 AM	57	75	51	44

Statistical Summary					
Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
High	Low	Average	High	Low	Average
59	50	57	56	42	51
77	66	72	76	60	68
58	47	53	54	37	43
54	42	48	49	35	40

Computed Ldn, dB	59
% Daytime Energy	86%
% Nighttime Energy	14%

GPS Coordinates	38°47'16.65"N
	121°19'43.44"W

Appendix C-2
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-1
Tuesday, February 25, 2020

Hour	Leq	Lmax	L50	L90
12:00 PM	55	75	51	43
1:00 PM	53	68	50	44
2:00 PM	55	70	52	46
3:00 PM	57	74	54	47
4:00 PM	56	76	52	44
5:00 PM	58	78	56	48
6:00 PM	58	71	57	50
7:00 PM	56	73	54	47
8:00 PM	54	73	51	45
9:00 PM	54	68	51	42
10:00 PM	50	67	44	41
11:00 PM	47	68	42	39
12:00 AM	45	61	40	37
1:00 AM	46	65	38	36
2:00 AM	44	62	41	38
3:00 AM	47	69	41	39
4:00 AM	50	74	43	40
5:00 AM	54	72	51	45
6:00 AM	57	73	55	51
7:00 AM	59	78	58	55
8:00 AM	57	76	55	51
9:00 AM	55	70	52	47
10:00 AM	57	74	53	48
11:00 AM	56	76	53	48

Statistical Summary						
Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)			
High	Low	Average	High	Low	Average	
59	50	56	57	44	51	
78	67	73	74	61	68	
58	44	53	55	38	44	
55	41	47	51	36	41	

Computed Ldn, dB	58
% Daytime Energy	86%
% Nighttime Energy	14%

GPS Coordinates	38°47'16.65"N
	121°19'43.44"W

Appendix C-3
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-2
Monday, February 24, 2020

Hour	Leq	Lmax	L50	L90
11:00 AM	59	76	56	49
12:00 PM	59	70	56	47
1:00 PM	61	73	58	50
2:00 PM	61	78	57	50
3:00 PM	61	86	57	49
4:00 PM	60	75	58	49
5:00 PM	61	74	58	49
6:00 PM	60	72	57	49
7:00 PM	58	71	55	46
8:00 PM	58	76	53	46
9:00 PM	57	72	50	43
10:00 PM	55	74	44	41
11:00 PM	50	69	42	40
12:00 AM	48	70	40	36
1:00 AM	45	69	37	35
2:00 AM	47	71	37	35
3:00 AM	57	76	42	37
4:00 AM	51	72	42	38
5:00 AM	55	76	46	43
6:00 AM	59	73	54	47
7:00 AM	62	77	59	54
8:00 AM	60	70	58	50
9:00 AM	58	74	54	45
10:00 AM	58	74	54	45

Statistical Summary						
Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)			
High	Low	Average	High	Low	Average	
62	55	60	59	45	53	
86	70	75	76	69	72	
59	44	55	54	37	42	
54	41	48	47	35	39	

Computed Ldn, dB	62
% Daytime Energy	88%
% Nighttime Energy	12%

GPS Coordinates	38°47'11.52"N
	121°19'48.13"W

Appendix C-4
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-2
Tuesday, February 25, 2020

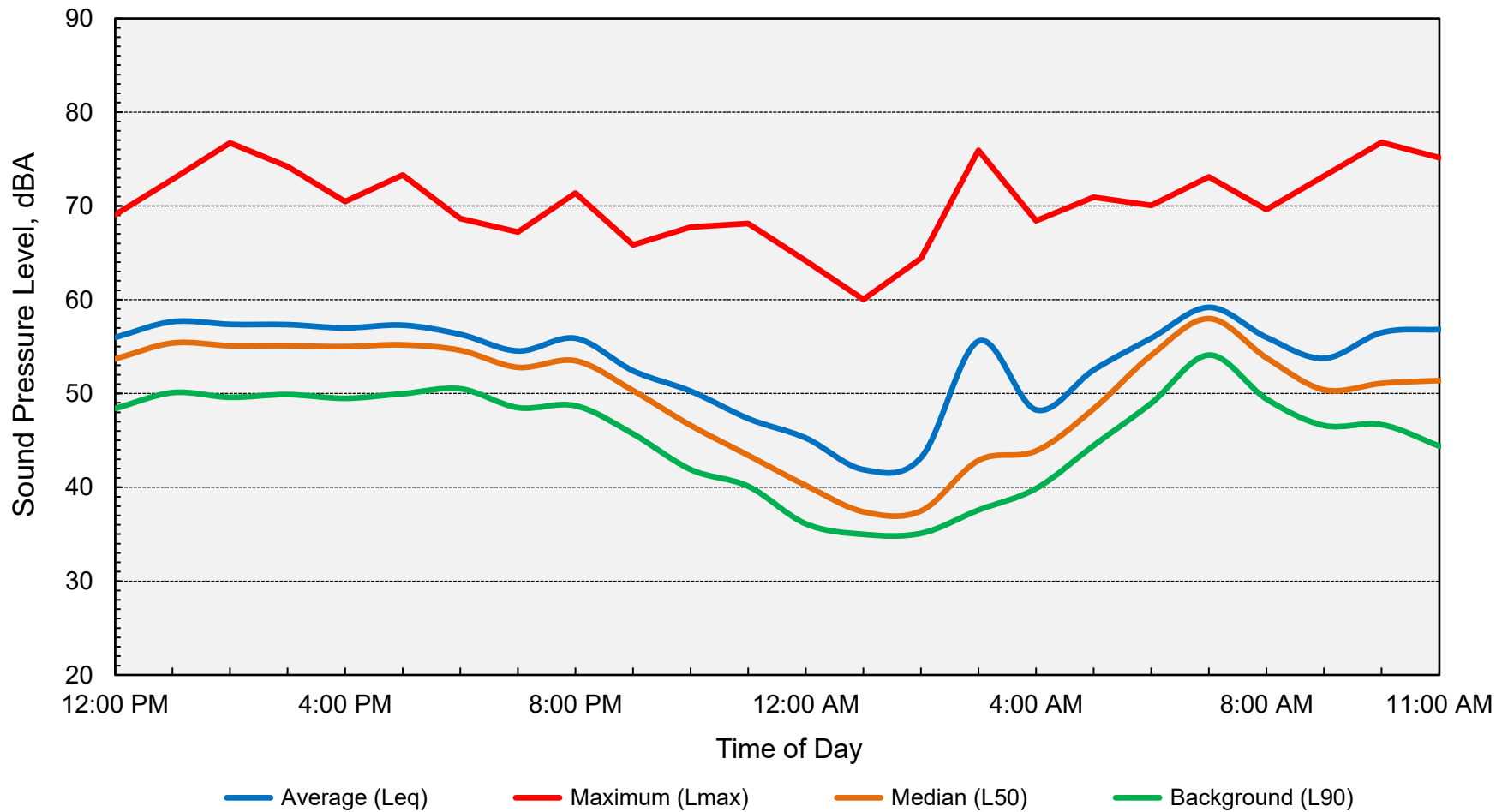
Hour	Leq	Lmax	L50	L90
11:00 AM	60	75	55	42
12:00 PM	59	76	54	42
1:00 PM	57	69	54	43
2:00 PM	58	69	55	45
3:00 PM	60	76	57	47
4:00 PM	59	77	57	45
5:00 PM	62	77	59	48
6:00 PM	62	75	59	47
7:00 PM	60	78	54	43
8:00 PM	59	73	52	43
9:00 PM	58	72	49	39
10:00 PM	55	74	41	39
11:00 PM	53	75	40	37
12:00 AM	49	71	38	36
1:00 AM	49	73	37	35
2:00 AM	48	73	39	36
3:00 AM	51	76	40	38
4:00 AM	54	79	41	39
5:00 AM	56	73	49	43
6:00 AM	60	73	55	49
7:00 AM	62	77	60	54
8:00 AM	60	76	59	51
9:00 AM	58	72	54	44
10:00 AM	59	80	54	44

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	62	55	60	60	48	54
Lmax (Maximum)	80	69	75	79	71	74
L50 (Median)	60	41	54	55	37	42
L90 (Background)	54	39	45	49	35	39

Computed Ldn, dB	62
% Daytime Energy	87%
% Nighttime Energy	13%

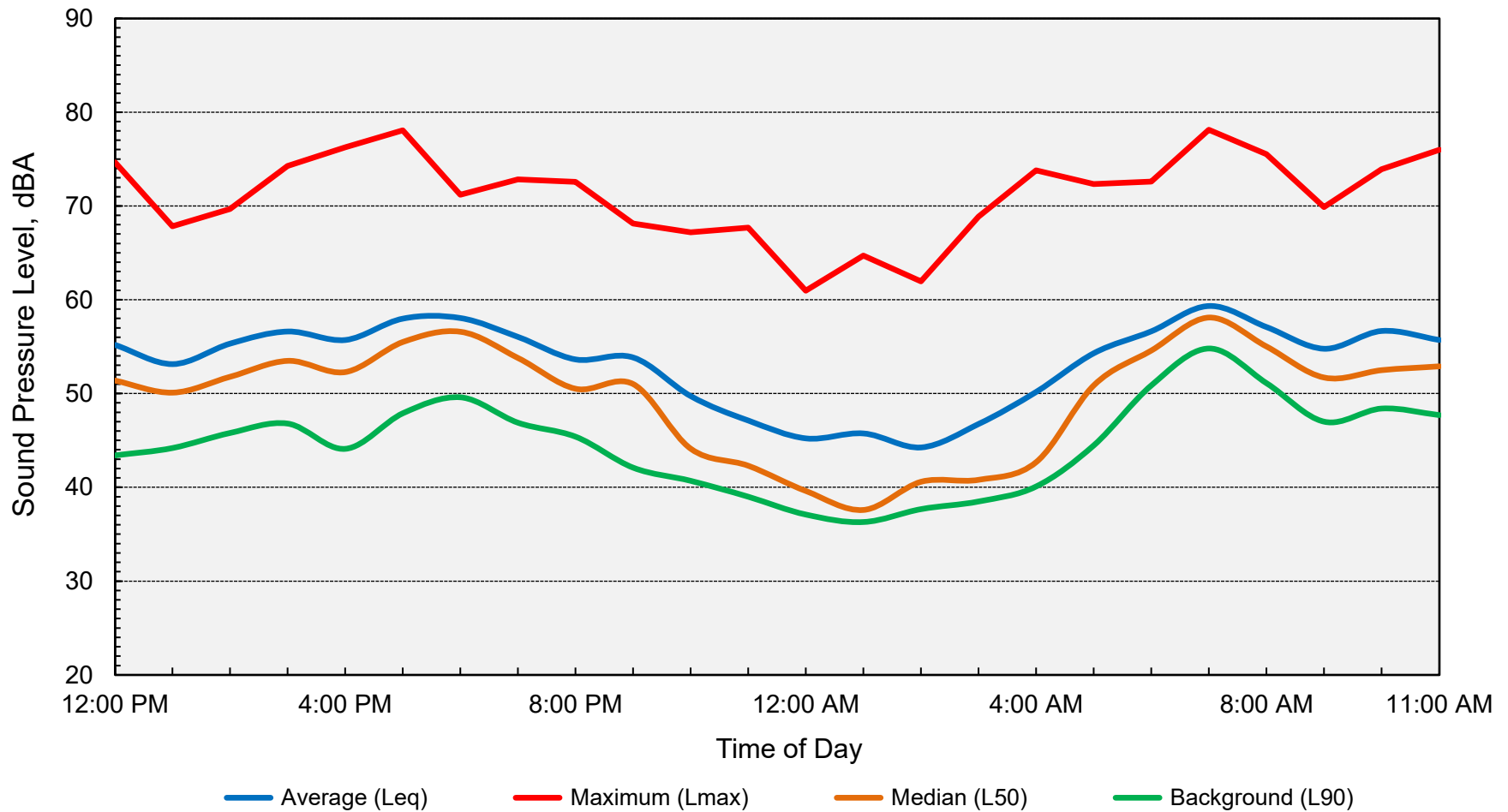
GPS Coordinates	38°47'11.52"N
	121°19'48.13"W

Appendix D-1
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-1
Monday, February 24, 2020



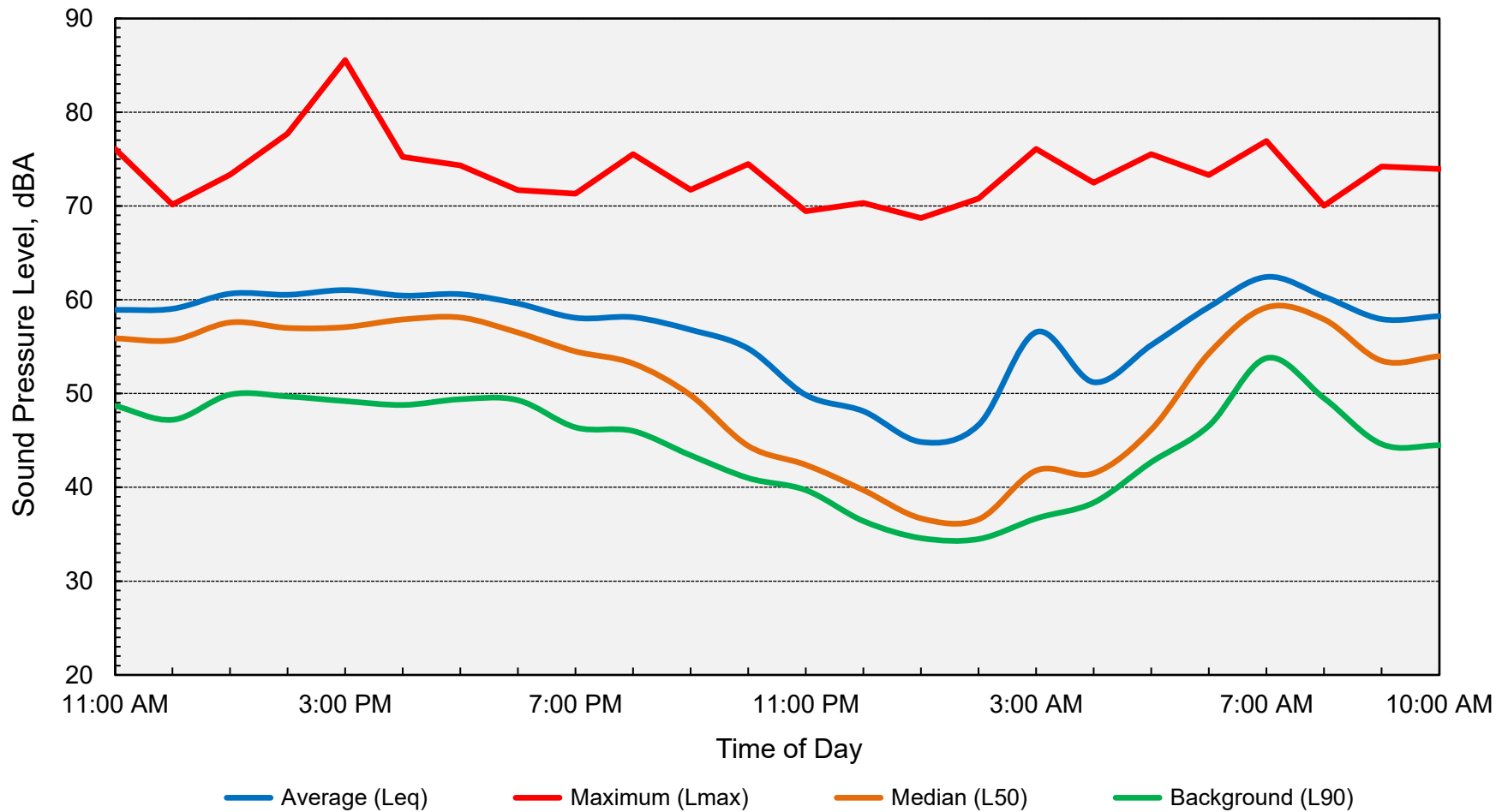
Computed Ldn = 59 dB

Appendix D-2
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-1
Tuesday, February 25, 2020



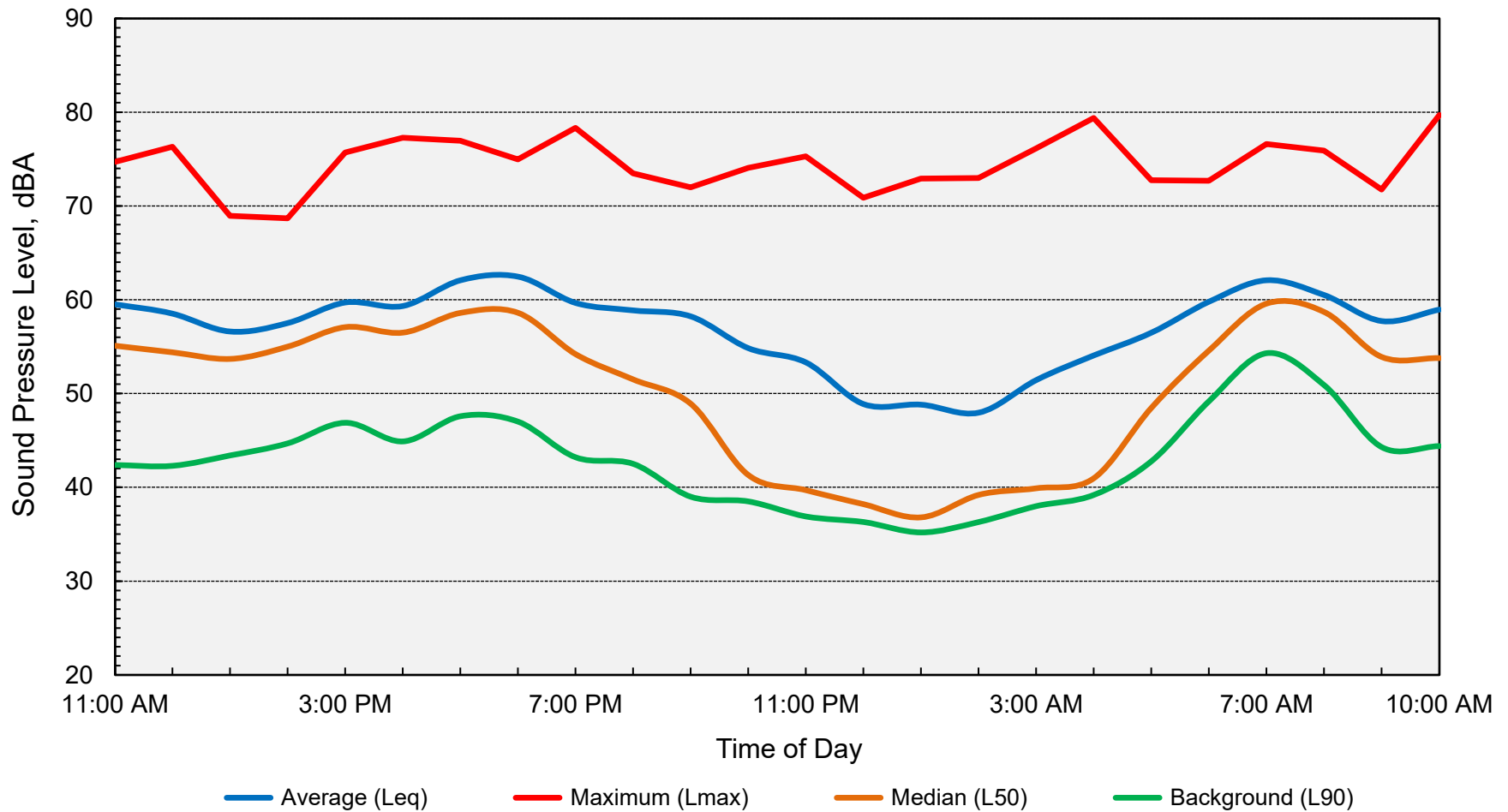
Computed Ldn = 58 dB

Appendix D-3
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-1
Monday, February 24, 2020



Computed Ldn = 62 dB

Appendix D-4
Ambient Noise Monitoring Results
Mourier M31 Apartments - Roseville, California - Site LT-1
Tuesday, February 25, 2020



Computed Ldn = 62 dB

Technical Memorandum

To: Steve Schnable
From: Lisa Mattos, P.E.
Subject: M-31 Apartments, PL 19-031, Revised Water Demand
Date: December 5, 2019

This technical memorandum is intended to address how to mitigate the increased water demand for the proposed 80 unit High Density Residential (HDR) project from the previous commercial use designation for the site and how to mitigate the increase with the use of recycled water for irrigation and water conservation measures for the recycled and potable water uses for the proposed project.

Baseline Water Use

The baseline water use for the proposed project was established using the City's Average Day Unit Water Demand Factors found in Section 8- Domestic Water Supply System of the 2019 Design Standards. The factor for High Density Residential (HDR) is 177 gpd/unit, for 80 units, the yearly demand is 5,168,400 gallons or 15.86 AC-ft. This demand includes potable and recycled water. The current water allocation for this site is based on a commercial use which has a factor of 2598 gpd/acre, the 4.16 acre site would have a yearly demand of 3,944,803 gallons or 12.11 AC-ft. The HDR project needs to reduce the potable water demand by 3.75 AC-ft to maintain the allocation for this parcel.

Methods for Reducing Potable Water Consumption

To reduce the potable water consumption for the project, the landscaping will be irrigated with a recycled water system. There is an existing 8" recycled water main on the east side of Woodcreek Oaks Blvd. and a stub was extended onto the proposed project. Based on information provided by the City of Roseville, 40% of the total water use for HDR units is landscaping. This equates to $177\text{gpd/unit} \times 0.40 = 71\text{ gpd/unit}$. By subtracting the irrigation demand, the potable water demand is reduced to 106gpd/unit or 9.50 AC-ft per year which is 2.61 AC-ft below the allocated 12.11 AC-ft.

Methods for Reducing Recycled Water Consumption

The Water Efficient Landscape Ordinance (WELo) applies to this project. To reduce recycled water consumption, the following design measures will be employed:

1. Turf will be reduced
2. Low water plants will be specified
3. A low volume irrigation system with drip and micro sprayers will be installed
4. A smart controller will be installed

Information provided by the landscape architect indicates a Maximum Applied Water Allowance (MAWA) of 531,300 gal/year or 1.63 AC-ft is allowed for the site. The actual water use

projected is 452,000 gal/year or 1.39 AC-ft therefore the proposed irrigation demand is below the allowable use by 0.24 AC-ft.

Summary

The water conservation measures outlined in this technical memorandum are similar to those employed in the WestPark-Federico and Sierra Vista Specific Plans as well as other local Water Conservation Plans.

The total demand for the proposed 80 unit HDR project is 10.89 AC-ft, 9.5 AC-ft of potable water and 1.39 AC-ft of recycled water. This is below the 12.11 AC-ft allocated for this parcel.

John Mourier Construction (JMC) will build and retain ownership of the project. Through the professional management of the apartment complex, JMC will have the ability to maintain the water savings realized with the recycled water irrigation system.

References

1. HydroScience Engineers, Sierra Vista-WestPark Federico Land Use Modifications-Water Conservation Plan Update, August 30, 2017
2. City of Roseville Environmental Utilities Department, Water Supply Assessment for the Sierra Vista Specific Plan, October 2009
3. City of Roseville, 2019 Design Standards Section 8-Domestic Water Supply System

M31 Apartments - Placer-Sacramento County, Annual

M31 Apartments

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	80.00	Dwelling Unit	4.10	114,180.00	229

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2022
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	531.85	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 are estimated. CO2 intensity factor adjusted to reflect R.E.'s anticipated progress towards statewide RPS goals.

Land Use - Lot acreage and square footage based on proposed plans.

Energy Use -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	80,000.00	114,180.00
tblLandUse	LotAcreage	2.11	4.10
tblProjectCharacteristics	CO2IntensityFactor	793.8	531.85

M31 Apartments - Placer-Sacramento County, Annual

2.0 Emissions Summary**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					
2020	0.1186	1.1051	0.8527	1.5500e-003	0.0875	0.0581	0.1456	0.0426	0.0543	0.0969	0.0000	135.8435	135.8435	0.0319	0.0000	136.6398
2021	0.9123	1.7342	1.7208	3.1700e-003	0.0473	0.0904	0.1377	0.0127	0.0850	0.0977	0.0000	276.3505	276.3505	0.0555	0.0000	277.7378
Maximum	0.9123	1.7342	1.7208	3.1700e-003	0.0875	0.0904	0.1456	0.0426	0.0850	0.0977	0.0000	276.3505	276.3505	0.0555	0.0000	277.7378

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					
2020	0.1186	1.1051	0.8527	1.5500e-003	0.0875	0.0581	0.1456	0.0426	0.0543	0.0969	0.0000	135.8433	135.8433	0.0319	0.0000	136.6397
2021	0.9123	1.7342	1.7208	3.1700e-003	0.0473	0.0904	0.1377	0.0127	0.0850	0.0977	0.0000	276.3502	276.3502	0.0555	0.0000	277.7375
Maximum	0.9123	1.7342	1.7208	3.1700e-003	0.0875	0.0904	0.1456	0.0426	0.0850	0.0977	0.0000	276.3502	276.3502	0.0555	0.0000	277.7375

M31 Apartments - Placer-Sacramento County, Annual

	ROG	NOx	CO	SO2	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2020	11-30-2020	0.9600	0.9600
2	12-1-2020	2-28-2021	0.6880	0.6880
3	3-1-2021	5-31-2021	0.6789	0.6789
4	6-1-2021	8-31-2021	0.6785	0.6785
5	9-1-2021	9-30-2021	0.1846	0.1846
		Highest	0.9600	0.9600

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	5.5550	0.1049	6.7909	0.0113		0.8721	0.8721		0.8721	0.8721	82.6366	35.6269	118.2635	0.0772	6.5000e-003	122.1304
Energy	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	123.7630	123.7630	5.2800e-003	1.6900e-003	124.3984
Mobile	0.1558	1.1273	1.8199	7.3000e-003	0.5538	6.1800e-003	0.5600	0.1490	5.8100e-003	0.1548	0.0000	672.3620	672.3620	0.0253	0.0000	672.9942
Waste						0.0000	0.0000		0.0000	0.0000	7.4701	0.0000	7.4701	0.4415	0.0000	18.5068
Water						0.0000	0.0000		0.0000	0.0000	1.6536	9.5786	11.2322	0.1704	4.1200e-003	16.7186
Total	5.7151	1.2681	8.6261	0.0188	0.5538	0.8812	1.4350	0.1490	0.8808	1.0298	91.7603	841.3304	933.0907	0.7196	0.0123	954.7484

M31 Apartments - 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	5.5550	0.1049	6.7909	0.0113		0.8721	0.8721		0.8721	0.8721	82.6366	35.6269	118.2635	0.0772	6.5000e-003	122.1304
Energy	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	123.7630	123.7630	5.2800e-003	1.6900e-003	124.3984
Mobile	0.1558	1.1273	1.8199	7.3000e-003	0.5538	6.1800e-003	0.5600	0.1490	5.8100e-003	0.1548	0.0000	672.3620	672.3620	0.0253	0.0000	672.9942
Waste						0.0000	0.0000		0.0000	0.0000	7.4701	0.0000	7.4701	0.4415	0.0000	18.5068
Water						0.0000	0.0000		0.0000	0.0000	1.6536	8.3978	10.0515	0.1703	4.1100e-003	15.5323
Total	5.7151	1.2681	8.6261	0.0188	0.5538	0.8812	1.4350	0.1490	0.8808	1.0298	91.7603	840.1497	931.9100	0.7195	0.0123	953.5621

	ROG	NOx	CO	SO2	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.13	0.01	0.08	0.12

3.0 Construction Detail**Construction Phase**

M31 Apartments - Placer-Sacramento County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/28/2020	5	20	
2	Site Preparation	Site Preparation	9/29/2020	10/5/2020	5	5	
3	Grading	Grading	10/6/2020	10/15/2020	5	8	
4	Building Construction	Building Construction	10/16/2020	9/2/2021	5	230	
5	Paving	Paving	9/3/2021	9/28/2021	5	18	
6	Architectural Coating	Architectural Coating	9/29/2021	10/22/2021	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 231,215; Residential Outdoor: 77,072; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

M31 Apartments - 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	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

M31 Apartments - Placer-Sacramento County, Annual

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	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	58.00	9.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386
Total	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386

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3.2 Demolition - 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	5.2000e-004	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173
Total	5.2000e-004	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173

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	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
Total	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385

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3.2 Demolition - 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	5.2000e-004	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173
Total	5.2000e-004	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173

3.3 Site Preparation - 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					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4253
Total	0.0102	0.1060	0.0538	1.0000e-004	0.0452	5.4900e-003	0.0507	0.0248	5.0500e-003	0.0299	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4253

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3.3 Site Preparation - 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					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4252
Total	0.0102	0.1060	0.0538	1.0000e-004	0.0452	5.4900e-003	0.0507	0.0248	5.0500e-003	0.0299	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4252

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3.3 Site Preparation - 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

3.4 Grading - 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					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
Total	9.7200e-003	0.1055	0.0642	1.2000e-004	0.0262	5.0900e-003	0.0313	0.0135	4.6900e-003	0.0182	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078

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3.4 Grading - 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	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069
Total	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
Total	9.7200e-003	0.1055	0.0642	1.2000e-004	0.0262	5.0900e-003	0.0313	0.0135	4.6900e-003	0.0182	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078

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3.4 Grading - 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	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069
Total	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069

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	0.0583	0.5276	0.4633	7.4000e-004		0.0307	0.0307		0.0289	0.0289	0.0000	63.6928	63.6928	0.0155	0.0000	64.0812
Total	0.0583	0.5276	0.4633	7.4000e-004		0.0307	0.0307		0.0289	0.0289	0.0000	63.6928	63.6928	0.0155	0.0000	64.0812

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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	9.1000e-004	0.0294	5.8100e-003	7.0000e-005	1.6200e-003	1.3000e-004	1.7400e-003	4.7000e-004	1.2000e-004	5.9000e-004	0.0000	6.8319	6.8319	3.3000e-004	0.0000	6.8402
Worker	5.5300e-003	3.8600e-003	0.0414	1.2000e-004	0.0125	8.0000e-005	0.0126	3.3300e-003	8.0000e-005	3.4100e-003	0.0000	10.8107	10.8107	2.7000e-004	0.0000	10.8174
Total	6.4400e-003	0.0333	0.0472	1.9000e-004	0.0142	2.1000e-004	0.0144	3.8000e-003	2.0000e-004	4.0000e-003	0.0000	17.6426	17.6426	6.0000e-004	0.0000	17.6576

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	0.0583	0.5276	0.4633	7.4000e-004		0.0307	0.0307		0.0289	0.0289	0.0000	63.6927	63.6927	0.0155	0.0000	64.0811
Total	0.0583	0.5276	0.4633	7.4000e-004		0.0307	0.0307		0.0289	0.0289	0.0000	63.6927	63.6927	0.0155	0.0000	64.0811

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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	9.1000e-004	0.0294	5.8100e-003	7.0000e-005	1.6200e-003	1.3000e-004	1.7400e-003	4.7000e-004	1.2000e-004	5.9000e-004	0.0000	6.8319	6.8319	3.3000e-004	0.0000	6.8402
Worker	5.5300e-003	3.8600e-003	0.0414	1.2000e-004	0.0125	8.0000e-005	0.0126	3.3300e-003	8.0000e-005	3.4100e-003	0.0000	10.8107	10.8107	2.7000e-004	0.0000	10.8174
Total	6.4400e-003	0.0333	0.0472	1.9000e-004	0.0142	2.1000e-004	0.0144	3.8000e-003	2.0000e-004	4.0000e-003	0.0000	17.6426	17.6426	6.0000e-004	0.0000	17.6576

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1663	1.5253	1.4503	2.3600e-003		0.0839	0.0839		0.0789	0.0789	0.0000	202.6826	202.6826	0.0489	0.0000	203.9051
Total	0.1663	1.5253	1.4503	2.3600e-003		0.0839	0.0839		0.0789	0.0789	0.0000	202.6826	202.6826	0.0489	0.0000	203.9051

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3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4300e-003	0.0860	0.0164	2.3000e-004	5.1400e-003	2.0000e-004	5.3400e-003	1.4900e-003	1.9000e-004	1.6800e-003	0.0000	21.5654	21.5654	1.0100e-003	0.0000	21.5905
Worker	0.0164	0.0110	0.1205	3.7000e-004	0.0399	2.6000e-004	0.0401	0.0106	2.4000e-004	0.0108	0.0000	33.1877	33.1877	7.6000e-004	0.0000	33.2066
Total	0.0188	0.0970	0.1369	6.0000e-004	0.0450	4.6000e-004	0.0455	0.0121	4.3000e-004	0.0125	0.0000	54.7530	54.7530	1.7700e-003	0.0000	54.7971

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	0.1663	1.5253	1.4503	2.3600e-003		0.0839	0.0839		0.0789	0.0789	0.0000	202.6824	202.6824	0.0489	0.0000	203.9048
Total	0.1663	1.5253	1.4503	2.3600e-003		0.0839	0.0839		0.0789	0.0789	0.0000	202.6824	202.6824	0.0489	0.0000	203.9048

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3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4300e-003	0.0860	0.0164	2.3000e-004	5.1400e-003	2.0000e-004	5.3400e-003	1.4900e-003	1.9000e-004	1.6800e-003	0.0000	21.5654	21.5654	1.0100e-003	0.0000	21.5905
Worker	0.0164	0.0110	0.1205	3.7000e-004	0.0399	2.6000e-004	0.0401	0.0106	2.4000e-004	0.0108	0.0000	33.1877	33.1877	7.6000e-004	0.0000	33.2066
Total	0.0188	0.0970	0.1369	6.0000e-004	0.0450	4.6000e-004	0.0455	0.0121	4.3000e-004	0.0125	0.0000	54.7530	54.7530	1.7700e-003	0.0000	54.7971

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778
Total	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778

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	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493

M31 Apartments - Placer-Sacramento County, Annual

3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778
Total	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7145					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	0.7164	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019

M31 Apartments - Placer-Sacramento County, Annual

3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5000e-004	2.3000e-004	2.5600e-003	1.0000e-005	8.5000e-004	1.0000e-005	8.5000e-004	2.3000e-004	1.0000e-005	2.3000e-004	0.0000	0.7063	0.7063	2.0000e-005	0.0000	0.7067
Total	3.5000e-004	2.3000e-004	2.5600e-003	1.0000e-005	8.5000e-004	1.0000e-005	8.5000e-004	2.3000e-004	1.0000e-005	2.3000e-004	0.0000	0.7063	0.7063	2.0000e-005	0.0000	0.7067

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	0.7145					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	0.7164	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019

M31 Apartments - Placer-Sacramento County, Annual

3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5000e-004	2.3000e-004	2.5600e-003	1.0000e-005	8.5000e-004	1.0000e-005	8.5000e-004	2.3000e-004	1.0000e-005	2.3000e-004	0.0000	0.7063	0.7063	2.0000e-005	0.0000	0.7067
Total	3.5000e-004	2.3000e-004	2.5600e-003	1.0000e-005	8.5000e-004	1.0000e-005	8.5000e-004	2.3000e-004	1.0000e-005	2.3000e-004	0.0000	0.7063	0.7063	2.0000e-005	0.0000	0.7067

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

M31 Apartments - Placer-Sacramento County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	0.1558	1.1273	1.8199	7.3000e-003	0.5538	6.1800e-003	0.5600	0.1490	5.8100e-003	0.1548	0.0000	672.3620	672.3620	0.0253	0.0000	672.9942
Unmitigated	0.1558	1.1273	1.8199	7.3000e-003	0.5538	6.1800e-003	0.5600	0.1490	5.8100e-003	0.1548	0.0000	672.3620	672.3620	0.0253	0.0000	672.9942

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	532.00	511.20	468.80	1,489,562	1,489,562
Total	532.00	511.20	468.80	1,489,562	1,489,562

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
Apartments Mid Rise	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
Apartments Mid Rise	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142

5.0 Energy Detail

Historical Energy Use: N

M31 Apartments - Placer-Sacramento County, Annual

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	82.1473	82.1473	4.4800e-003	9.3000e-004	82.5355
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	82.1473	82.1473	4.4800e-003	9.3000e-004	82.5355
NaturalGas Mitigated	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630
NaturalGas Unmitigated	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630

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					
Apartments Mid Rise	779848	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630
Total		4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630

M31 Apartments - Placer-Sacramento County, Annual

5.2 Energy by Land Use - NaturalGas**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					
Apartments Mid Rise	779848	4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630
Total		4.2100e-003	0.0359	0.0153	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6157	41.6157	8.0000e-004	7.6000e-004	41.8630

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	340517	82.1473	4.4800e-003	9.3000e-004	82.5355
Total		82.1473	4.4800e-003	9.3000e-004	82.5355

M31 Apartments - Placer-Sacramento County, Annual

5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	340517	82.1473	4.4800e-003	9.3000e-004	82.5355
Total		82.1473	4.4800e-003	9.3000e-004	82.5355

6.0 Area Detail**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.5550	0.1049	6.7909	0.0113		0.8721	0.8721		0.8721	0.8721	82.6366	35.6269	118.2635	0.0772	6.5000e-003	122.1304
Unmitigated	5.5550	0.1049	6.7909	0.0113		0.8721	0.8721		0.8721	0.8721	82.6366	35.6269	118.2635	0.0772	6.5000e-003	122.1304

M31 Apartments - Placer-Sacramento County, Annual

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	0.0715					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4459					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	5.0197	0.0980	6.1963	0.0112		0.8688	0.8688		0.8688	0.8688	82.6366	34.6566	117.2932	0.0763	6.5000e-003	121.1367
Landscaping	0.0180	6.8600e-003	0.5947	3.0000e-005		3.2900e-003	3.2900e-003		3.2900e-003	3.2900e-003	0.0000	0.9703	0.9703	9.4000e-004	0.0000	0.9937
Total	5.5550	0.1049	6.7909	0.0113		0.8721	0.8721		0.8721	0.8721	82.6366	35.6269	118.2635	0.0772	6.5000e-003	122.1304

M31 Apartments - Placer-Sacramento County, Annual

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	0.0715					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4459					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	5.0197	0.0980	6.1963	0.0112		0.8688	0.8688		0.8688	0.8688	82.6366	34.6566	117.2932	0.0763	6.5000e-003	121.1367
Landscaping	0.0180	6.8600e-003	0.5947	3.0000e-005		3.2900e-003	3.2900e-003		3.2900e-003	3.2900e-003	0.0000	0.9703	0.9703	9.4000e-004	0.0000	0.9937
Total	5.5550	0.1049	6.7909	0.0113		0.8721	0.8721		0.8721	0.8721	82.6366	35.6269	118.2635	0.0772	6.5000e-003	122.1304

7.0 Water Detail**7.1 Mitigation Measures Water**

Use Water Efficient Landscaping

M31 Apartments - Placer-Sacramento County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.0515	0.1703	4.1100e-003	15.5323
Unmitigated	11.2322	0.1704	4.1200e-003	16.7186

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.21232 / 3.28603	11.2322	0.1704	4.1200e-003	16.7186
Total		11.2322	0.1704	4.1200e-003	16.7186

M31 Apartments - Placer-Sacramento County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.21232 / 1.88764	10.0515	0.1703	4.1100e-003	15.5323
Total		10.0515	0.1703	4.1100e-003	15.5323

8.0 Waste Detail

8.1 Mitigation Measures Waste**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.4701	0.4415	0.0000	18.5068
Unmitigated	7.4701	0.4415	0.0000	18.5068

M31 Apartments - Placer-Sacramento County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	36.8	7.4701	0.4415	0.0000	18.5068
Total		7.4701	0.4415	0.0000	18.5068

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	36.8	7.4701	0.4415	0.0000	18.5068
Total		7.4701	0.4415	0.0000	18.5068

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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M31 Apartments - Placer-Sacramento County, Annual

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

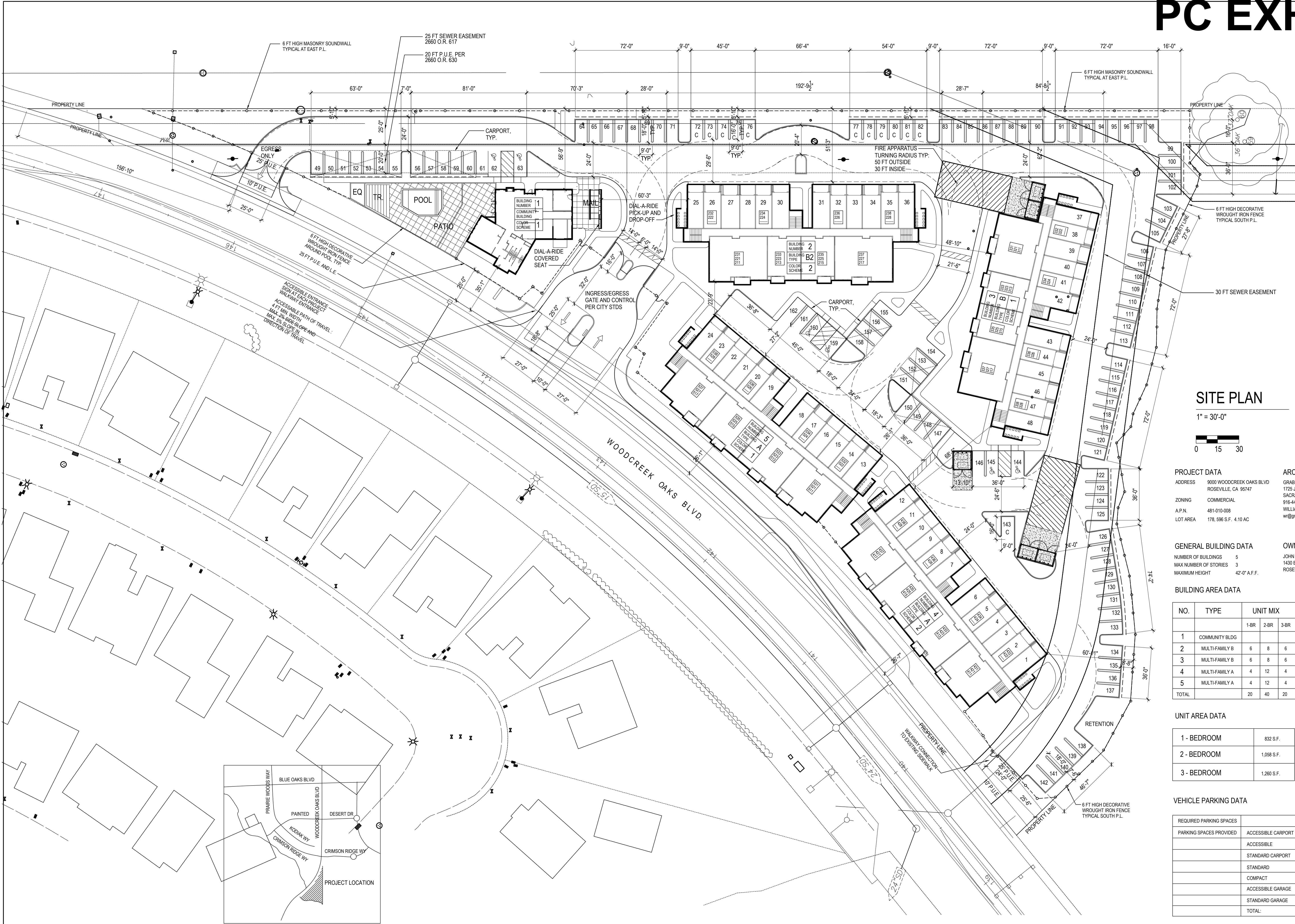
Equipment Type	Number
----------------	--------

11.0 Vegetation

PC EXHIBIT B

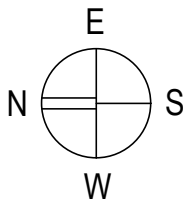
GRABER - RASMUSSEN
architects
1725 J Street
Sacramento, CA 95811
916.444.6962
grab-ras.com

MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT
WOODCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA



SITE PLAN

1" = 30'-0"



PROJECT DATA

ADDRESS 9000 WOODCREEK OAKS BLVD
ROSEVILLE, CA 95747
ZONING COMMERCIAL
A.P.N. 481-010-008
LOT AREA 178,596 S.F. 4.10 AC

ARCHITECT

GRABER RASMUSSEN ARCHITECTS
1725 J STREET
SACRAMENTO, CA 95811
916-444-6962
WILLIAM RASMUSSEN
wr@grab-ras.com

GENERAL BUILDING DATA

NUMBER OF BUILDINGS 5
MAX. NUMBER OF STORIES 3
MAXIMUM HEIGHT 42'-0" A.F.F.

OWNER REPRESENTATIVE

JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BLVD. SUITE 190
ROSEVILLE, CA 95747

BUILDING AREA DATA

NO.	TYPE	UNIT MIX			GARAGES	AREA
		1-BR	2-BR	3-BR		
1	COMMUNITY BLDG					2,700 S.F.
2	MULTI-FAMILY B	6	8	6	11	27,390 S.F.
3	MULTI-FAMILY B	6	8	6	12	27,390 S.F.
4	MULTI-FAMILY A	4	12	4	12	28,350 S.F.
5	MULTI-FAMILY A	4	12	4	12	28,350 S.F.
TOTAL		20	40	20	47	114,180 S.F.

UNIT AREA DATA

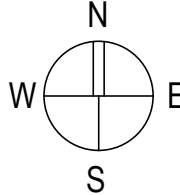
1 - BEDROOM	832 S.F.
2 - BEDROOM	1,058 S.F.
3 - BEDROOM	1,260 S.F.

VEHICLE PARKING DATA

REQUIRED PARKING SPACES	158
PARKING SPACES PROVIDED	
ACCESSIBLE CARPORT	2
ACCESSIBLE	4
STANDARD CARPORT	23
STANDARD	75
COMPACT	12
ACCESSIBLE GARAGE	8
STANDARD GARAGE	40
TOTAL	162

VICINITY MAP

NO SCALE



S 1.0

PRELIMINARY GRADING AND DRAINAGE PLAN
MOURIER M31 APARTMENTS

PARCEL 31 OF MOURIER 140 LARGE LOT MAP
U MAPS 80

City of Roseville,

State of California

SEPTEMBER, 2019
REVISED DECEMBER 3, 2019
REVISED DECEMBER 31, 2019
REVISED MARCH 9, 2020
REVISED APRIL 22, 2020

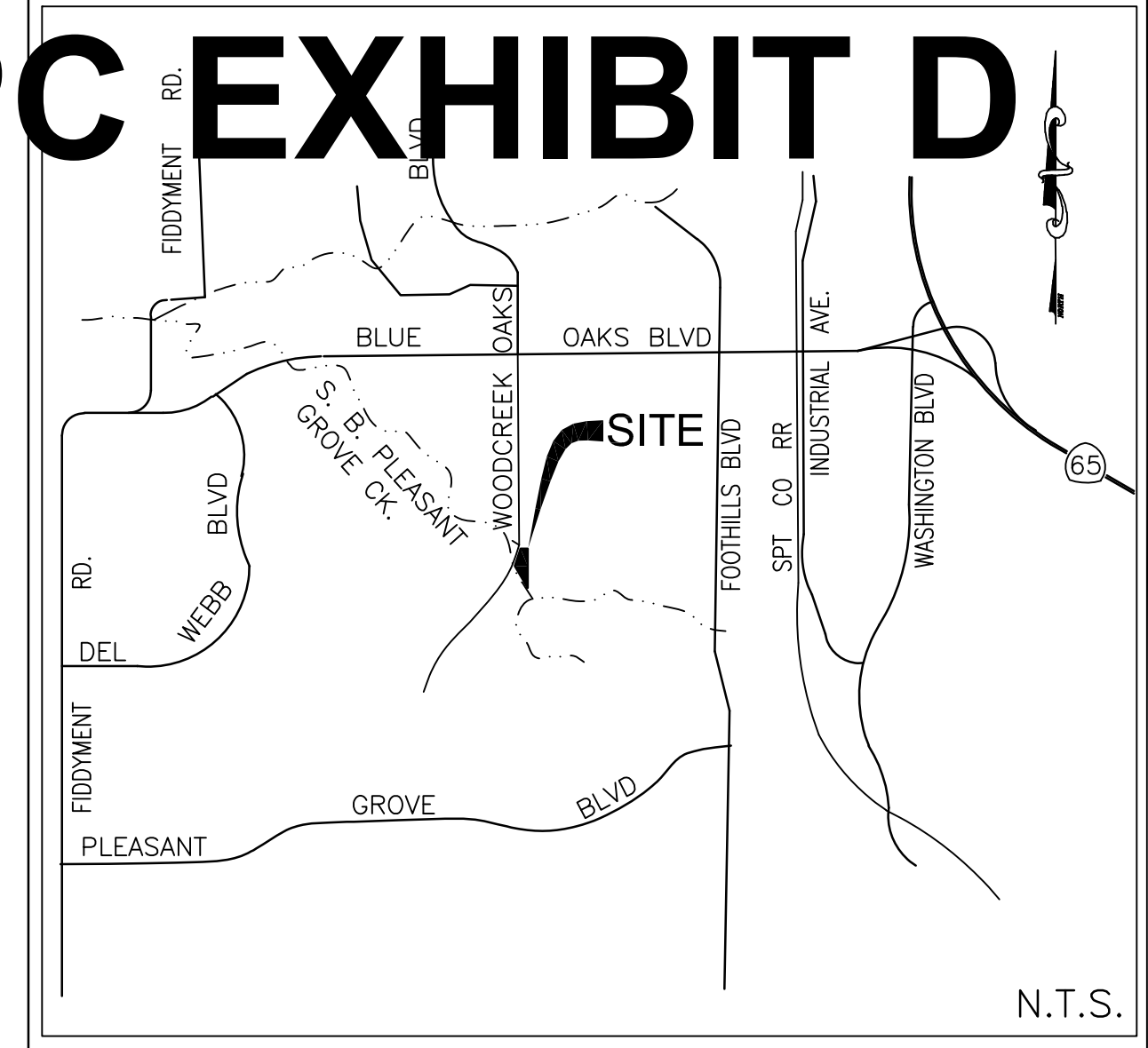
BAKER WILLIAMS ENGINEERING GROUP

Project Address -9000 WOODCREEK OAKS BOULEVARD

File No. - PL19-0317

NOTES: ALL TREES ON-SITE SHALL BE REMOVED.
SEE SHEET 3 FOR SECTIONS AND DETAILS.

PC EXHIBIT D



VICINITY MAP

OWNER/DEVELOPER:

JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

ENGINEER:

BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336

ASSESSOR'S PARCEL NUMBER:

481-010-008

ACREAGE:

4.1 GROSS ACRES ±

PROPOSED IMPROVEMENTS:

AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

PROPOSED NUMBER OF UNITS:

80 APARTMENT UNITS

EXISTING USE:

VACANT LAND

EXISTING ZONING:

COMMERCIAL

PROPOSED ZONING:

COMMERCIAL

SEWER:

CITY OF ROSEVILLE

WATER SUPPLY:

CITY OF ROSEVILLE

DRAINAGE:

CITY OF ROSEVILLE

FIRE PROTECTION:

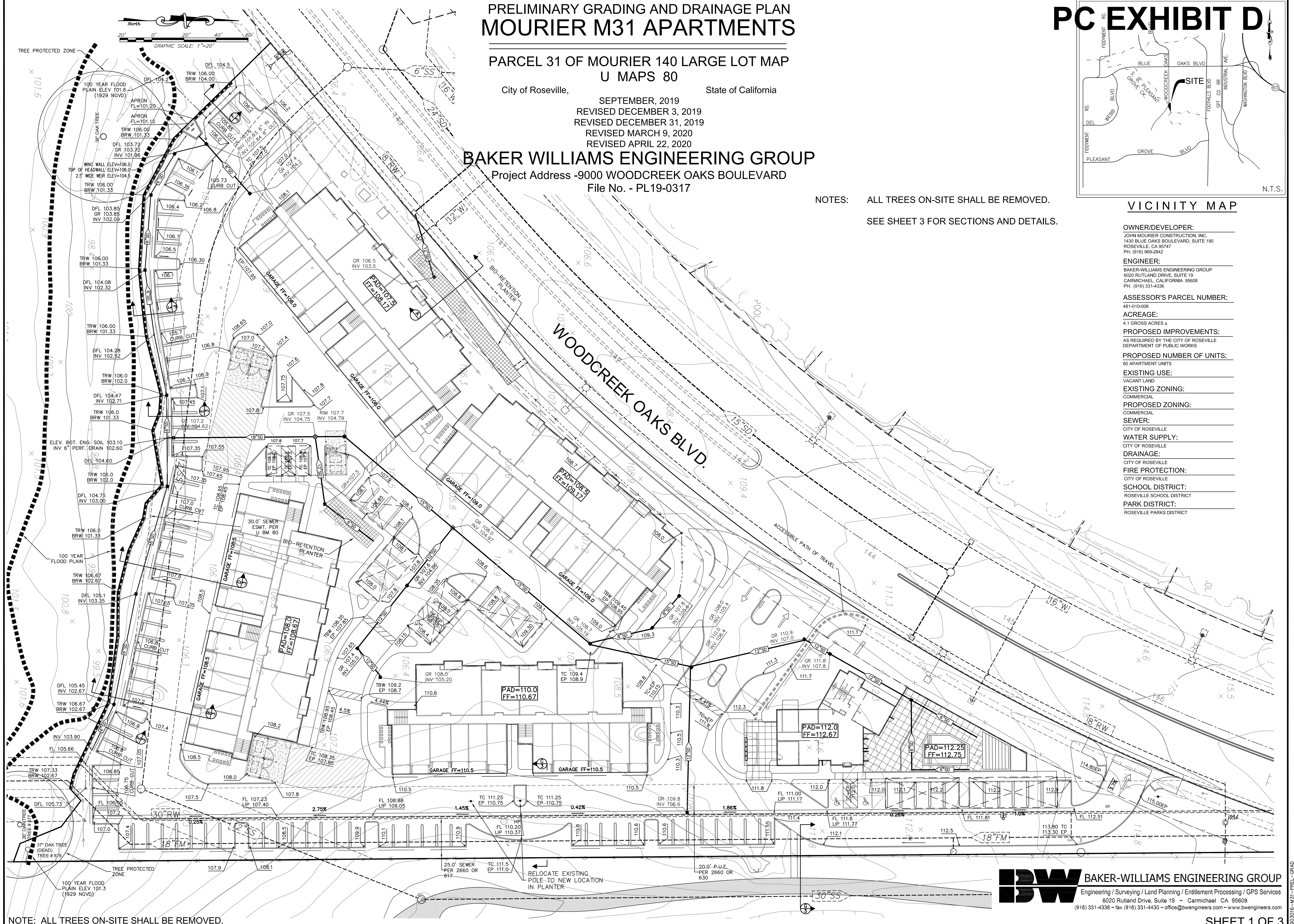
CITY OF ROSEVILLE

SCHOOL DISTRICT:

ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:

ROSEVILLE PARKS DISTRICT



NOTE: ALL TREES ON-SITE SHALL BE REMOVED.

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com ~ www.bwengineers.com

SECTIONS AND DETAILS
MOURIER M31 APARTMENTS

PARCEL 31 OF MOURIER 140 LARGE LOT MAP
U MAPS 80

City of Roseville,

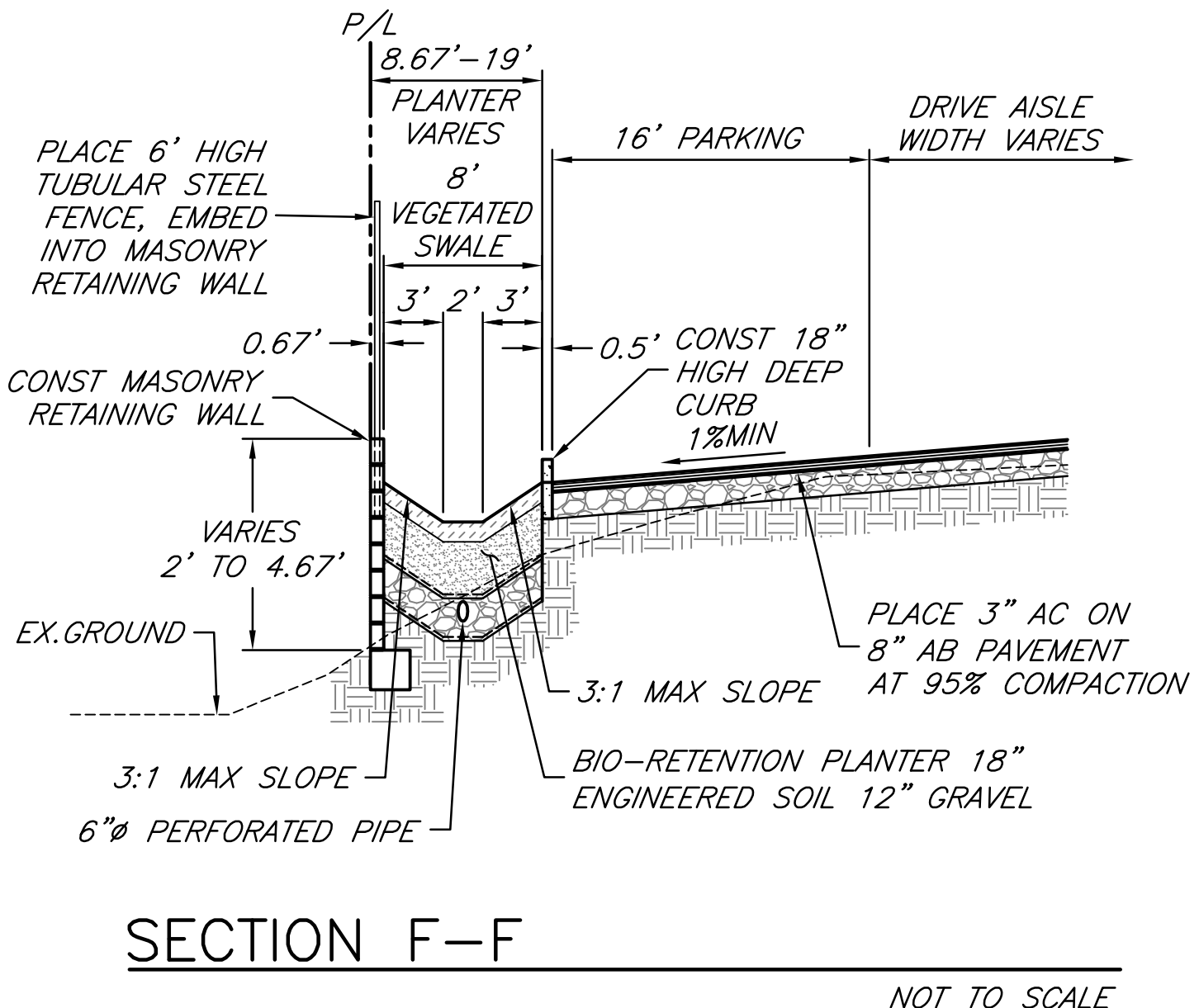
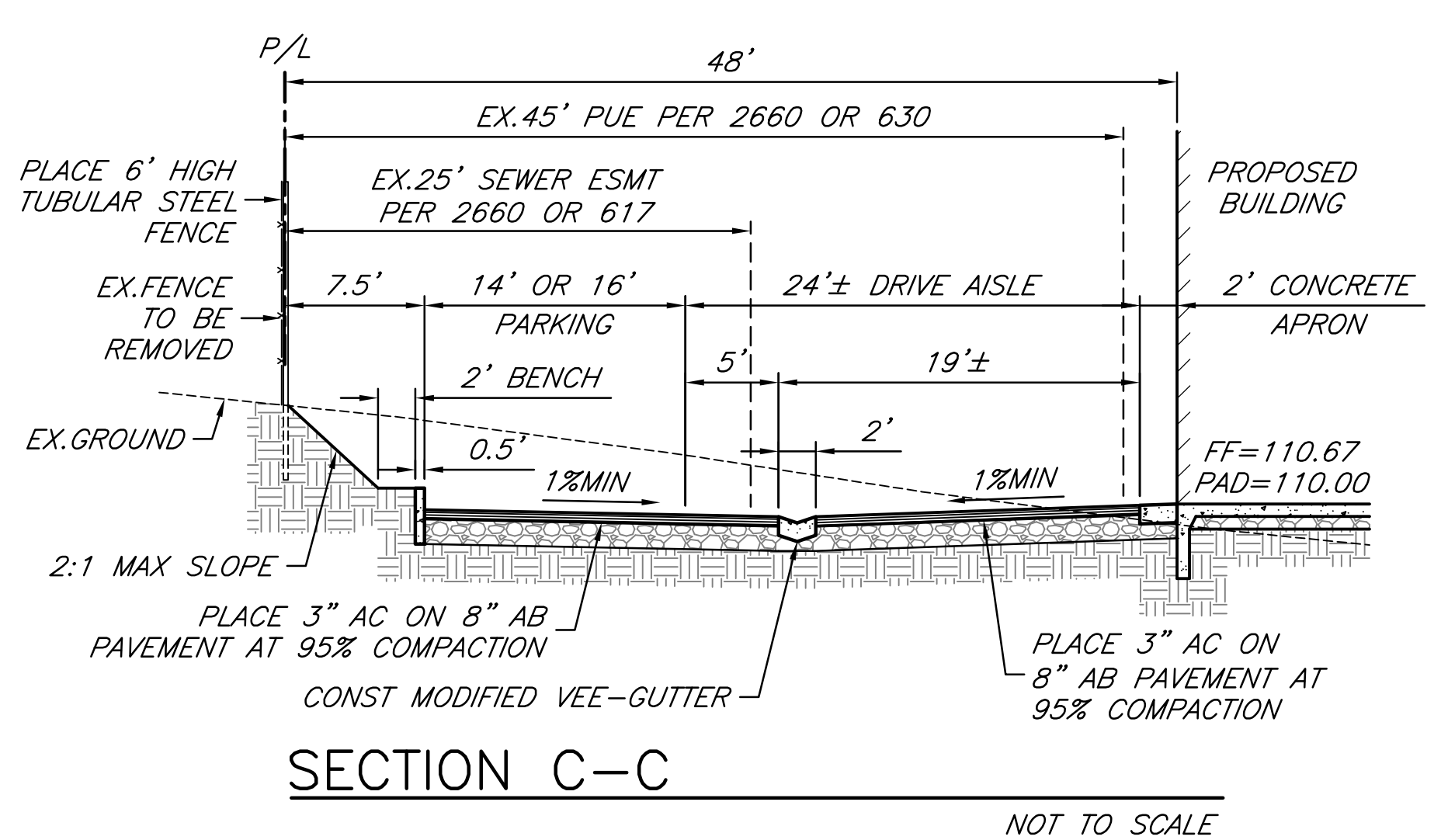
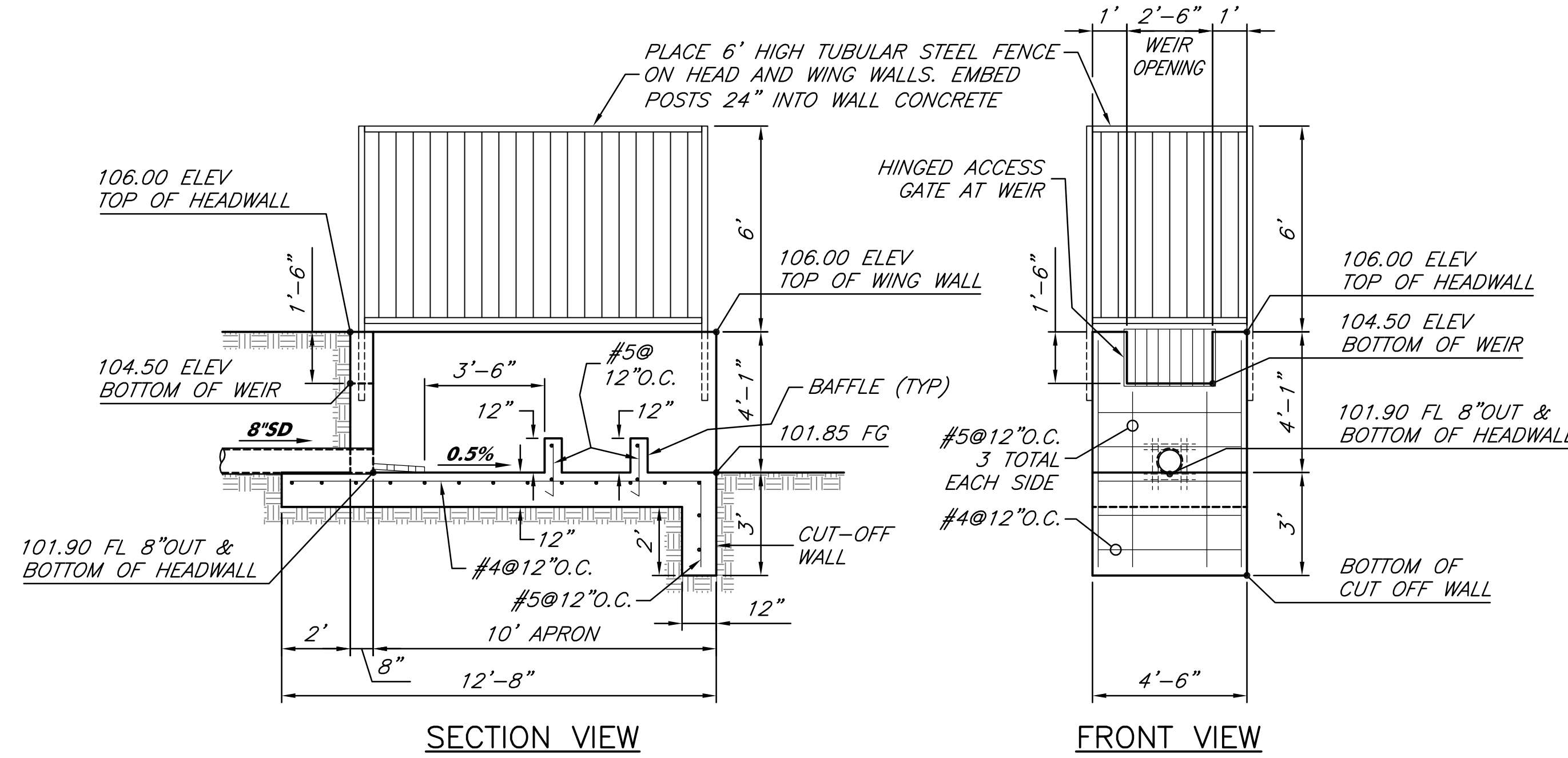
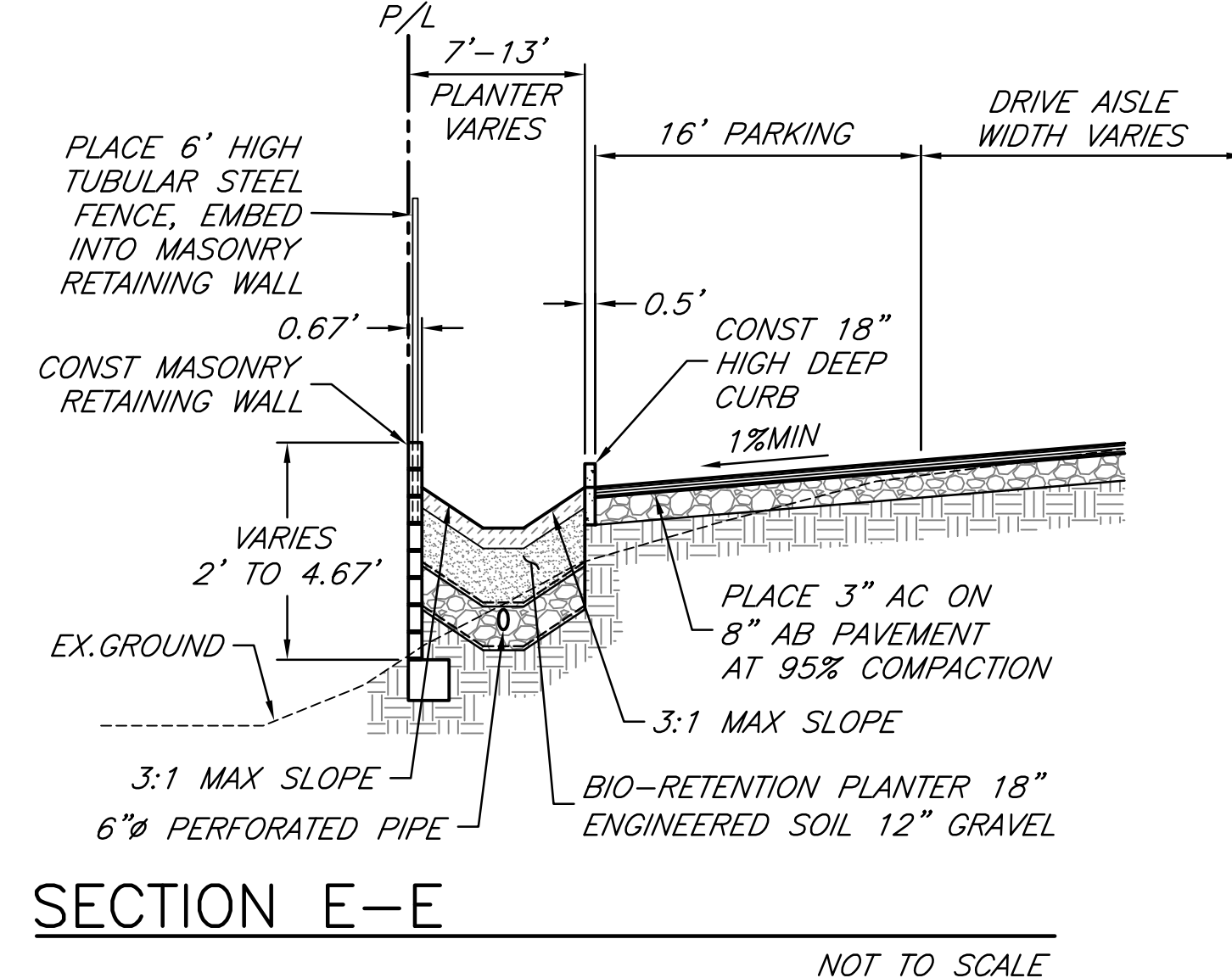
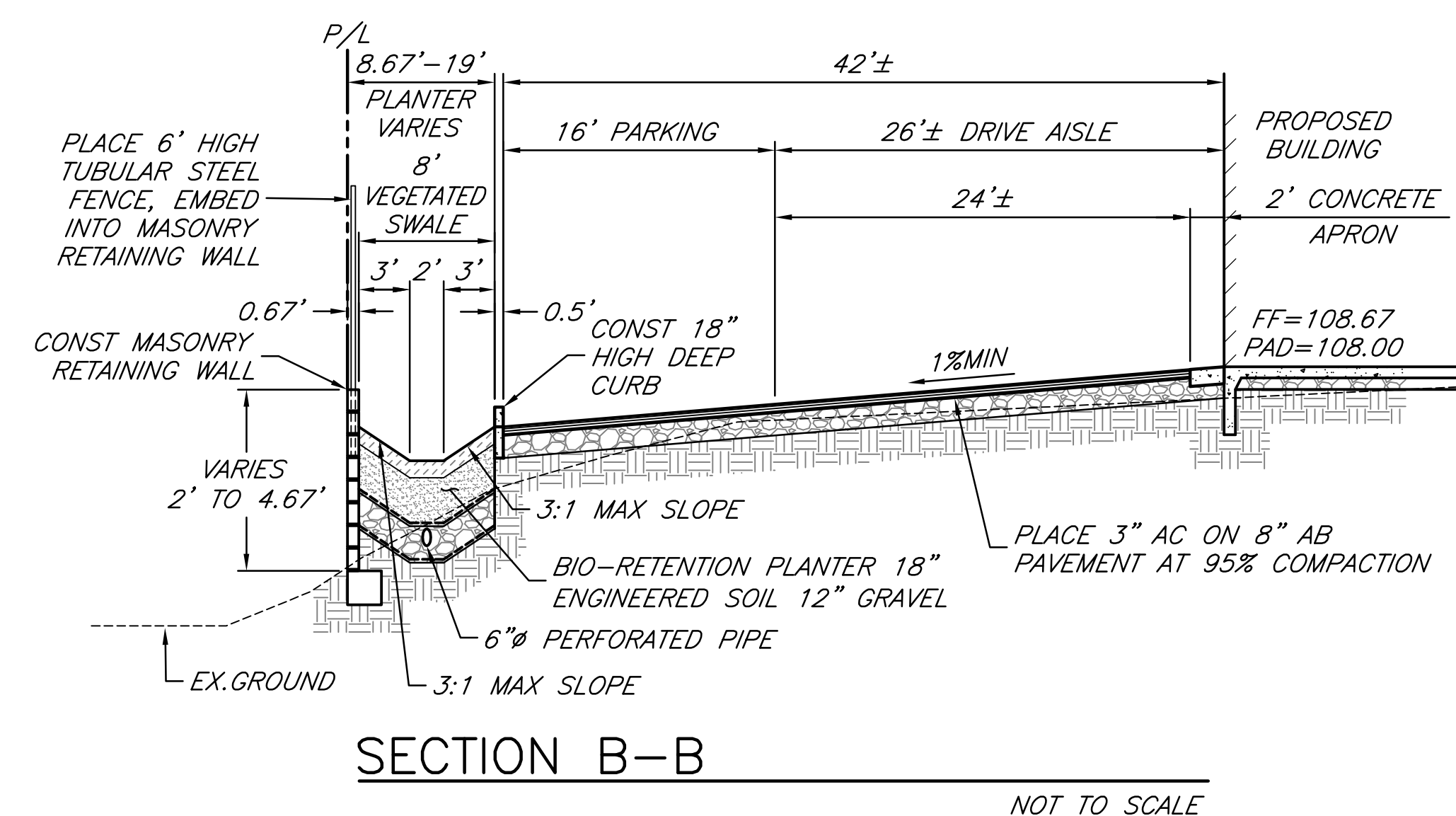
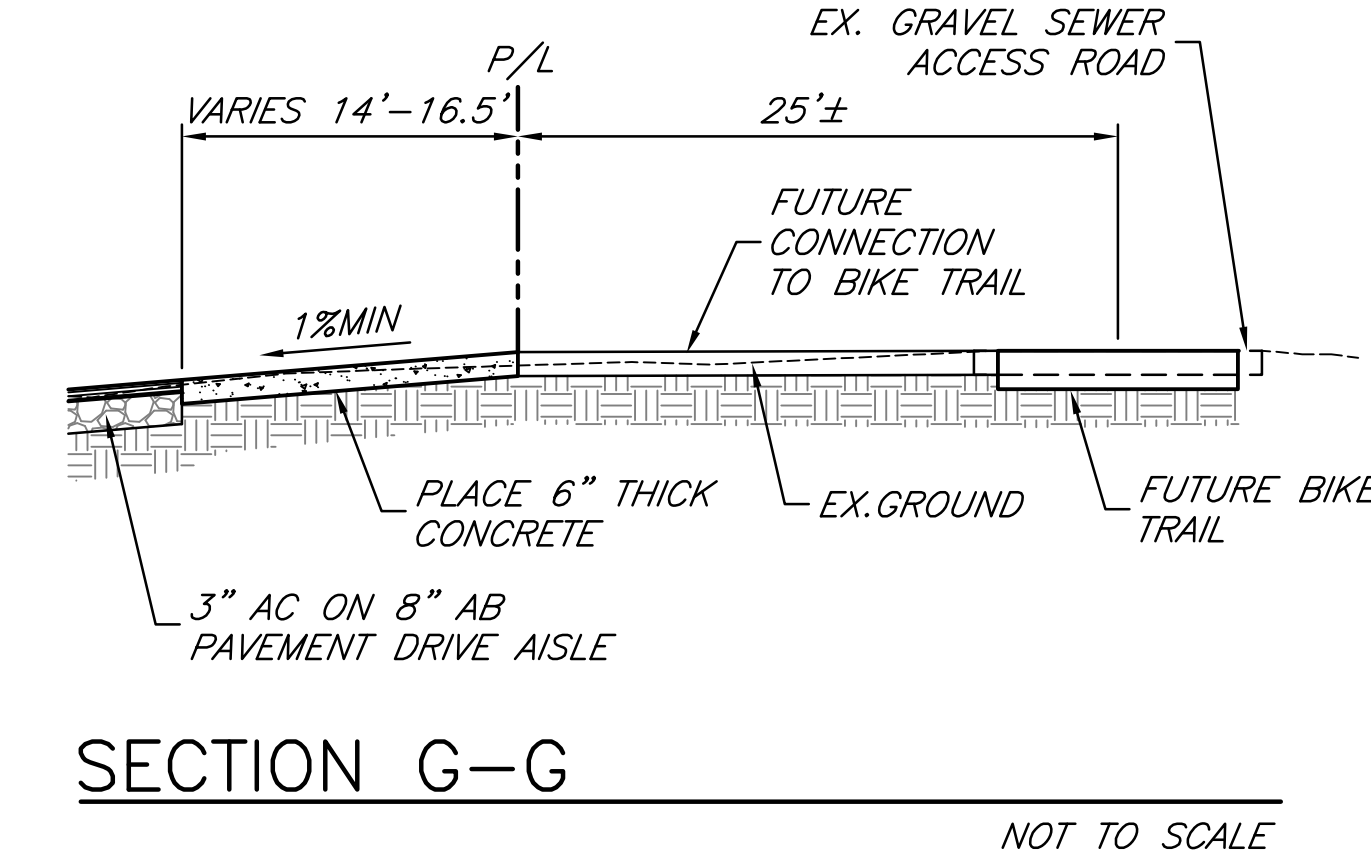
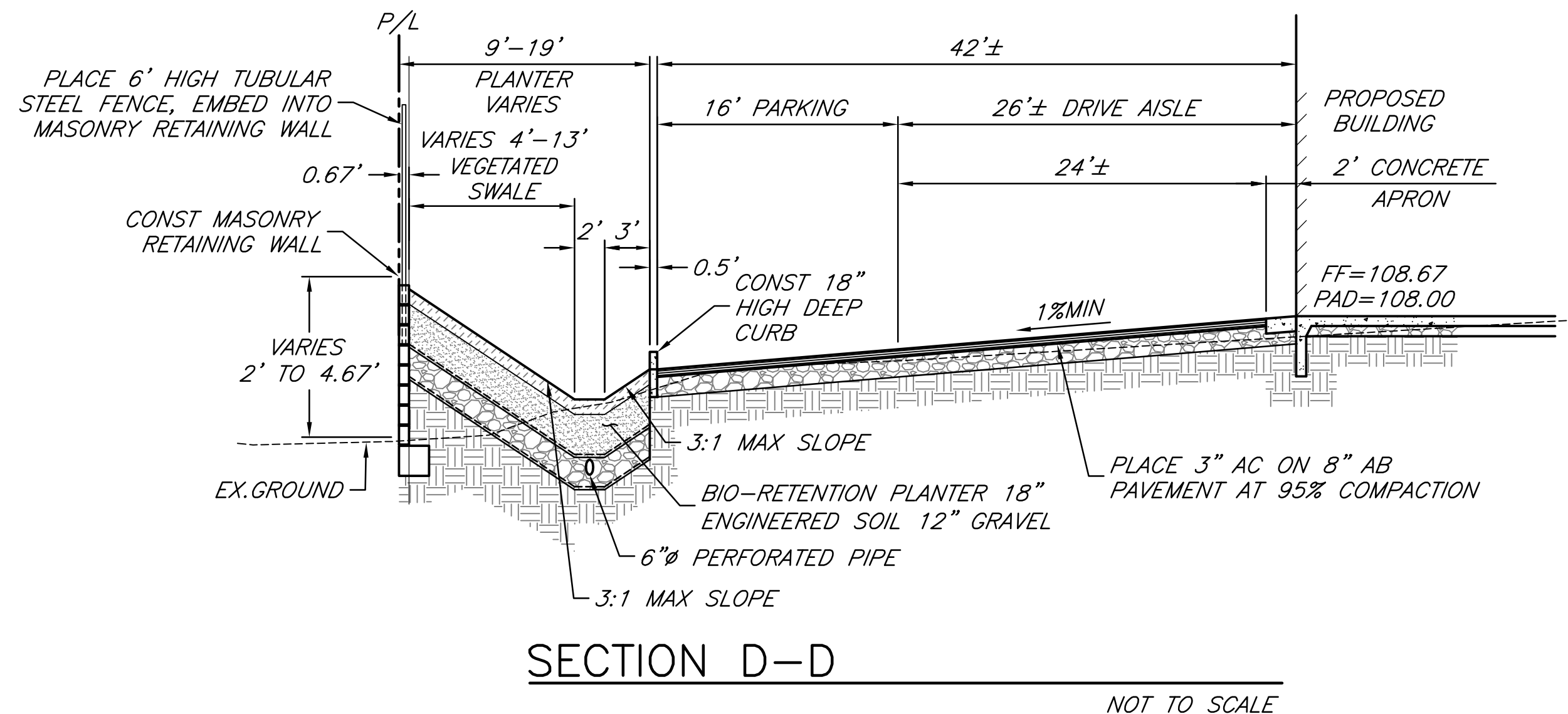
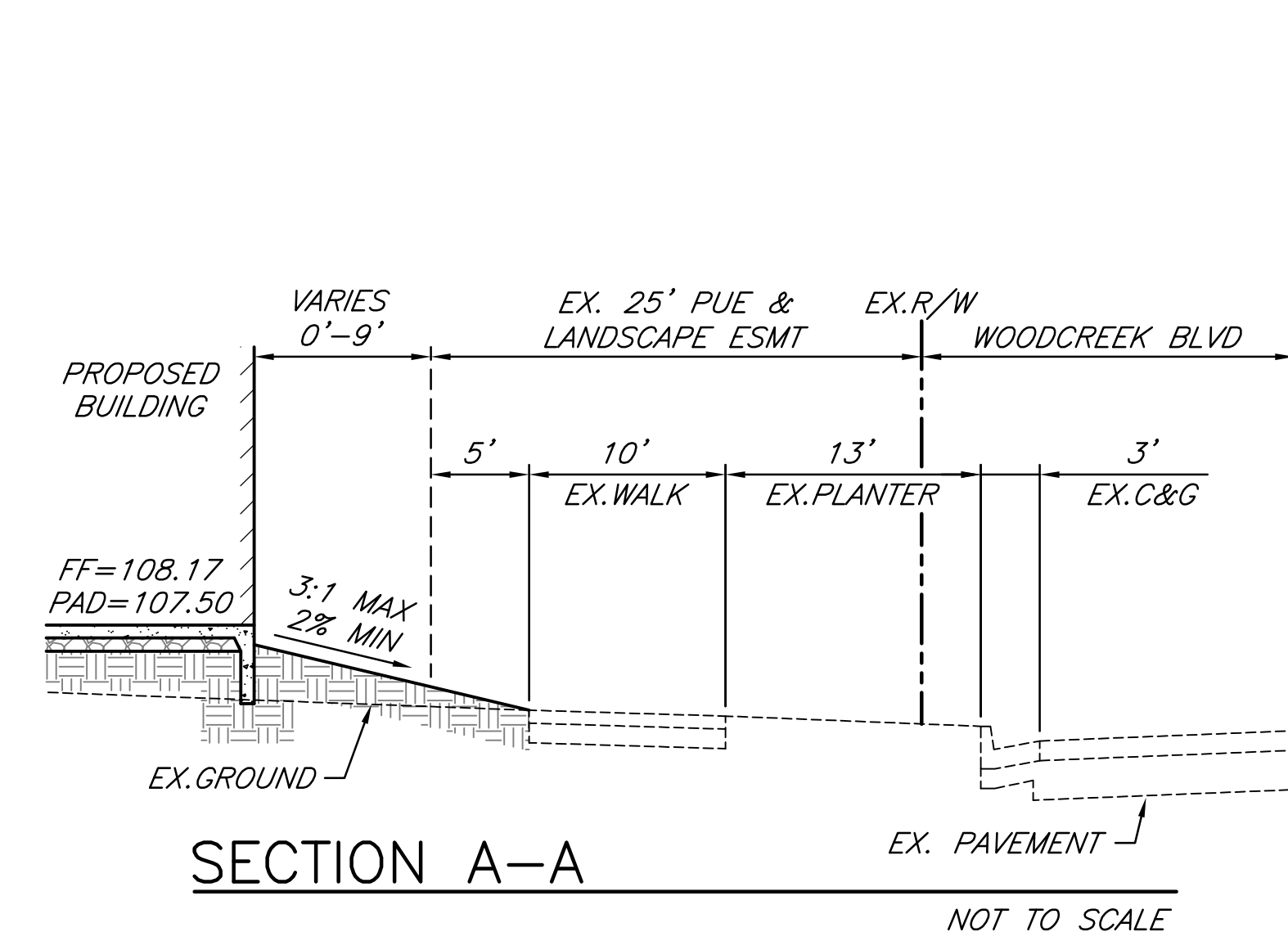
State of California

SEPTEMBER, 2019
REVISED DECEMBER 3, 2019

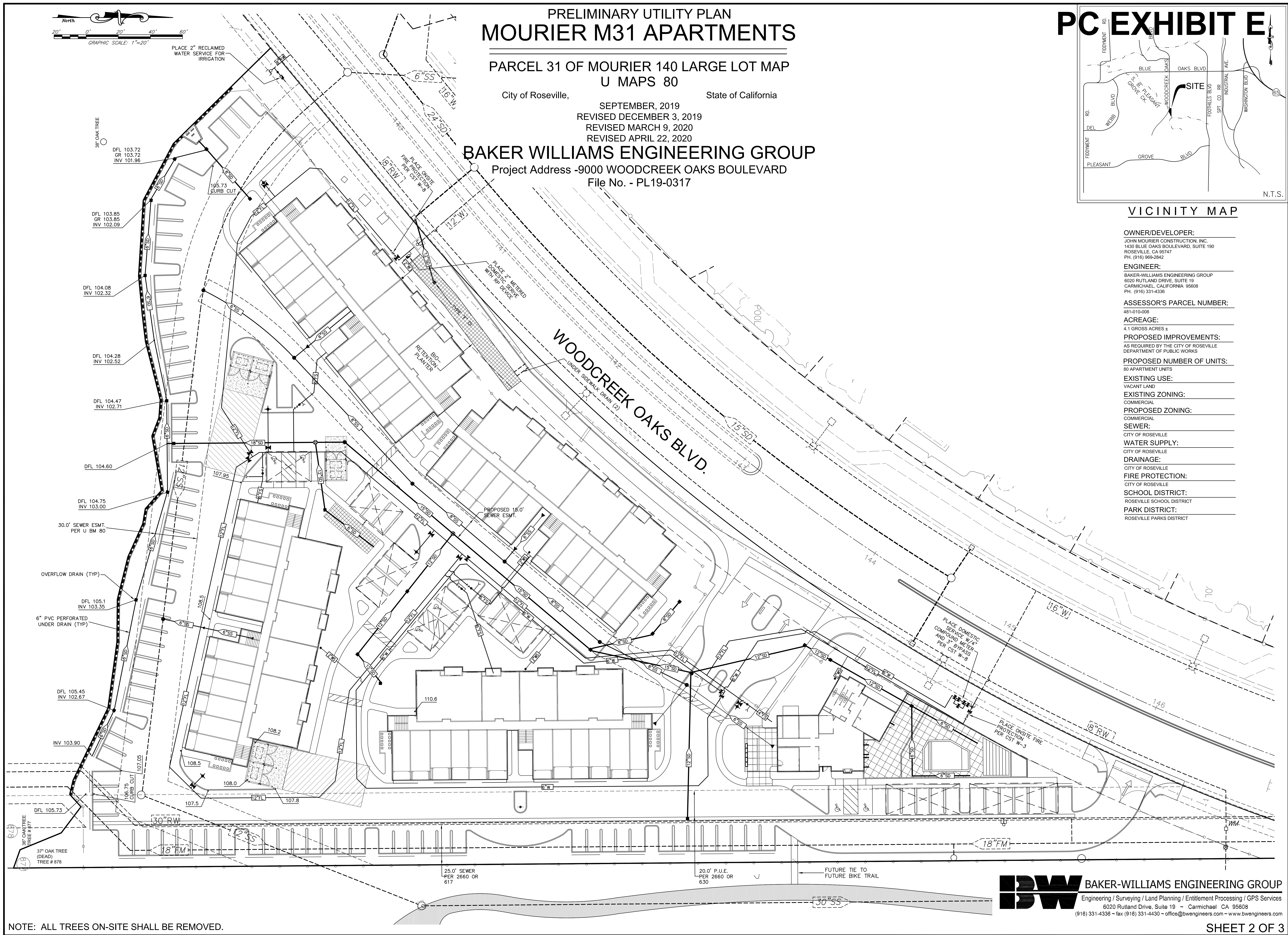
BAKER WILLIAMS ENGINEERING GROUP

Project Address -9000 WOODCREEK OAKS BOULEVARD

File No. - PL19-0317



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NOTE: ALL TREES ON-SITE SHALL BE REMOVED.

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GRABER - RASMUSSEN
architects

1725 J Street
Sacramento, CA 95811
916.444.6962
graber-rasmussen.com

MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

DRAWING DATE: APRIL 2, 2019

REVISION:
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DATE OF ISSUE:

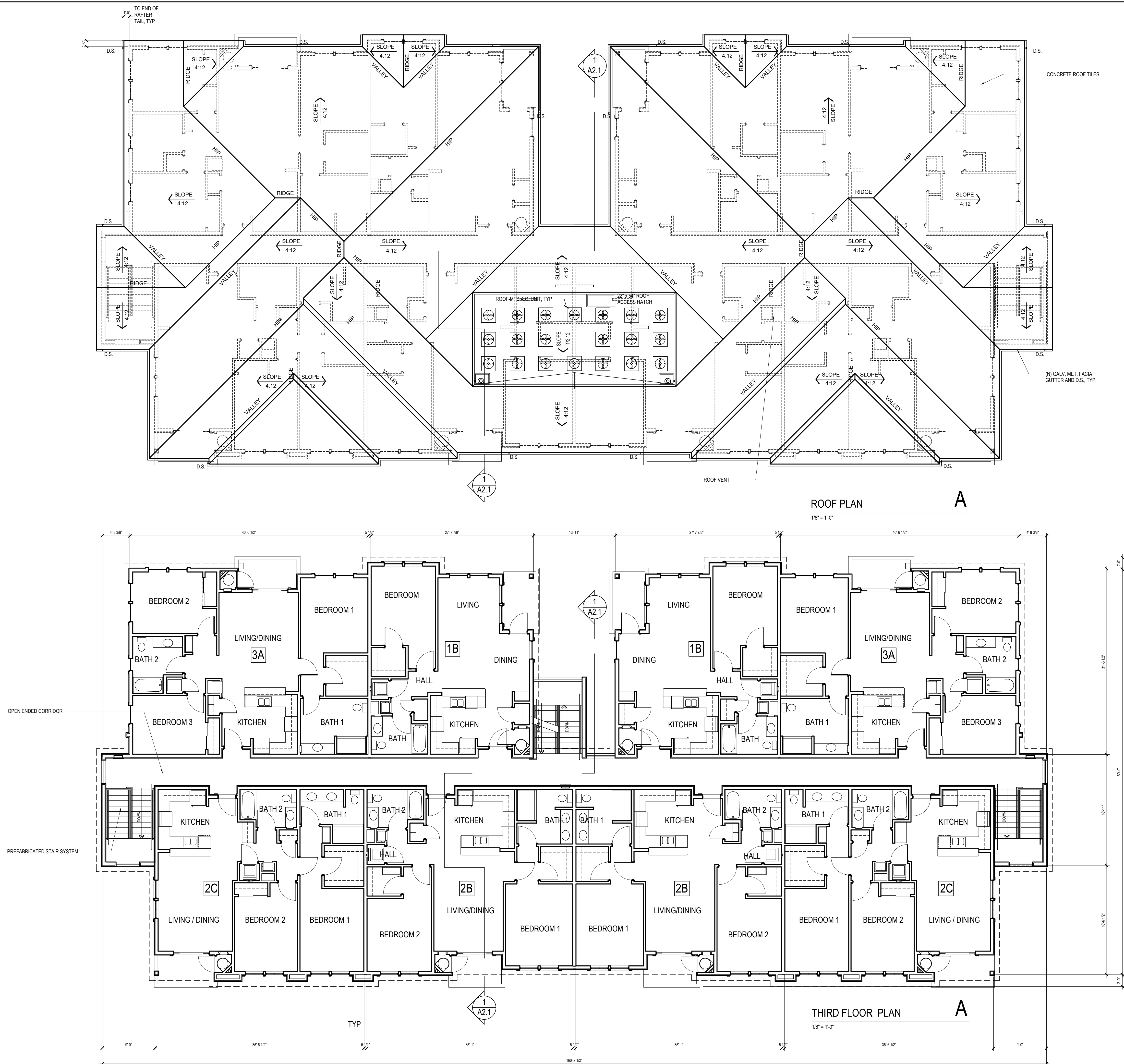
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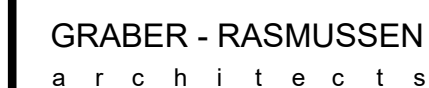
MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

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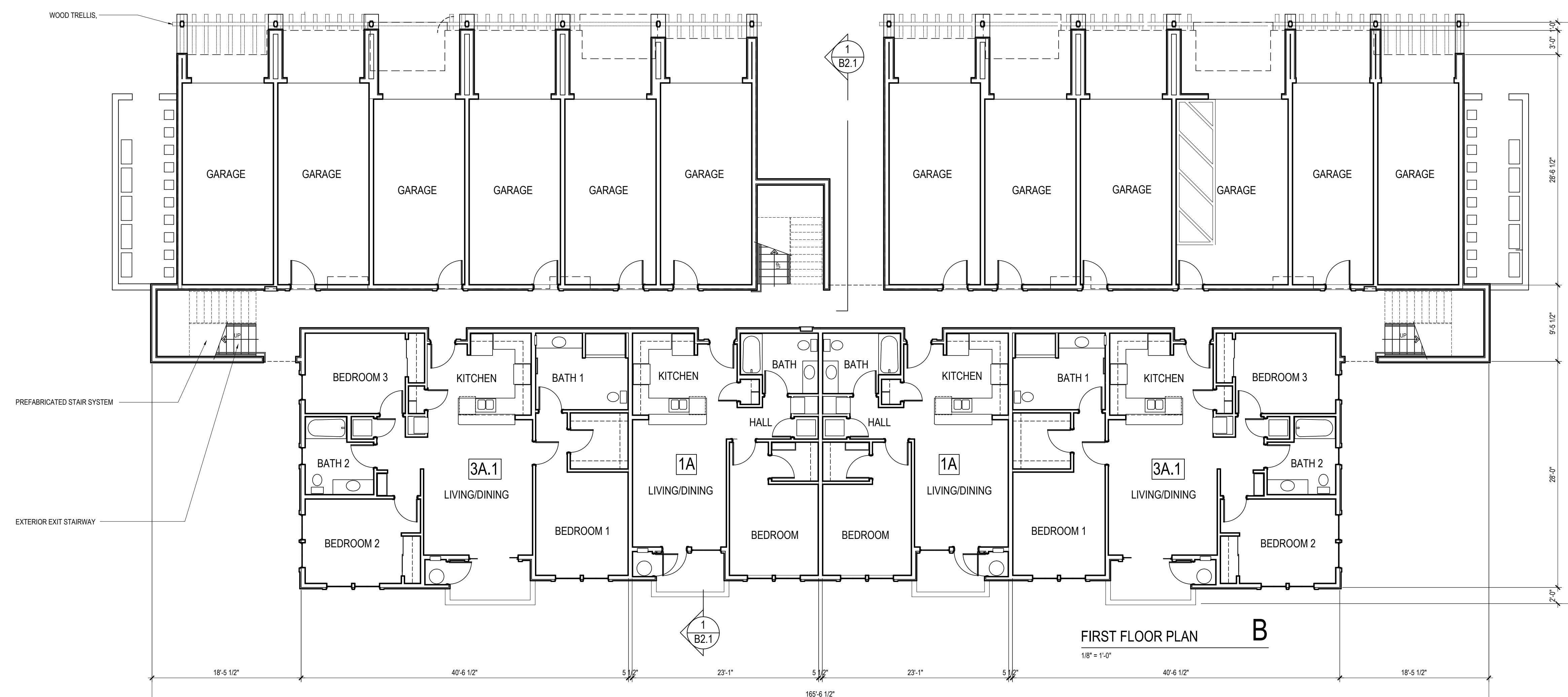
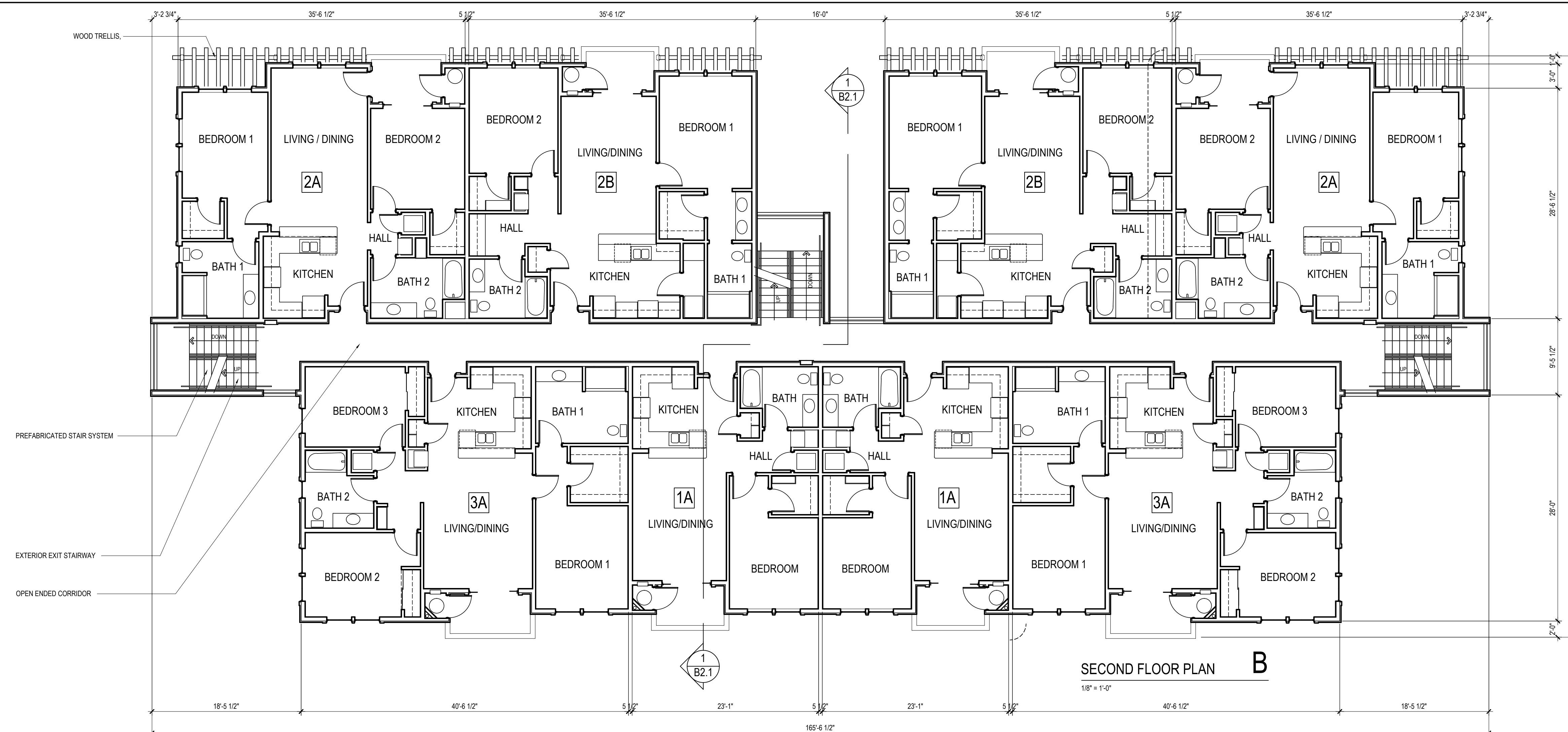


MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

DATE OF ISSUE

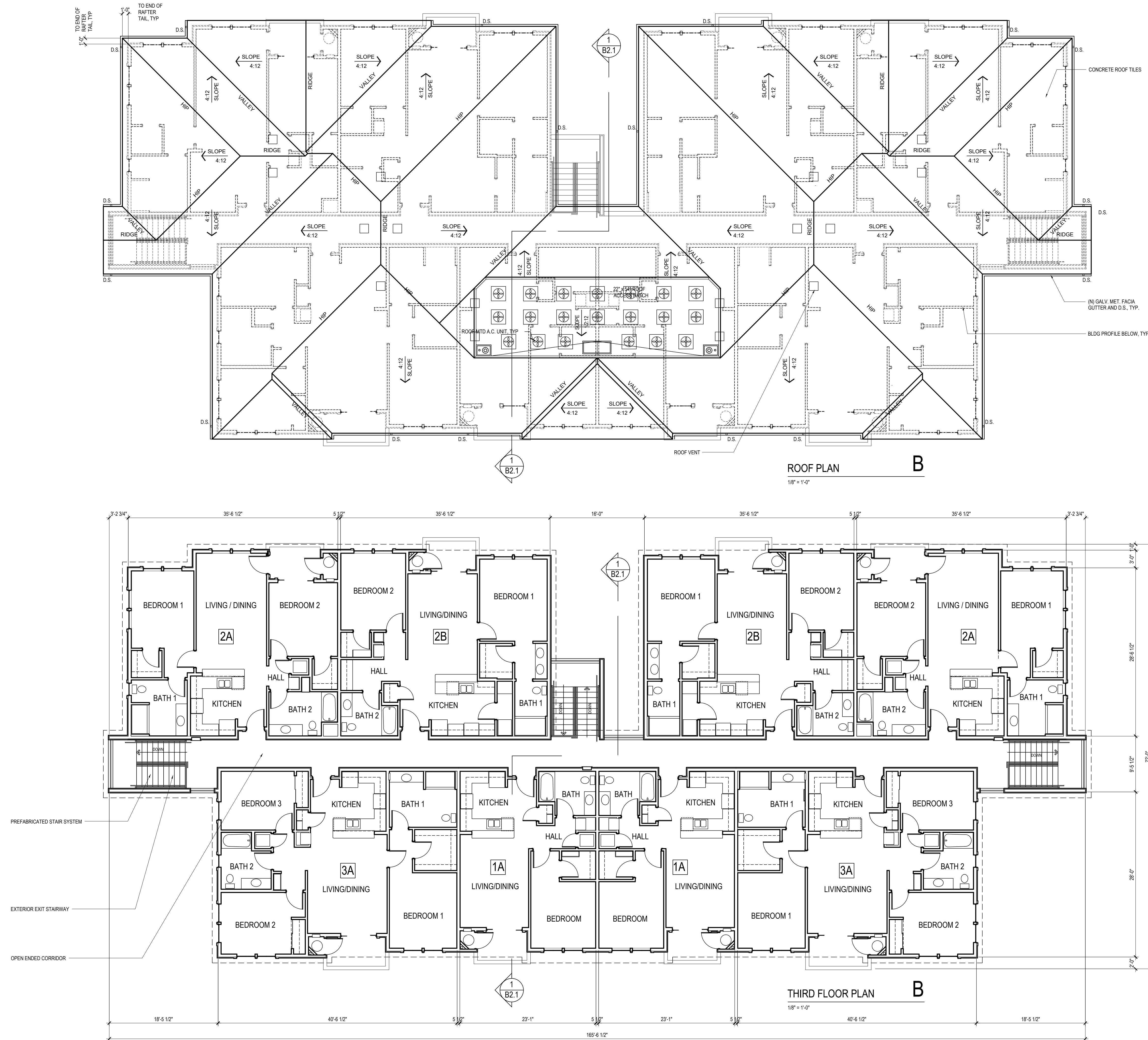
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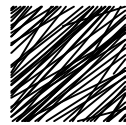
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80 UNIT APARTMENT PROJECT
WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

DRAWING DATE	APRIL 2, 2019
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MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT
WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA



FRONT ELEVATION
1/8" = 1'-0"

A



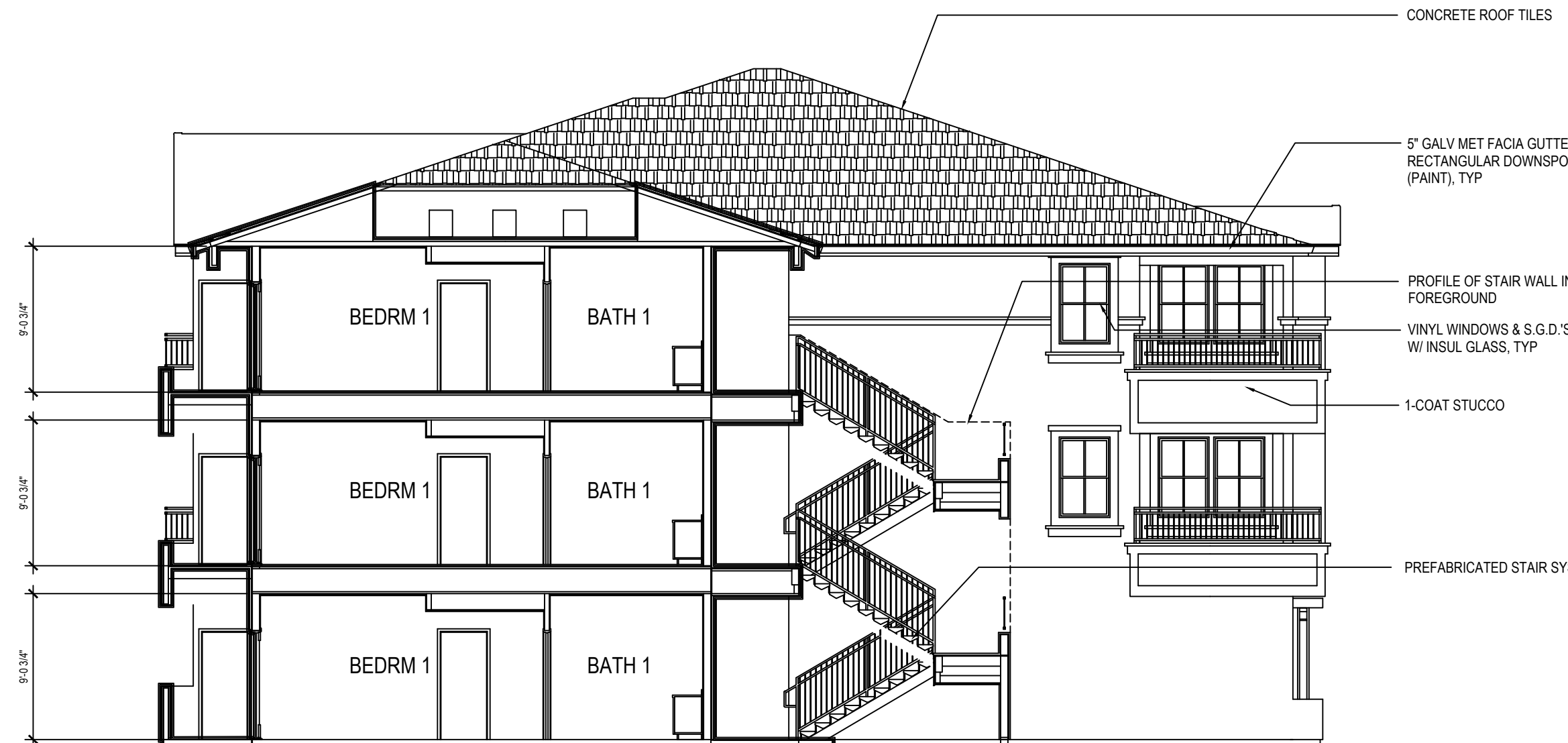
REAR ELEVATION
1/8" = 1'-0"

A



SIDE ELEVATION
1/8" = 1'-0"

A

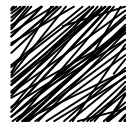


BUILDING CROSS SECTION
1/8" = 1'-0"

A

EXTERIOR COLOR SCHEDULE			
KEY	SURFACE	SCHEME 1	SCHEME 2
A	ROOF MATERIAL CONCRETE TILE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE
B	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
C	EAVE / BARGE BO	CRISP LINEN SW 6378	CRISP LINEN SW 6378
D	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
E	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7033
F	WALL	REDDOT TAN SW 7000	WELL-BRED BROWN SW 7027
G	WALL	SABLE SW 6003	STRAW HARVEST SW 7066
H	WINDOW FRAMES	ALMOND (STANDARD)	ALMOND (STANDARD)
J	ENTRY DOORS	SABLE SW 6003	OTTIER SW 6041
K	GARAGE DOORS	SABLE SW 6003	OTTIER SW 6041
L	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
M	STONE VENEER	EL DORADO STONE PATTERN: FIELDLEDGE	COLOR: ANDANTE
N	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378

A 2.2



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MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

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FRONT ELEVATION

A

COLOR SCHEME 2

1/8" = 1'-0"

ADHERED MASONRY VENEER

CONCRETE ROOF TILES

VINYL WINDOWS & S.G.D.'S
W/ INSUL GLASS, TYP

5" GALV MET FACIA GUTTER WITH
RECTANGULAR DOWNSPOUTS
(PAINT), TYP

KWIK KOTE STUCCO

ADHERED MASONRY VENEER

METAL OVERHEAD GARAGE DOOR



REAR ELEVATION

A

1/8" = 1'-0"

PREFABRICATED STAIR SYSTEM

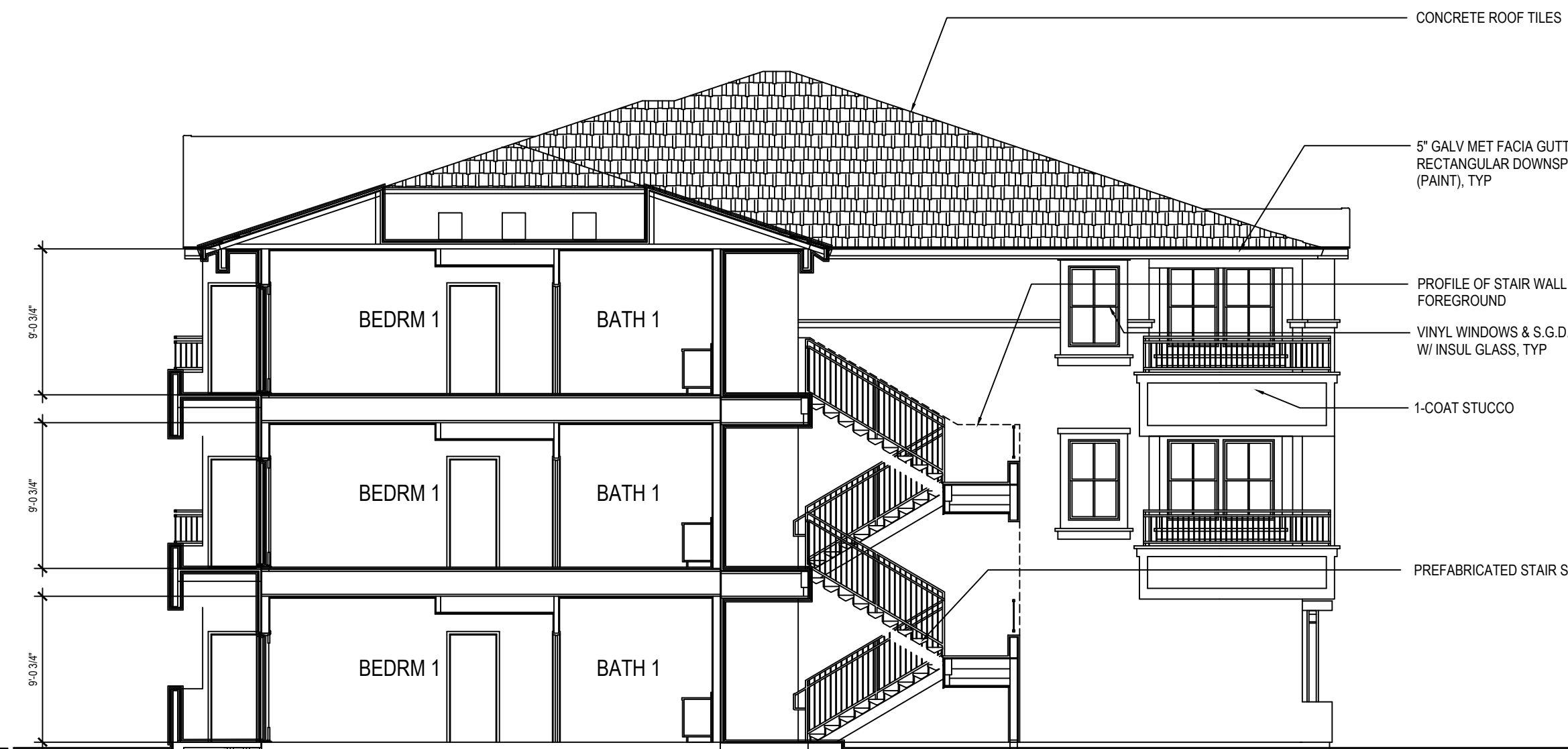


SIDE ELEVATION

A

1/8" = 1'-0"

ADHERED MASONRY VENEER



BUILDING CROSS SECTION

A

1/8" = 1'-0"

CONCRETE ROOF TILES

5" GALV MET FACIA GUTTER WITH
RECTANGULAR DOWNSPOUTS
(PAINT), TYP

PROFILE OF STAIR WALL IN
FOREGROUND

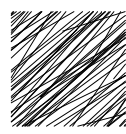
VINYL WINDOWS & S.G.D.'S
W/ INSUL GLASS, TYP

1-COAT STUCCO

PREFABRICATED STAIR SYSTEM

EXTERIOR COLOR SCHEDULE

KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7033
(F)	WALL	REDDORT TAN SW 7000	WELL-BRED BROWN SW 7027
(G)	WALL	SABLE SW 6083	STRAW HARVEST SW 7066
(H)	WINDOW FRAMES	ALMOND (STANDARD)	ALMOND (STANDARD)
(J)	ENTRY DOORS	SABLE SW 6083	OTTIER SW 6041
(K)	GARAGE DOORS	SABLE SW 6083	OTTIER SW 6041
(L)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(M)	STONE VENEER	EL DORADO STONE PATTERN: FIELDLEDGE	COLOR: ANDANTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378



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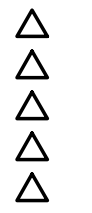
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MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT

WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

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DATE OF ISSUE

B2 2.3



FRONT ELEVATION

B2

COLOR SCHEME 2

1/8" = 1'-0"

24" Ø FOAM QUATREFOIL
WITH DECORATIVE WROUGHT
IRON BARS

ADHERED MASONRY VENEER

CONCRETE ROOF TILES

VINYL WINDOWS & S.G.D.'S
W/ INSUL GLASS, TYP

5" GALV MET FACIA GUTTER WITH
RECTANGULAR DOWNSPOUTS
(PAINT), TYP
(B)

KWIK KOTE STUCCO

ADHERED MASONRY VENEER

METAL OVERHEAD GARAGE DOOR



REAR ELEVATION

B2

1/8" = 1'-0"

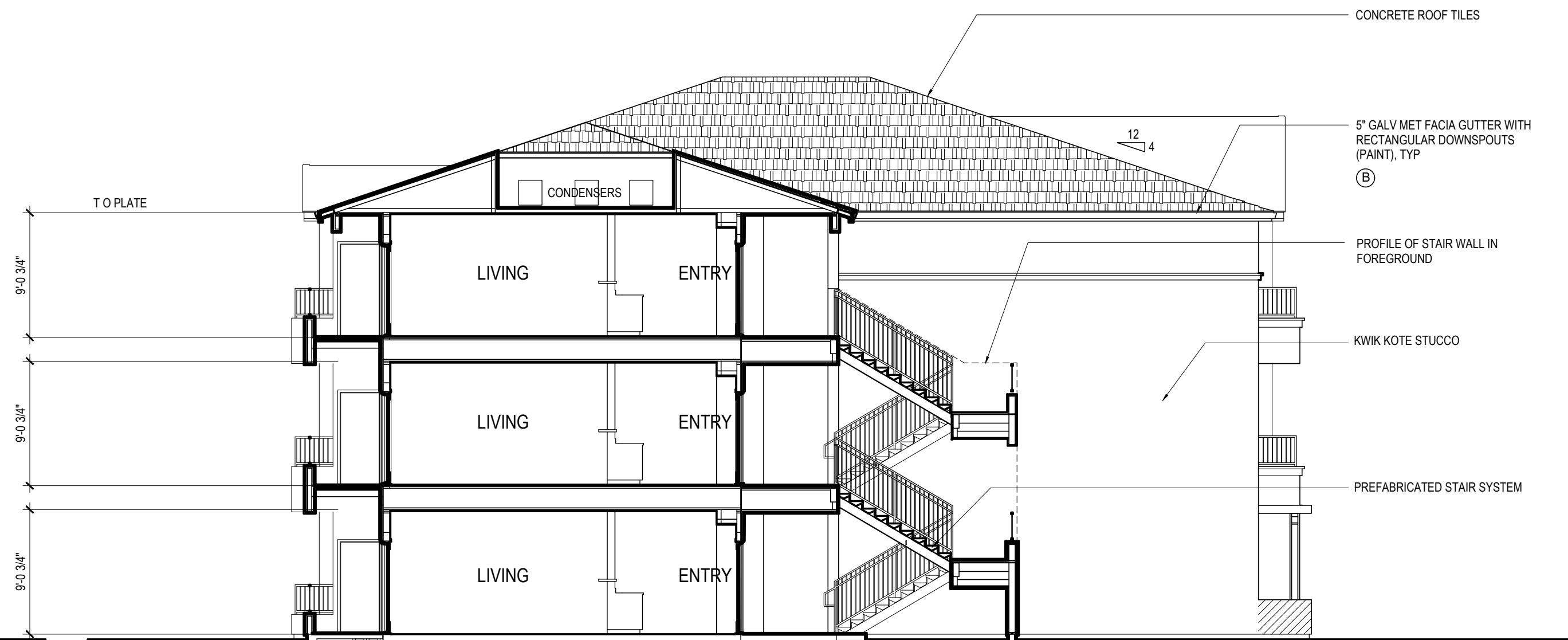


SIDE ELEVATION

B2

1/8" = 1'-0"

ADHERED MASONRY VENEER



BUILDING CROSS SECTION

B2

1/8" = 1'-0"

CONCRETE ROOF TILES

5" GALV MET FACIA GUTTER WITH
RECTANGULAR DOWNSPOUTS
(PAINT), TYP
(B)

PROFILE OF STAIR WALL IN
FOREGROUND

KWIK KOTE STUCCO

PREFABRICATED STAIR SYSTEM

EXTERIOR COLOR SCHEDULE

KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7533
(F)	WALL	RESORT TAN SW 7555	WELL-BRED BROWN SW 7527
(G)	WALL	SABLE SW 7063	STRAW HARVEST SW 7068
(H)	WINDOW FRAMES	ALMOND (STANDARD)	ALMOND (STANDARD)
(J)	ENTRY DOORS	SABLE SW 6083	OTTOR SW 6041
(K)	GARAGE DOORS	SABLE SW 6083	OTTOR SW 6041
(L)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(M)	STONE VENEER	EL DORADO STONE PATTERN: FIELDLEDGE	COLOR: ANDANTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378

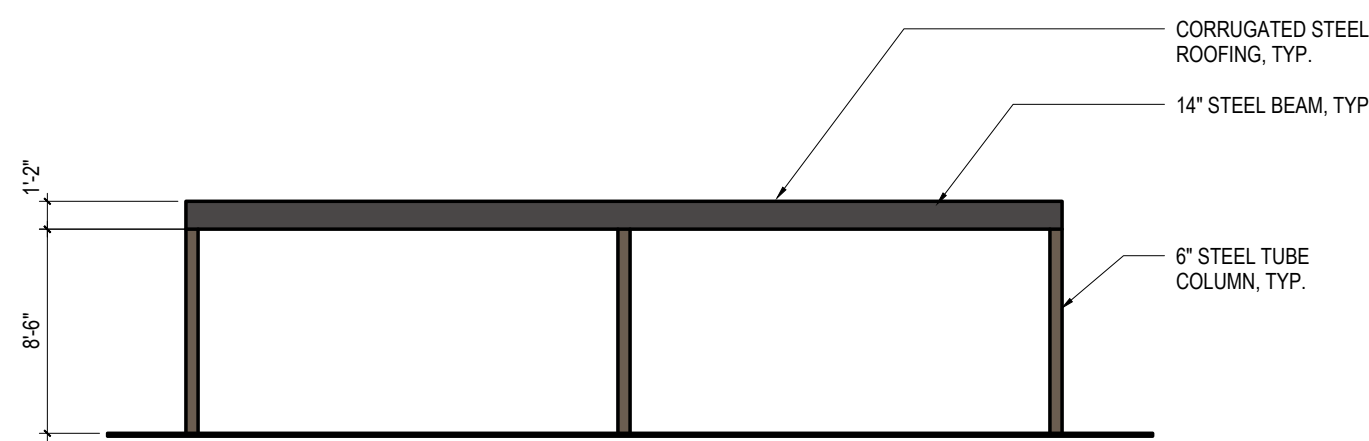
MOURIER M31 APARTMENTS
80 UNIT APARTMENT PROJECT
WOOCREEK OAKS BLVD.
ROSEVILLE, CALIFORNIA

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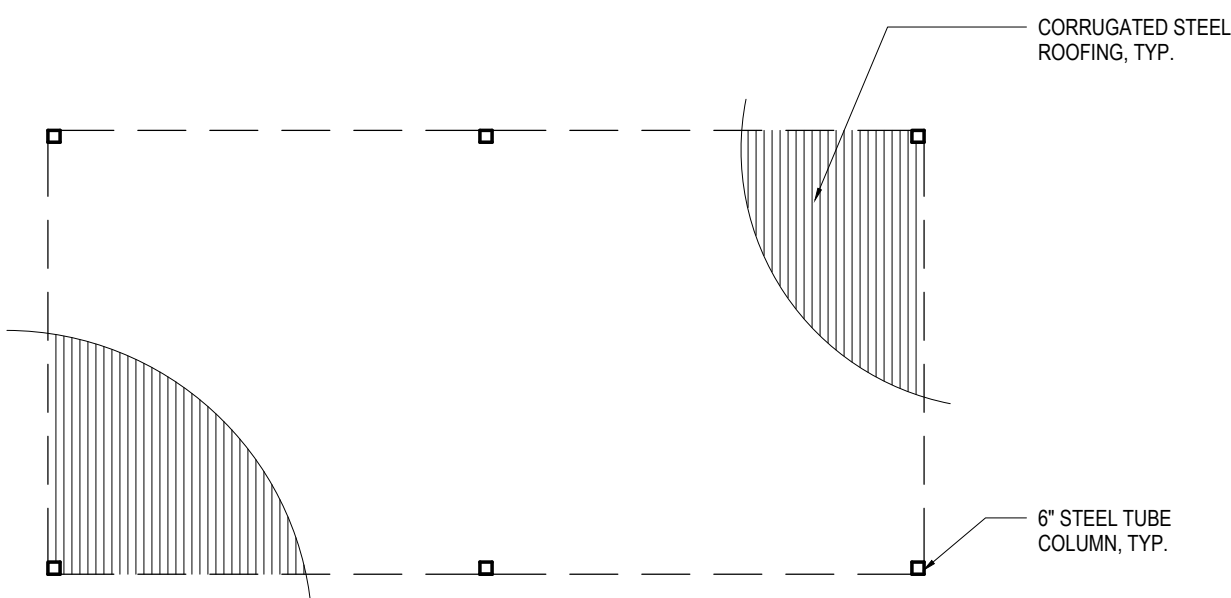
ELEVATION - TYP. CARPORT

1/8"=1'-0"



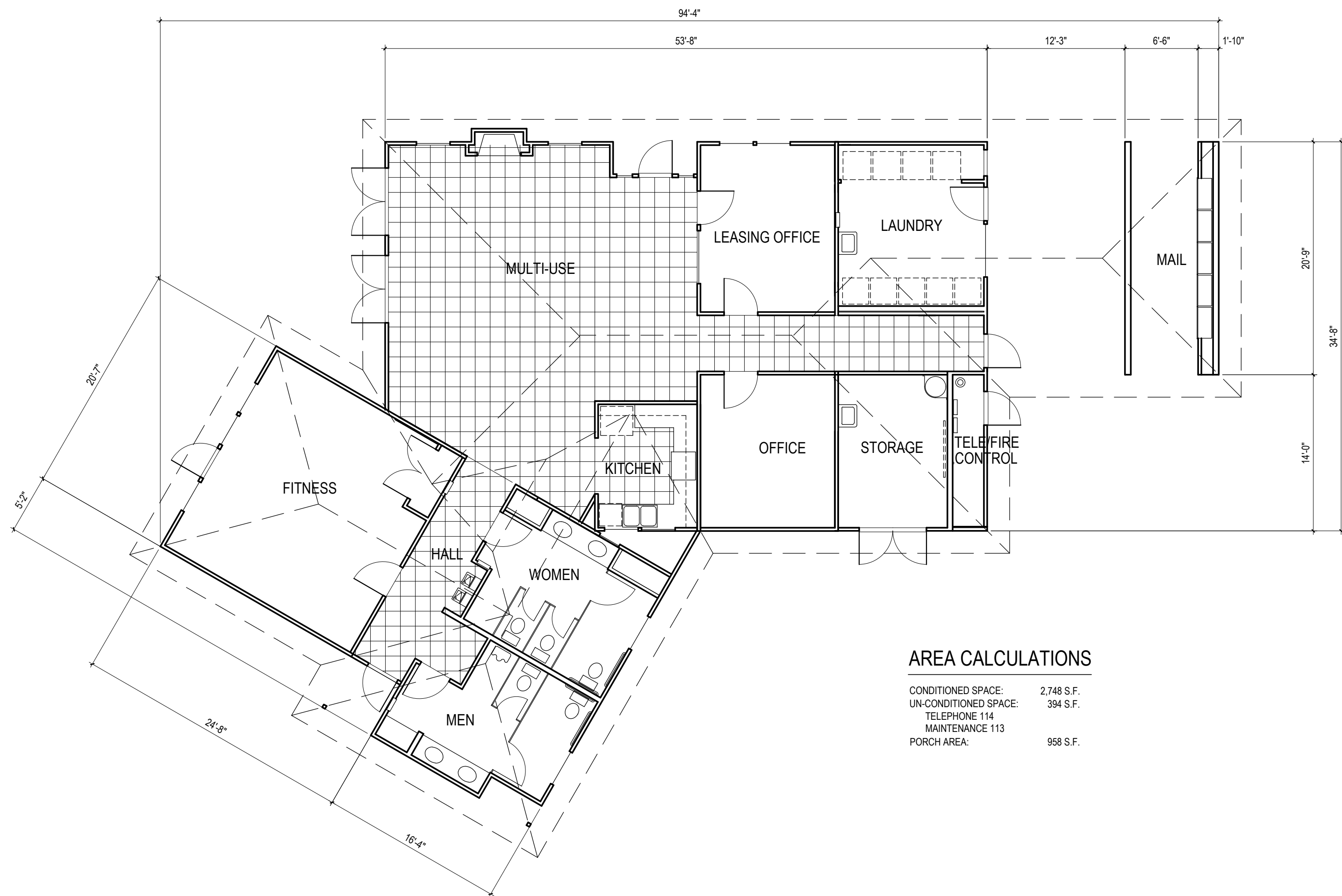
ELEVATION - TYP. CARPORT

1/8"=1'-0"



FLOOR PLAN - TYP. CARPORT

1/8"=1'-0"

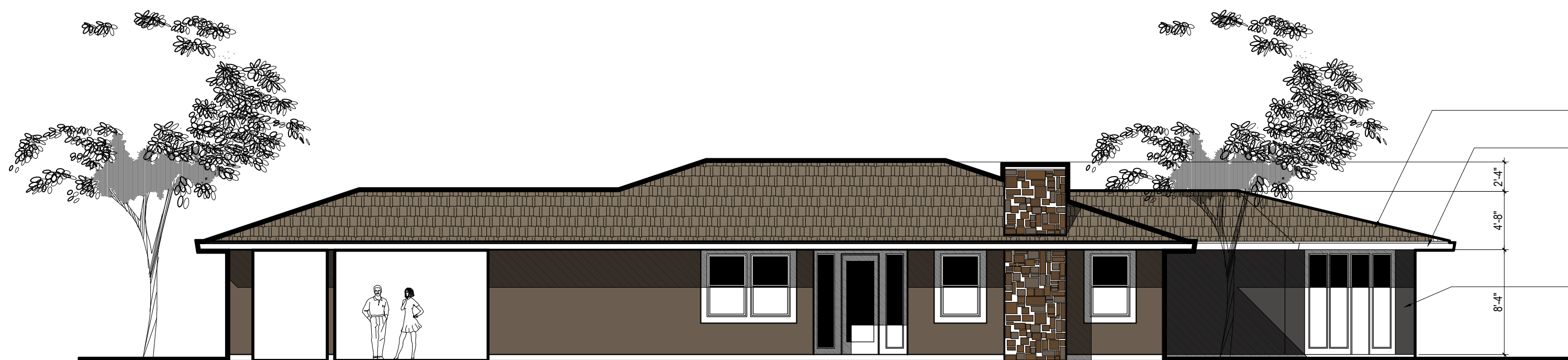
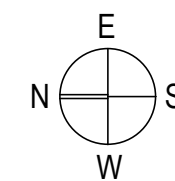


AREA CALCULATIONS

CONDITIONED SPACE:	2,748 S.F.
UN-CONDITIONED SPACE:	394 S.F.
TELEPHONE 114	
MAINTENANCE 113	
PORCH AREA:	958 S.F.

FLOOR PLAN

1/8"=1'-0"

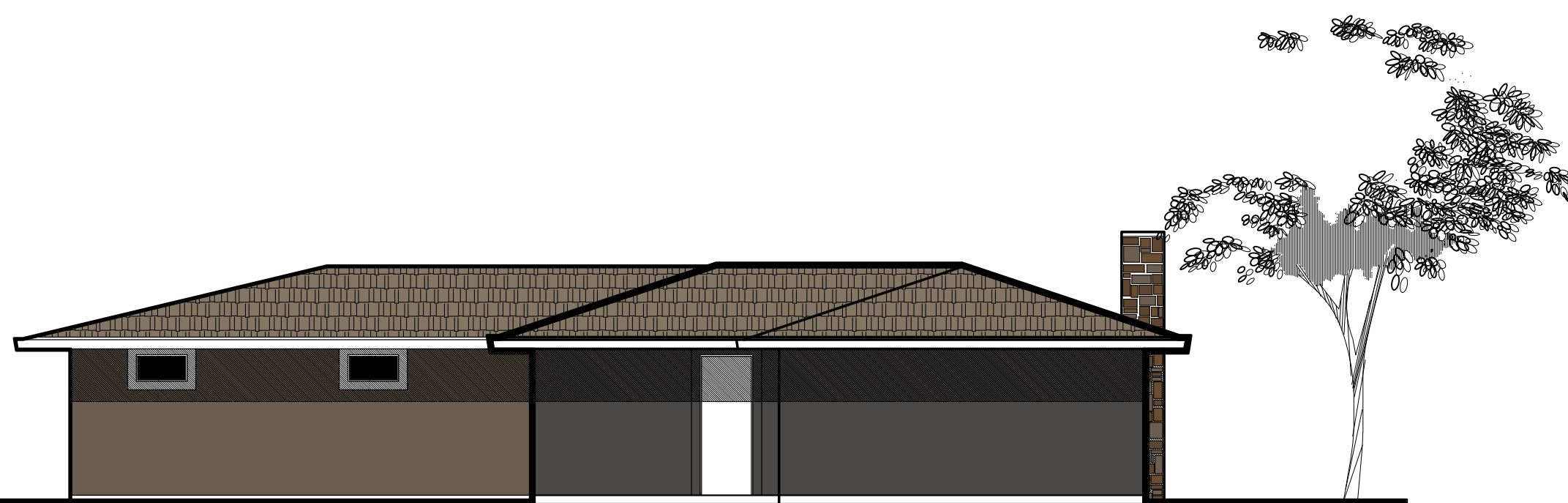


EAST ELEVATION

1/8"=1'-0"

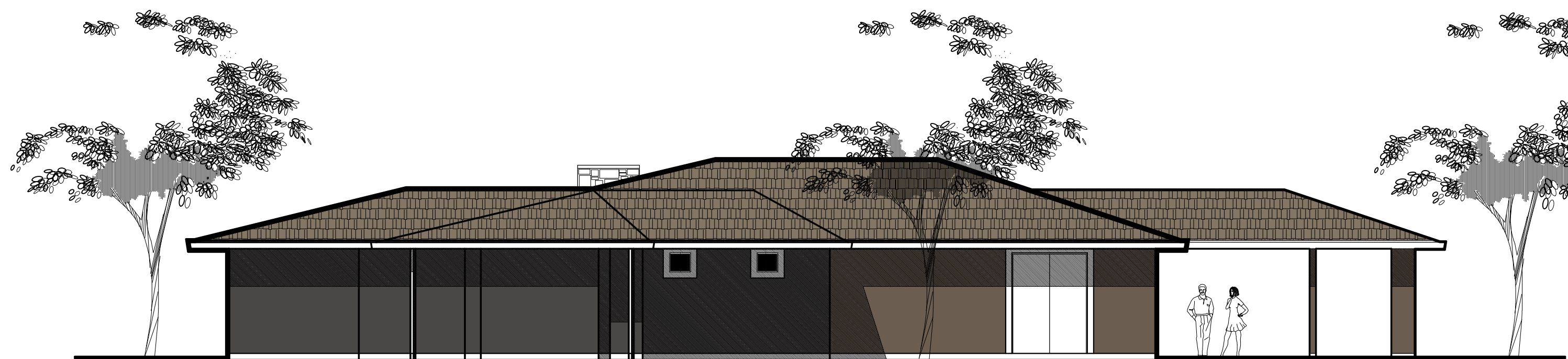
CONCRETE ROOF TILES
5" GALV MET FACIA GUTTER WITH
RECTANGULAR DOWNSPOUTS
(PAINT), TYP
(B)

KIWIK KOTE STUCCO



SOUTH ELEVATION

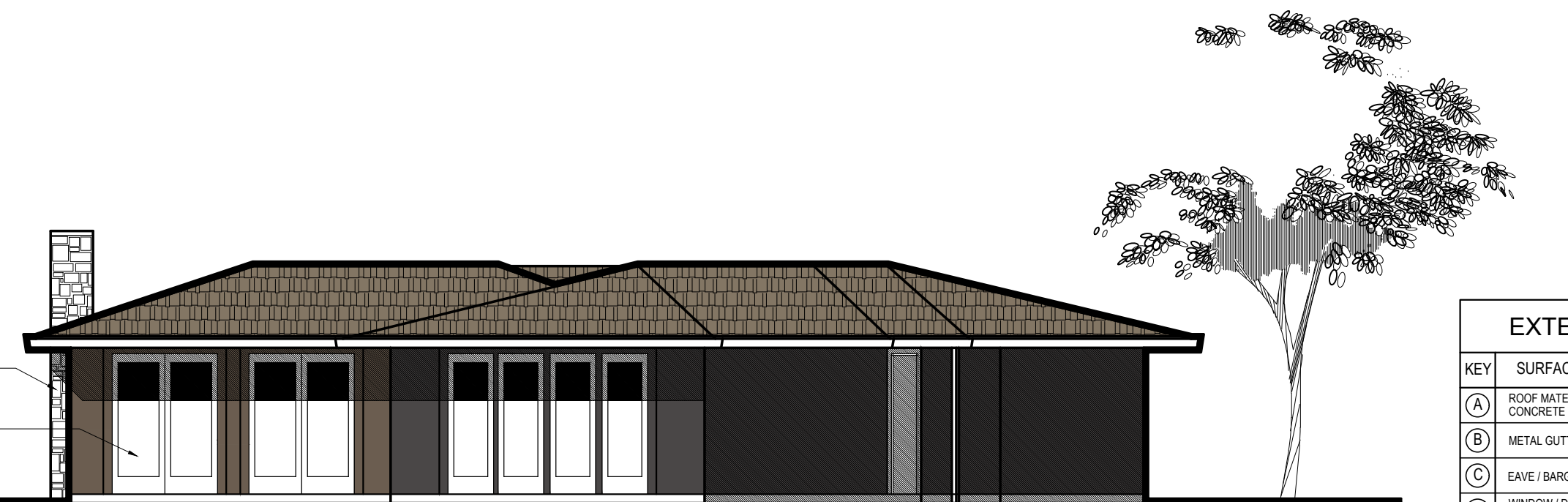
1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

ADHERED MASONRY VENEER
VINYL WINDOWS & S.G.D.'S
W/ INSUL GLASS, TYP

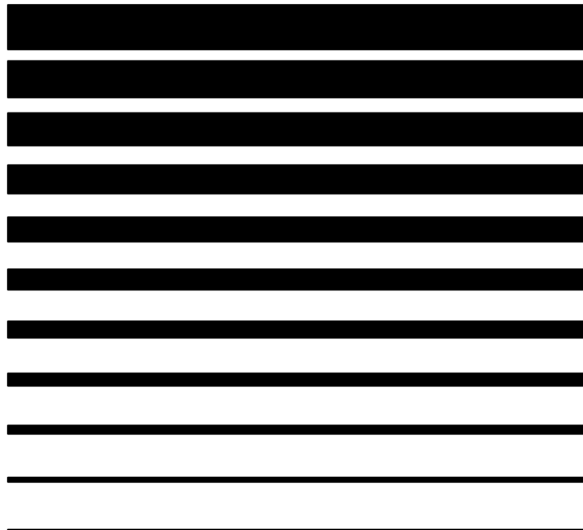


NORTH ELEVATION

1/8"=1'-0"

EXTERIOR COLOR SCHEDULE

KEY	SURFACE	SCHEME 1	SCHEME 2
(A)	ROOF MATERIAL CONCRETE TILE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE	MONIER LIFETILE - SLATE COLOR: CHARLESTONE
(B)	METAL GUTTER	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(C)	EAVE / BARGE BD	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(D)	WINDOW / DOOR TRIM	CRISP LINEN SW 6378	CRISP LINEN SW 6378
(E)	WALL	WHOLE WHEAT SW 6121	KHAKI SHADE SW 7533
(F)	WALL	RESORT TAN SW 7555	WELL-BRED BROWN SW 7527
(G)	WALL	SABLE SW 7063	STRAW HARVEST SW 7066
(H)	WINDOW FRAMES	ALMOND (STANDARD)	ALMOND (STANDARD)
(J)	ENTRY DOORS	SABLE SW 6083	OTTIER SW 6041
(K)	GARAGE DOORS	SABLE SW 6083	OTTIER SW 6041
(L)	METAL RAILING	URBAN BROZE SW 7048	URBAN BROZE SW 7048
(M)	STONE VENEER	EL DORADO STONE PATTERN: FIELDLEDGE	COLOR: ANDANTE
(N)	LATTICE AT GARAGE	CRISP LINEN SW 6378	CRISP LINEN SW 6378



Garth Ruffner
Landscape Architect
(916) 797-2576

4122 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

MOURIER
M31
APARTMENTS

WOODCREEK OAKS BLVD.
CITY OF ROSEVILLE
CALIFORNIA
FOR MOURIER LAND INVESTMENT

Sheet Title:

PRELIMINARY
LANDSCAPE
PLAN



WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 381992 GALLONS PER YEAR									
MAWA = 52.2 ETO x 0.62 GAL/S.F. x 0.45 (ET ADJ. FACTOR) x 26222 S.F. LANDSCAPE AREA									
ESTIMATED TOTAL WATER USE (ETUW) = 219376 GALLONS PER YEAR									
HYDROZONE PLANT WATER PLANT AREA IRRIG. EFF. CALCULATION ESTIMATED WATER USE									
(STATION #) USE TYPE FACTOR									
PLANTERS LOW (FULL SUN) 0.20 25779 81% 52.2x62x .20x 25779 / 81% = 204003 GAL									
POOL HIGH (FULL SUN) 0.70 443 75% 52.2x62x .70x 443 / 75% = 13373 GAL									
TOTAL ANNUAL ESTIMATED WATER USE: 219376 GAL									

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY	FULL	3/4	1/2	SUBTOTAL	TOTAL
20' DIA. TREES							
ACACIA ANEURA	314 S.F.	0	0	8	2	1413 S.F.	
CERCIS OCCIDENTALIS	314 S.F.	4	0	10	3	3062 S.F.	
OLEA EUROPEA	314 S.F.	0	0	5	1	864 S.F.	
20' TOTAL:							5338 S.F.
25' DIA. TREES							
ULMUS PROPINQUA	490 S.F.	0	0	1	1	368 S.F.	
25' TOTAL:							368 S.F.
35' DIA. TREES							
QUERCUS LOBATA	962 S.F.	0	0	11	0	5291 S.F.	
35' TOTAL:							5291 S.F.
COVERED PARKING:							4391 S.F.
PARKING AREA:							28371 S.F.
SHADE REQUIRED: 50%							14185 S.F.
SHADE PROVIDED: 54.2%							15388 S.F.

WATER QUALITY PLANT PALETTE

BOTANIC NAME/COMMON NAME	SIZE
ACHILLEA MILLEFOLIUM 'APPLEBLOSSOM'/COMMON YARROW	1 GALLON
ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON
BACCHARIS PILULARIS 'PIGEON POINT'/DWF. COYOTE BRUSH	1 GALLON
CHONDRPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON
DESCHAMPSIA CESPITOSA/TUFTED HAIR GRASS	1 GALLON
FESTUCA CALIFORNICA 'SERPENTINE BLUE'/CALIF. FESCUE	1 GALLON
GRASSES, BIOSWALE: DELTA BLUEGRASS 'BIOFILTRATION SOD'	SOD
LEYMUS CONDENSATUS 'CANYON PRINCE'/BLUE WILD RYE	1 GALLON
MIMULUS AURANTIACUS/STICKY MONKEY FLOWER	1 GALLON
MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON
ROSA CALIFORNICA/WILD ROSE	5 GALLON
SISYRINCHIUM BELLUM/BLUE-EYED GRASS	1 GALLON

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ACACIA ANEURA/MULGA	15 GALLON	12	
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	3	
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	27	STANDARD
	OLEA EUROPEA 'SWAN HILL'/FRUITLESS OLIVE	24" BOX	31	
	PARKINSONIA X. 'DESERT MUSEUM'/PALO VERDE	15 GALLON	8	
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	11	LOW BRANCHED
	ULMUS PROPINQUA/EMERALD SUNSHINE/HYBRID ELM	15 GALLON	9	
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTER ELM	15 GALLON	16	OFF-SITE (BY OTHERS)
	ARBUTUS UNEDO 'COMPACTA'/STRAWBERRYBUSH	15 GALLON	12	
	HETEROMELES ARBUTIFOLIA/TOYON	15 GALLON	20	
	SHRUB & GROUND COVER AREA - SEE GENERAL PLANT PALETTE AT RIGHT			
	WATER QUALITY PLANTING - SEE WATER QUALITY PLANT PALETTE AT LEFT			



GENERAL PLANT PALETTE

BOTANIC NAME/COMMON NAME	SIZE
ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON
ACANTHUS MOLLIS/BEARS BREECH	5 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
BUXUS M. J. 'GREEN BEAUTY'/JAPANESE BOXWOOD	5 GALLON
CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON
COPROSMA P. 'VERDE VISTA'/COPROSMA	1 GALLON
COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
DIETES BICOLOR	1 GALLON
ERIGERON KARVINSKIANUS/FLABANE	1 GALLON
ERIOGONUM FASCICULATUM/CALIFORNIA BUCKWHEAT	1 GALLON
HELLEBORUS ARGUTOLIUS 'PACIFIC FROST'/CORISCAN HELLEBORE	1 GALLON
HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON
JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON
KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON
LANTANA MONTEVIDENSIS/LANTANA	5 GALLON
MAHONIA AQUIFOLIUM/OREGON GRAPE	5 GALLON
MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON
MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON
NEPETA X. FAASSENII/CATMINT	1 GALLON
NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON
PENISETUM M. 'RED BUNNY TAILS'/DWF. FOUNTAIN GRASS	1 GALLON
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON
SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON
SALVIA X. 'BEE'S BLISS'/CREeping SAGE	1 GALLON
TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON

Date: APR. 23, 2020

Scale: 1"=30'-0"

Job Number: 39013

Sheet Number: 1 of 1

ACORN

ARBORICULTURAL SERVICES INC.



ARBORIST REPORT ADDEMDUM

March 19, 2020

JMC Homes
1430 Blue Oaks Blvd., Suite 190
Roseville, CA 95747

Attn: Ryan Biziewski

Re: M31, 9000 Woodcreek Oaks Blvd. Project Site; Drain Outfall

This Arborist Report Addendum covers the proposed drain outfall north of the offsite blue oak (*Quercus douglasii*) numbered 37. There has been a concern about the outfall location at the northern edge of the protected zone of this tree.

The current drainage from the site flows into to an east / west swale outside of and through the protected zone of the tree. After examining the topography within the protected zone, the proposed outfall location will have little appreciable difference to that drainage pattern. The only discernible difference will be sheet flow from the outfall to the swale, which to a degree currently exists.

The impact to this tree from the proposed location of this outfall can be considered negligible.

If you have any questions or require clarification, please feel free to contact me.

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2017
B S Forestry, Humboldt State University, 1983

cc: Lisa Mattos; Baker Williams Engineering Group, by email



ARBORIST REPORT

JMC Homes
1430 Blue Oaks Blvd., Suite 190
Roseville, CA 95747

February 18, 2020

Attn: Ryan Biziewski

Re: 9000 Woodcreek Oaks Blvd. Project Site

This report covers the 2 native oaks south of the above referenced site. They are located near the southwest and southeast corners of the project. The trees have been numbered with square stamped aluminum tags. Following is the tree data, impact assessment and mitigative measure recommendations.

Tree # 37 (southwest corner) also numbered 45

Blue Oak (*Quercus douglasii*); **DBH** 35-inches; **Dripline radius** 45-feet

Root Crown - Poor to fair, evidence of *Ganoderma lucidum* on the northeast side.

Trunk - Fair **Limbs** - Fair **Foliage** - Dormant **Structure** - Fair **Vigor** - Fair

Dripline environment: Grasses with a natural east /west swale east of the trunk

Notable Characteristics: Above average amount of deadwood, existing wrought iron fence 38-feet northeast of the trunk

Impacts: Construction of a retaining wall with fill material in the location of the existing wrought iron fence. Installation of a drain inlet and 8-inch storm drain just beyond the fence.

This encroachment amounts to 15-percent of the Protected Zone and can be considered minor.

Mitigative measure recommendations: Install tree protective fencing at the northern portion of the Protected Zone Radius of 46 feet and at the limit of grading. Properly root prune any roots greater than ½-inch in diameter severed during the excavation for the drain inlet and storm drain.

Tree # 38 (southeast corner)

Blue Oak (*Quercus douglasii*); **DBH** 31-inches; **Dripline radius** 27-feet

Root Crown - Poor to fair **Trunk** - Poor to fair **Limbs** - Poor **Foliage** - dormant

Structure - Poor **Vigor** - Fair **Dripline environment:** Grasses, existing wrought iron fence 10-feet northeast and a 36-inch diameter 20-foot tall dead blue oak snag 13-feet northeast the trunk.

Notable Characteristics: Callusing basal and lower trunk wounds north and west sides to 2-feet above grade with minor decay. All of the primary branches have failed decades ago with moderate to significant internal decay and hollowing 10 to 15-feet above grade in the remaining portions. The crown is comprised of sprouts arising from the remaining branches with low risk of failure.

Impacts: None. All of the construction activities will occur outside the Protection Zone Radius of 28-feet. **Mitigative measure recommendations:** Install tree protective fencing at the northern portion of the Protected Zone Radius.

If you have any questions or require clarification, please feel free to contact me.

Wayne McKee

ISA Certified Arborist WE 0959A, 1992

ISA Tree Risk Assessment Qualified, 2017

B S Forestry, Humboldt State University, 1983

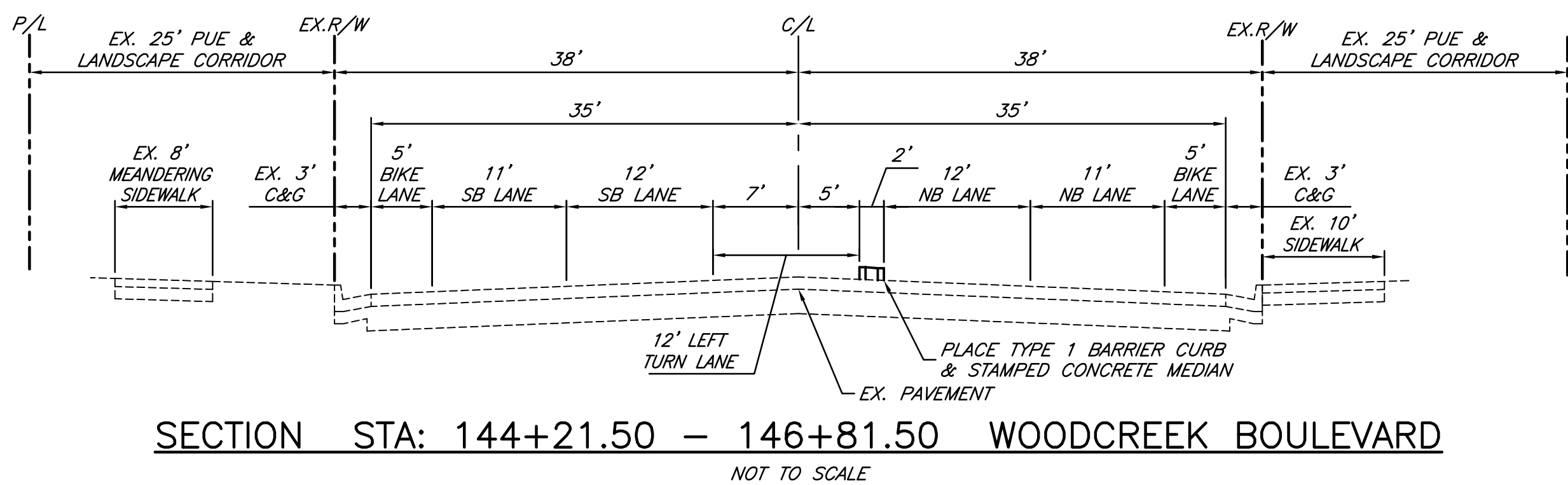
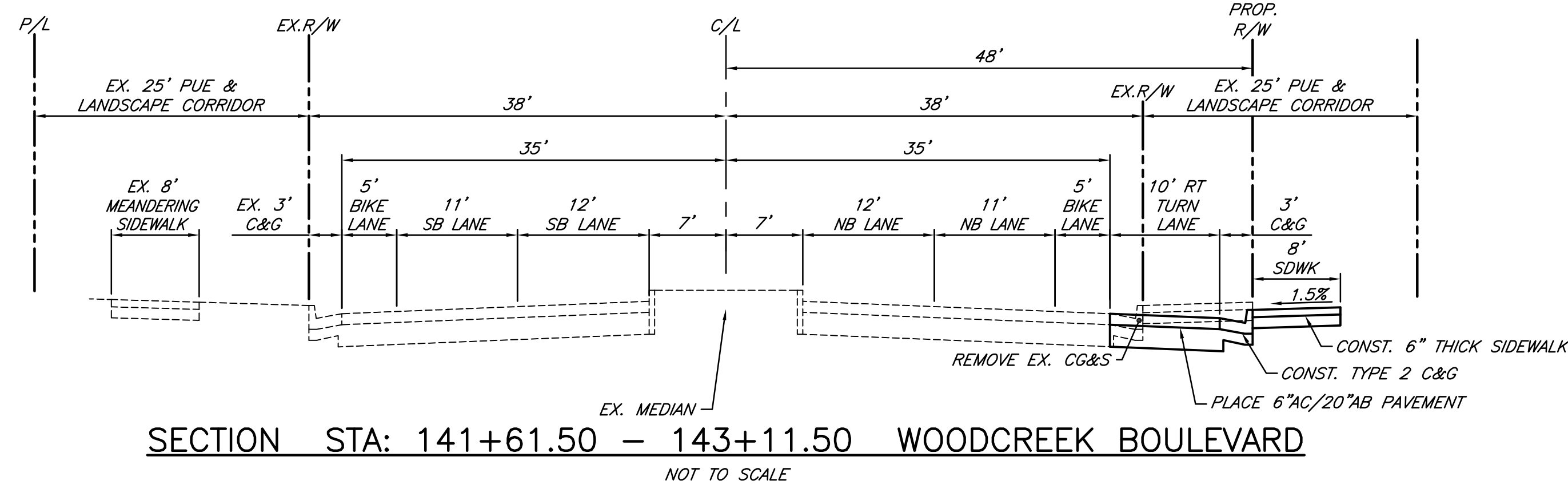
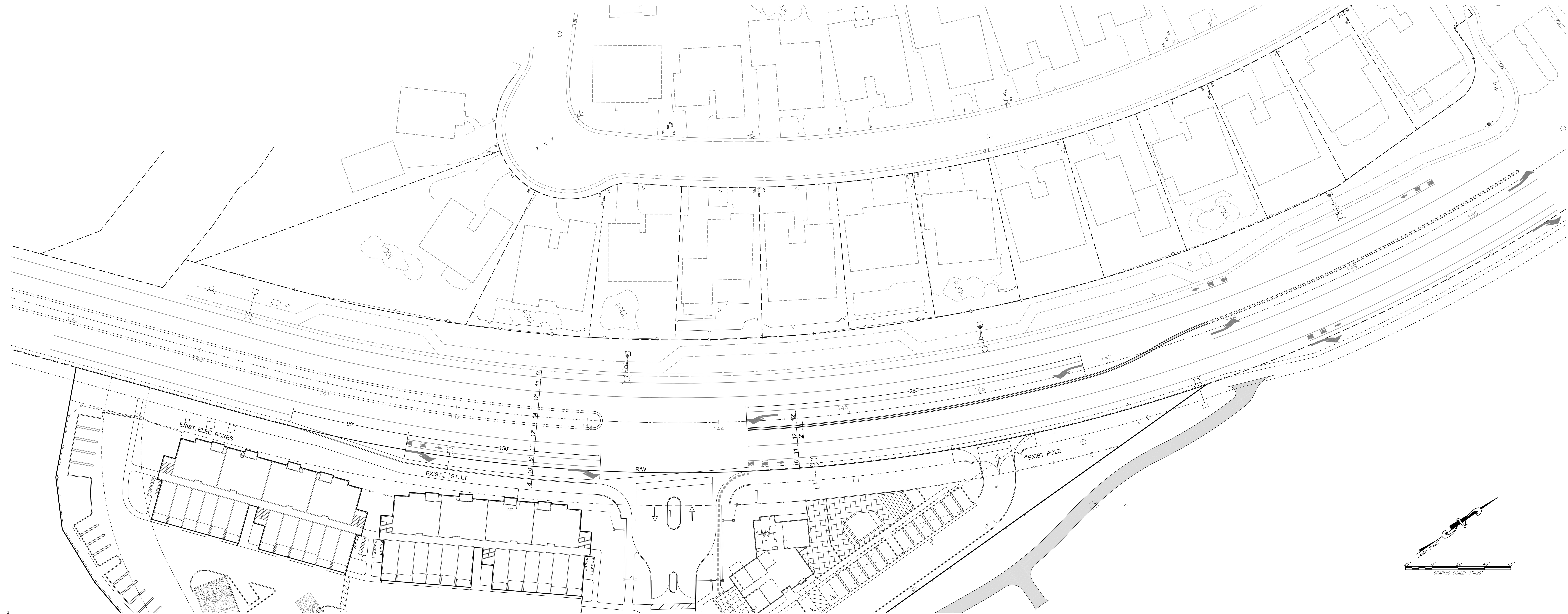
TREE CONDITION RATING CRITERIA

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

ASSUMPTIONS AND LIMITING CONDITIONS

1. 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.
2. 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.
3. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
4. 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.
5. 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.
6. 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.
7. 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, or probing unless otherwise stated.
8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. 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.



FRONTAGE EXHIBIT
9000 WOODCREEK OAKS BLVD.
CITY OF ROSEVILLE