



AGENDA

May 16, 2019

DESIGN COMMITTEE MEETING
4:30 p.m.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, CA 95678
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR**
 - 3.1. Minutes of March 21, 2019
4. **REQUESTS/PRESENTATIONS**
 - 4.1. NIPA PCL 56 - Recess Self Storage - 8405 Washington Blvd. - PL17-0105 REQUEST

The applicant requests approval of a Design Review Permit to allow a 115,065-square-foot self-storage facility, consisting of one three-story building (a portion of which would be climate controlled) and two two-story buildings; and associated parking, lighting, and landscaping. The request also includes a Tentative Parcel Map to merge and re-subdivide 13 existing parcels into three (3) parcels.

Applicant: Larry Thom, American Recess
Owner: Dale Carlsen, Symphony Dreams LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval; and,
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to sixty-one (61) conditions of approval.

- 5. BOARD MEMBER / COMMISSIONER / STAFF REPORT**
- 6. PUBLIC COMMENTS**
- 7. ADJOURNMENT**



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of March 21, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 5/16/2019
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of March 21, 2019



MINUTES
March 21, 2019

THE DESIGN COMMITTEE MEETING
scheduled for
4:30 P.M.
is cancelled due to a lack of a quorum.

DESIGN COMMITTEE SPECIAL MEETING
5:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Chair Mendonsa called the meeting to order at 5:30 p.m.

2. ROLL CALL

Present: Mendonsa, Wesp

3. CONSENT CALENDAR

Motion by Daniel Wesp, seconded by Tracy Mendonsa, to approve the Consent Calendar. The Motion Passed unanimously with a voice vote.

3.1. Minutes of February 21, 2019

4. REQUESTS/PRESENTATIONS

4.1. INFILL PCL 205 – Propane Storage Facility, File # PL18-0198

REQUEST

The applicant requests approval of a Design Review Permit to construct and operate a liquefied petroleum gas storage and wholesale distribution facility with six (6) 30,000 gallon permanent tanks, approximately 1,100 square feet of office space, nine (9) parking spaces, and associated landscaping.

Applicant: Andrei Sapun, Area West Engineers, Inc.

Owner: Lanza Roy E Trust

RECOMMENDATION

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

- A. Adopt the Propane Storage Facility Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-six (66) conditions of approval.

Associate Planner, Shelby Vockel, presented the staff report.

Chair Mendonsa invited questions from the committee members.

Committee Discussion:

- Who determines the site is safe?
- Where is the nearest facility similar to this type of project?

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

Applicant's representative, Richard Rozumowicz, Civic Engineer, stated the conditions were acceptable but requested changes to:

- Condition 22 - modify condition to remove requirement for bike parking.
- The required fencing as shown in the exhibits and discussed in the staff report. The applicant requested that instead of a chain link fence with slats they be allowed to install a diamond pattern type of fencing similar to the adjacent railroad fencing.

Committee Discussion:

- Have there been thefts at the similar business on Douglas Blvd.?
- Has staff seen the exhibit, provided by applicant, showing the diamond plate fencing?
- If the fence has already been conditioned, then the landscaping condition should match.
- What is the fencing at the approved project near this proposed project?
- Will the fence go around the entire property?
- What is the setback from the road for the fencing?
- What is the fencing along March Road going to be? Wrought iron?
- You (applicant) stated they had a strong opinion about the fencing.
- Staff would be willing to work with applicant on the that were raised issues.
- Clarification - a continued project is not a denied project.

Motion by Daniel Wesp, seconded by Tracy Mendonsa to:

- A. Adopt the Propane Storage Facility Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-six (66) conditions of approval.

The Motion passed unanimously with a voice vote.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports:

- There will not be a Design Committee meeting in April.

6. PUBLIC COMMENTS

Chair Mendonsa opened the Oral Communication period. Hearing none, Chair Mendonsa closed the Oral Communication.

7. ADJOURNMENT

Motion by Tracy Mendonsa, seconded by Daniel Wesp, to adjourn the meeting. The Motion passed unanimously at 5:54 p.m. with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: NIPA PCL 56 - Recess Self Storage - 8405 Washington Blvd. - PL17-0105
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 5/16/2019
Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 3D Building Renderings

Exhibit A Recess Self Storage and Washington Crossing Flex Industrial MND and MMRP

Exhibit B Site Plans

Exhibit C Preliminary Grading and Utility Plan

Exhibit D Fencing, Parking, and Circulation Plan

Exhibit E Site Lighting Plan

Exhibit F Roof Plan

Exhibit G Building Elevations

Exhibit H Color and Materials

Exhibit I Preliminary Landscape Plans

Exhibit J Tentative Parcel Map

ITEM 4.1: **Design Review Permit and Parcel Map – 8405 Washington Blvd – NIPA PCL 56 – Recess Self-Storage Design Review Permit and Tentative Parcel Map – PL17-0105**

REQUEST

The applicant requests approval of a Design Review Permit to allow a 115,065-square-foot self-storage facility, consisting of one three-story building (a portion of which would be climate controlled) and two two-story buildings; and associated parking, lighting, and landscaping. The request also includes a Tentative Parcel Map to merge and re-subdivide 13 existing parcels into three (3) parcels.

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SUMMARY RECOMMENDATION

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

- A. Adopt the Recess Self Storage and Washington Crossing Flex Industrial 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-eight (78) conditions of approval, and
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to sixty-one (61) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project is located at 8405 Washington Boulevard, north of the intersection of Industrial Avenue and Washington Boulevard (Figure 1). The site is located within the North Industrial Planning Area (NIPA), and includes 13 parcels. The project site has a land use designation of General Industrial, and a zoning designation of General Industrial (M2).

The area was originally part of the American Olean ceramic tile manufacturing plant property. The plant was approved in December of 1972 by the Planning Commission (File Number UP 72-27). In the mid-1990s, American Olean Tile ceased operations at the site, and the building was partitioned into multiple tenant spaces. The entire site was purchased by Coastal/KMS, and subsequently a Design Review Permit and Tentative Subdivision Map to construct nine light industrial buildings and thirteen office buildings on the property (File Number 2006PL-051) was approved by the Planning Commission on February 8, 2007. The industrial park, now known as Washington Crossing, was partially developed road improvements and several of the approved light industrial buildings.

The current project site is located in the area where the office buildings were proposed in the Washington Crossing site. Though the area where the proposed storage facility would be located is unaffected, the area just south of the site (including land that is a portion of the proposed tentative map) is listed as a hazardous materials location by the State Department of Toxic Substances Control (DTSC) (Figure 2). During the operation of the American Olean Tile company, a number of hazardous substances were

used, including lead, and these substances resulted in soil contamination. There are land use restrictions affecting the property immediately south of the project site, including a prohibition on any soil disturbance without the express permission of DTSC. A deed restriction was placed on the property to ensure that this condition would be met prior to site development, and a plan was approved by the DTSC in October of 2018. Though this does not directly impact the proposed storage facility, it does affect land that is included in the tentative map that is proposed as a part of this application. Project proponents for that portion of the site must comply with the DTSC-approved Soil Management Plan and Health and Safety Plan prior to development of the affected parcels.

Instead of the office buildings shown in Figure 2, the project would involve the construction of four self-storage buildings: Buildings A, B, C, and D, as shown in Figure 3. Building A is proposed to be three stories, would be partially climate-controlled, and would include the manager's office. Buildings B and C would be two-stories each, and would not be climate-controlled. Building D is proposed as a single-story building, and also would not be climate-controlled. An existing loop road serving the buildings to the west of the site would be used to access the project; no new driveways onto Washington Boulevard are proposed.

The proposed Tentative Parcel Map would merge and resubdivide the 13 subject parcels into three parcels. The proposed Recess Self Storage facility is proposed on Resultant Parcel 1. A separate application, known as the Washington Crossing Flex Industrial project (PL18-0409), is proposed on the other resultant parcels. Per Section 66426(c) of the Subdivision Map Act, a Tentative Parcel Map, rather than a Tentative Subdivision Map, is the appropriate entitlement as the subject property is industrially zoned and has approved access to public streets.

SITE INFORMATION

Location: 8405 Washington Boulevard

Total Size: 3.48 acres

Topography and Setting: The site includes frontage on Washington Bl., which is a four-lane arterial roadway with a center turning lane, and includes sidewalk and landscaping on both sides of the street. The entire project site is surrounded by a two-way access road. The project site is relatively flat on the northern portion, and includes a large, flattened mound on the southern portion. The only vegetation on the site is non-native grasses and small, herbaceous annual plants. There are no structures on the property. The parcels are surrounded by industrial uses and zoning to the north, south, and west. Low density, single-family residential homes are located to the east, across Washington Bl.

EVALUATION: DESIGN REVIEW PERMIT

- 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.***

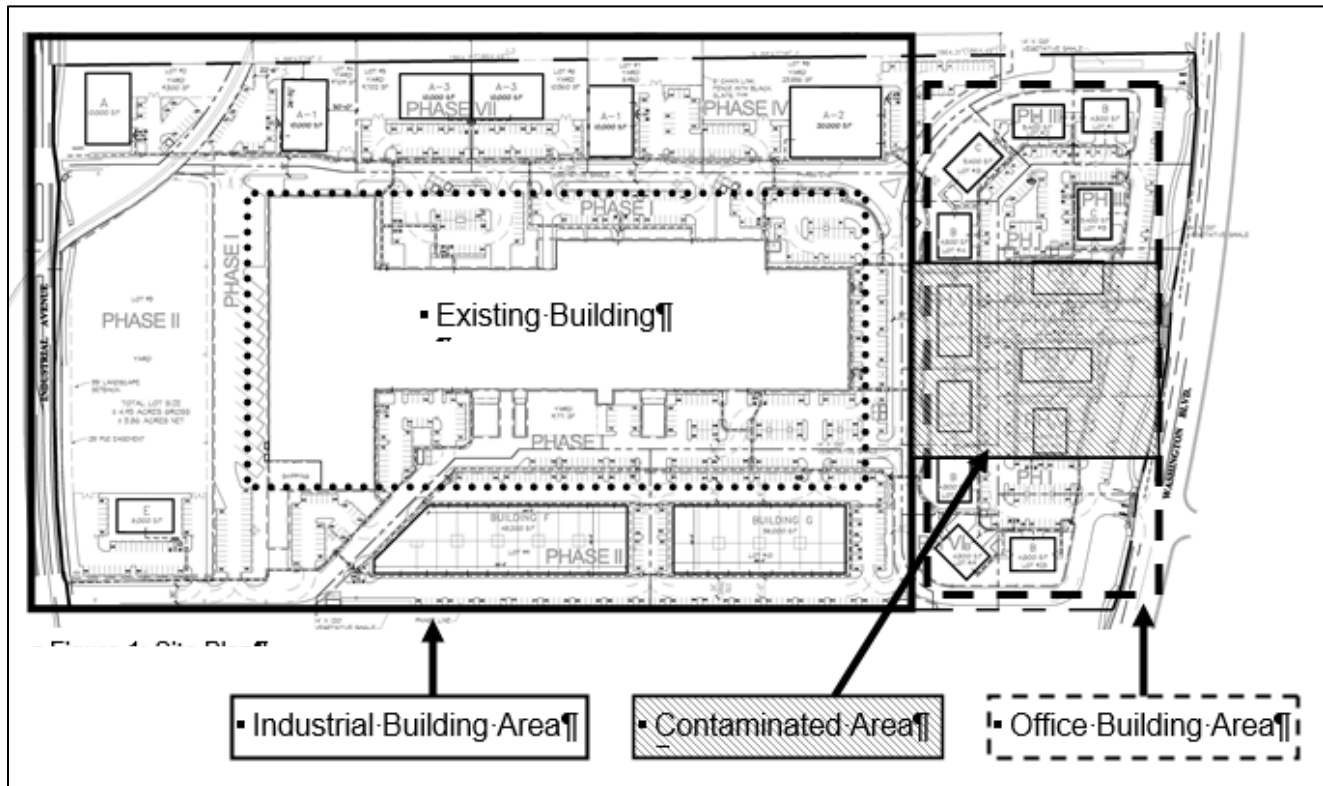
The project site is currently undeveloped; however, there are no natural features present on site. The property is devoid of trees, vernal pools, and other water features. The site shows evidence of previous disking and grading activities (including stockpiling), and is primarily populated by non-native annual

Figure 1: Project Location



grasses and dirt. The proposed project has been reviewed by the City Engineering Division, and improvement plans are required to ensure that adequate drainage and stormwater quality facilities are constructed. The proposed use is consistent with the site's industrial land use designation, and will develop an underutilized parcel.

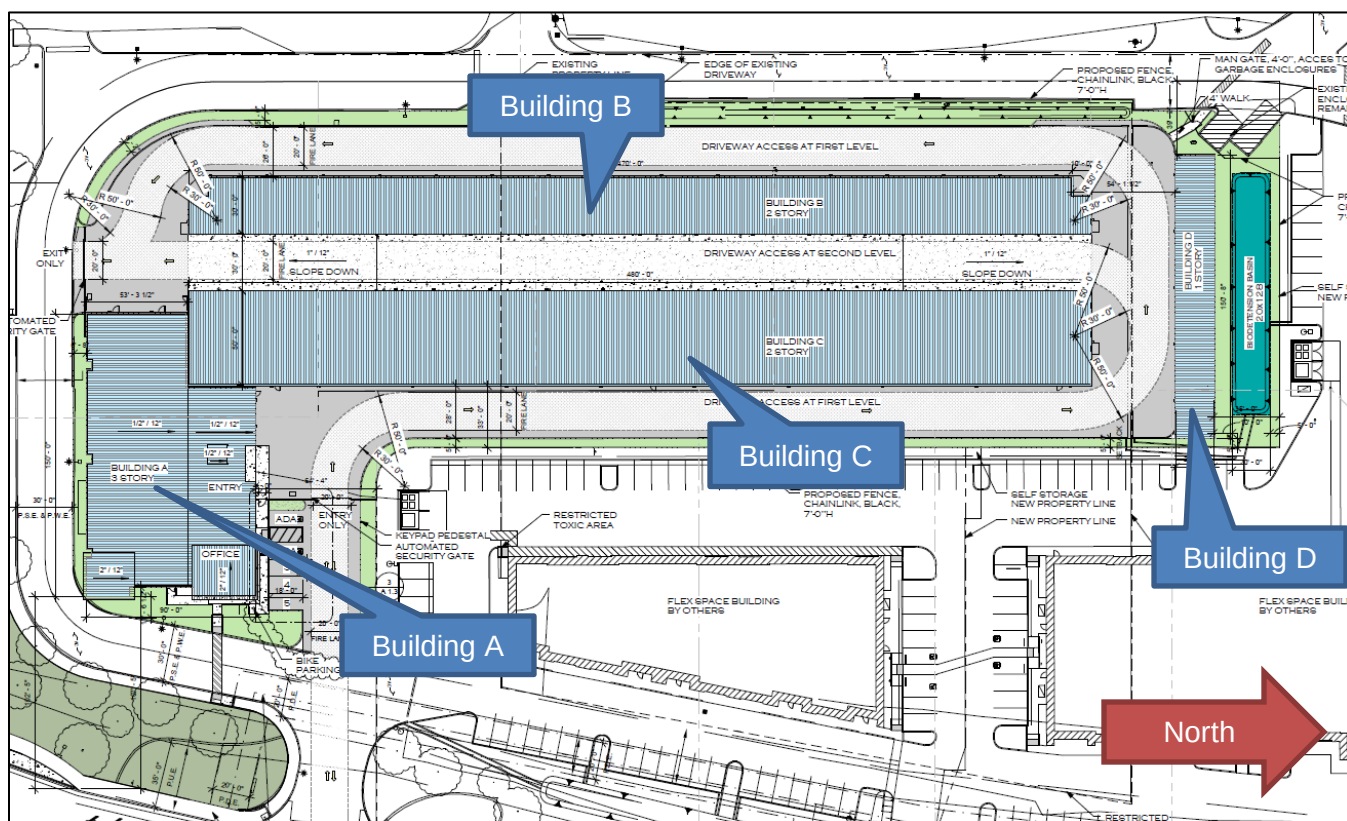
Figure 2: KMS/Coastal Site Plan, Identifying Contaminated Area



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.*

The proposed personal storage facility is a permitted use in the General Industrial (M2) zoning district, within the NIPA. Projects within the NIPA are subject to the North Roseville Area Design Guidelines (NRADG), which provide development standards for new construction. Table 1 compares the proposed project to the required development standards as outlined by the NRADG.

Figure 3: Recess Self Storage Site Plan



As shown in Table 1, the proposed personal storage facility is consistent with the development standards required by the NRADG.

Table 1: Development Standards for Recess Self Storage

Development Standard	Required	Proposed
Building Setbacks	35 feet from Washington Bl.	102 feet
Landscape Setbacks	50 feet from Washington Bl.	52 feet
Building Height Limit	50 feet maximum	40.5 feet
Max. Building Lot Coverage	50% maximum	32%
Parking Spaces	4	5
% of shaded parking	50%	64%
Bicycle Spaces	1	1

Access and Circulation

Access to the project site will be provided via existing driveways onto Washington Bl., as well as an existing, two-way access road that circumnavigates the subject parcels. The access road connects to Washington Bl. at two locations, providing northern and southern points of ingress/egress to the project site. The southern Washington Bl. driveway provides direct access to the entrance to the project, including the parking area, gated entry to the storage buildings, and the main office.

Internal circulation for the project includes a driveway that provides gate-restricted access to three of the storage buildings, Buildings B, C, and D. Buildings B and C are two story buildings, and first level driveway access is available to the west of Building B and to the east of Building C. Building D is a single story structure to the north of Buildings B and C, and is also accessible along the first-level section of the driveway. A ramp, proposed between Buildings B and C, will provide access to the second story units in both Buildings B and C. Given that the ramp will be located between the two buildings, it will be screened from public view. Both the first-level driveway to the west of Building B and the second-level driveway (which ramps downward toward the southern edge of the buildings) connect to gated, exit-only driveway onto the access road. The internal circulation design is consistent with the intent of the NRADG and the Community Design Guidelines (CDG). CDG Policy OI-23 encourages curved, rather than long and straight drives, to discourage speeding. Additionally, the driveways have a minimum width of 20-feet and meet the required turning radii as required by the City Fire Department, therefore ensuring adequate emergency access. No conflicts with City policy regarding provision of adequate access and circulation have been identified.

Pedestrian and Bicycle Circulation and Linkages

The proposed project is located within an industrial zone, and personal storage is not a use that is generally conducive to pedestrian and bicyclist activity. Personal storage facilities are auto-oriented uses, and customers typically transport items to the storage facility using cars or trucks. The project does propose some improvements to the area to facilitate what pedestrian and bicycle activity may occur, including additional sidewalk along the southern Washington Bl. driveway to connect to the existing sidewalk on Washington Bl. The project site is not identified as within an area proposed for new bicycle facilities, as shown in the City's Bicycle Master Plan; however, there are limited bicycle facilities (such as bike lanes) on Washington Bl. One bike rack will be provided on the project site, consistent with the City's development standards. The proposed project is generally consistent with the CDG and Bicycle Master Plan.

Parking

Zoning Ordinance Section 19.26.030 provides the parking standards applicable to personal storage facilities. Storage facilities require a minimum of four parking spaces, with an additional two spaces required for the manager's living quarters. The project site proposes five parking spaces, and there will not be a manager's quarters located on-site. Therefore, the project is consistent with the Zoning Ordinance parking standards.

Landscaping and Lighting

The NRADG for Washington Bl. recommends the use of Lombardy poplar as a primary street tree, aristocrat pear or deodar cedar as secondary trees, and London plane and aristocrat pear as dominant and subordinate trees at entry drives. The project proposes Chinese pistache, London plane, Italian alder, and Canary Island pine as the primary trees on site, with crape myrtle trees as the smaller, accent tree. Landscaping is already in place along the project frontage at Washington Bl., and the project proposes to retain the existing, more mature landscaping. Any landscaping that is disturbed by the construction of the additional sidewalk section will be replaced in kind. The proposed landscaping is generally consistent with the NRADG.

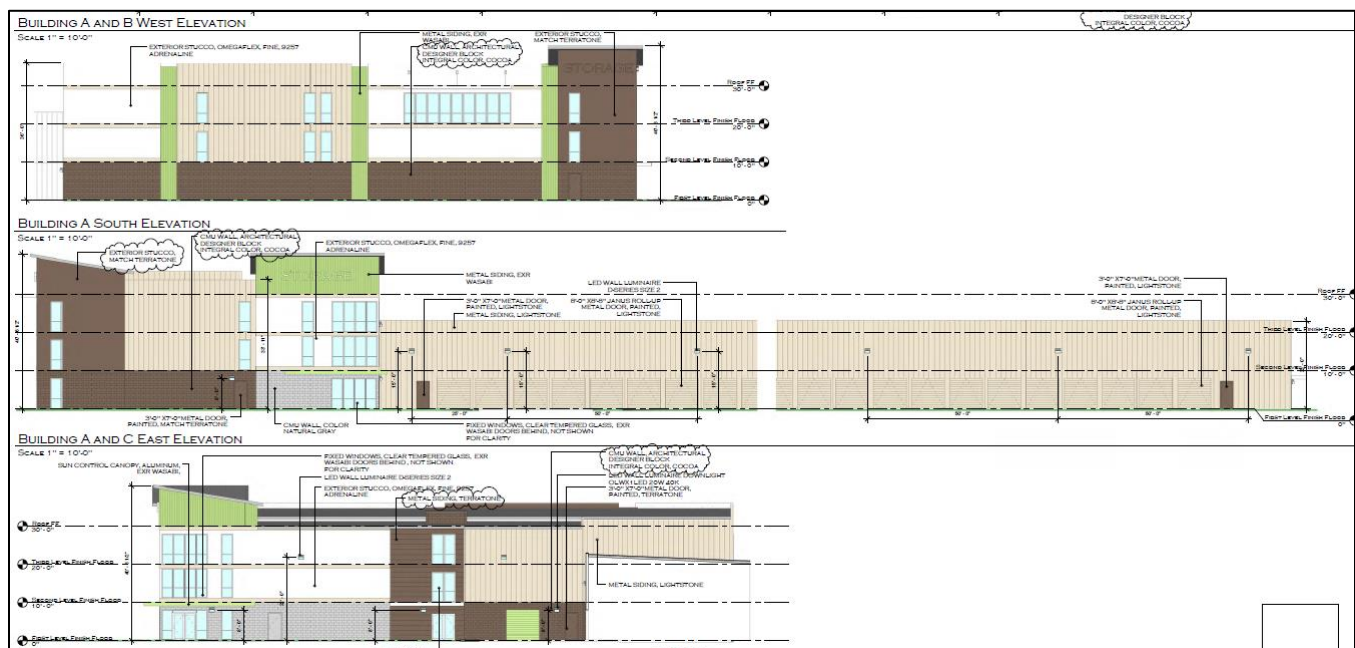
Zoning Ordinance Section 19.54.030 provides design standards for personal storage facilities, including requirements for site lighting. The Ordinance prohibits off-site glare by requiring the use of cutoff lenses. Additionally, wall mounted lights shall be located on the building, below the roofline of the storage facility, and shall be directed downward. A lighting plan for the proposed project has been provided, showing the uses of downlights that are consistent with the Zoning Ordinance standards.

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 site is located in the General Industrial (M2) zoning district, and is surrounded by industrial uses to the north, south, and west. Washington Bl. borders the project site on the east, and across Washington Bl. there are existing single-family residences. The single-family residential neighborhood is separated from Washington Bl. by a masonry wall and landscape corridor.

The proposed project is a personal storage facility, and although it will be in proximity to residential uses, it is a commercial use in an industrial zone. The proposed buildings range in size from one story (Building D) to three stories (Building A), with a maximum overall height of approximately 40 feet. The most architecturally detailed building in the complex is proposed Building A, which is the tallest and serves as the focal entrance to the storage facility, and contains the main office as well as the climate controlled storage. The east-facing side of Building A is the closest elevation to Washington Bl. (approximately 100 feet from the public right-of-way) and the single-family residences across the arterial roadway. At this location, a variety of building materials, colors, and roof forms are proposed, consistent with CDG Policy OI-34. A combination of decorative metal, stucco siding, and painted CMU block comprise the exterior elevation of Building A (Figure 4). In addition, Building A includes both flat and sloped rooflines to create visual interest. The colors, including a cream/off-white color called “lightstone”, a “wasabi” green, “terratone” brown and charcoal grey, are used on Building A, coordinating with Buildings B, C, D.

Figure 4: Building A and B Elevations



Buildings B, C, and D are generally characterized by the more muted “lightstone” color, and are comprised of metal siding with corresponding metal, roll-up doors. The majority of the doors for Buildings B, C, and D are internal to the project site, and are generally screened by building orientation. For the sections facing outward, landscape planters will provide screening at the pedestrian level.

With the variety of colors, roof forms, and materials, as well as a massing and scale that is consistent with the adjacent industrial uses and mindful of nearby residential development, the project is consistent with the intent of the CDG for architecture.

- 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 trash enclosures for the project site are located on the north side of the site, near the northwest corner of proposed Building D. A pedestrian path with a man gate will provide access to the trash enclosure area, which will be outside of the perimeter fencing for the project. The trash enclosures were constructed with previous site development, and are proposed to remain in their current condition. The enclosures will be surrounded on three sides by landscape screening, including crape myrtle trees, Canary Island pine, and a variety of shrubs and groundcover. The trash enclosure treatment is compatible with the CDG.

The mechanical equipment for the proposed buildings will be roof-mounted, and Condition #13 for the Design Review Permit requires that all mechanical equipment be screened from view. No conflicts with City policy regarding the treatment of service areas have been identified.

EVALUATION: TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made prior to the approval of a Tentative Parcel Map. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

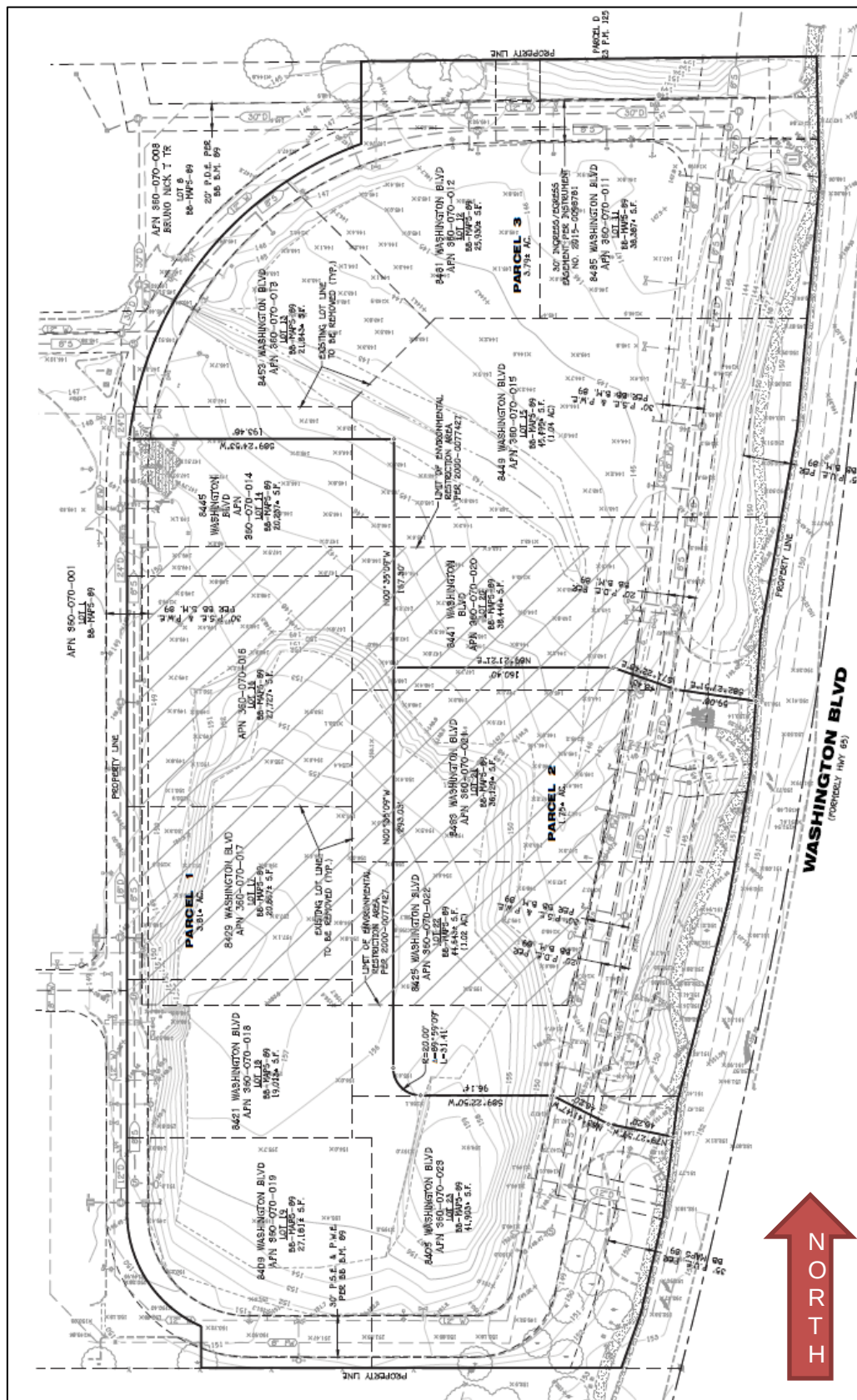
- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads, and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The Subdivision Map Act and Subdivision Ordinance does not contain any maximum or minimum lot sizes. The site has been graded and all of the surrounding roadways have been constructed, pursuant to previous land use approvals in the area. The design, character, location, orientation, and configuration of the lots conform to all requirements.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access, or some other physical condition of the area.***

There are no physical conditions in the area which would constrain the ability to build upon or use the parcels, and all three parcels will retain roadway frontage and access to existing utilities.

Figure 5: Tentative Parcel Map



3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.*

Approval of the Tentative Parcel Map will not change the existing development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received.

Additionally, a neighborhood meeting was held on January 9, 2019 at Buljan Middle School to share the proposed development plans with the community. Notices were mailed to all properties within a 300 foot radius of the project site. No neighbors attended the meeting, and no comments were received as a result of the noticing.

A public notice of the Design Committee hearing was published on May 3, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, The North Roseville Area Design Guidelines, and the Community Design Guidelines; therefore, the above findings can be made.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration was prepared for the project and released for public comment on April 15, 2019 (Exhibit A). The 30-day comment period for the document ended on May 14, 2019. No comments on the adequacy of the document were received. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Cultural Resources, Tribal Cultural Resources, and Hazardous Materials could be reduced to less than significant levels with mitigation. A Mitigation Monitoring and Reporting Program was prepared for the project and is included for adoption with this request.

RECOMMENDATION

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

- A. Adopt the Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- B. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 8405 Washington Blvd – NIPA PCL 56 – Recess Self Storage– PL17-0105** subject to seventy-eight (78) conditions of approval.
- C. Approve the **TENTATIVE PARCEL MAP 8405 Washington Boulevard – NIPA PCL 56 – Recess Self Storage – PL17-0105** subject to sixty-one (61) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL17-0105

1. The project is approved as shown in Exhibits B-J and as conditioned or modified below. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 16, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 16, 2021**.
3. The project shall comply with all required environmental mitigation measures identified in the Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration. (Planning)
4. The project shall be addressed as 8405 Washington Boulevard. All projects with multi-tenants or buildings must submit a site plan with building footprint(S) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Development Services Department – 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 be consistent with Zoning Ordinance standards, and parking stalls shall meet, or exceed, the following minimum standards.
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be van accessible 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An "exterior routes of travel" site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to the City

for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible parking spaces and crossing shall be signed, marked and maintained as required by Chapter 11B 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 Design Committee, including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric, transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities , Electric, Public Works)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e) All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction". (Electric)
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 suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

16. For Multiple Building Complexes: as part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code – CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the Americans with Disabilities Act – ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
18. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off a ladder onto the top of the cornice). (CFC Chapter 1). (Fire)
19. Health and Safety Code Section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance, and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Department of Development Services Engineering Division prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

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

24. Prior to the issuance of any permits, 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)
25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
26. 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)
27. 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)
28. 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)
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' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer, and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
32. All unused water and sewer stubs shall be abandoned. (Environmental Utilities)

33. No trees shall be allowed to be planted such that the drip line is over the water or sewer main along Washington Boulevard. (Environmental Utilities)
34. 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 Division, 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)
35. 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)
36. A trash enclosure and recycling enclosing is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
37. 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)
38. 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)
39. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
40. 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 plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
41. 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, and policies can be found on the City's website www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 with the Fire and Life Safety Division for information.
42. 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 of ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
43. Automatic fire extinguishing system risers, fire alarm system panels, and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size, and shall be openable from the exterior via an approved door opening. 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)

44. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump is the only alternative. In this case, the fire control room shall be enlarged to the satisfaction of the City Fire Department to accommodate all required apparatuses needed to operate such a system. (Fire)
45. There shall be only one fire department connection at the public entrance service all of the fire sprinkler systems. Private fire hydrants shall not be a part of this fire line. All private fire hydrants shall be served off of their own, independent water lines. (Fire)
46. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible above the City's standards of 160 cubic feet, provided there are no potential sources of ignition. (Fire)
47. 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 CFC. 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)
48. Electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site in accordance with Section 902 of the Roseville Fire Code. In addition, add the following note to the drawing; **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific key switch for the City of Roseville. An acceptance test of the Knox access system shall be witnessed by the Fire Department prior to Final Approval of the project.** (Fire)
49. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems, including limitation of vehicle parking and fire lanes. There shall be a clear language regarding maintenance and common easements agreement for service in the CC&Rs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
50. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of the City's Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
51. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

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

52. 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.

53. 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)

54. 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)

55. 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

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

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

57. 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, Environmental Utilities)

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

59. Inspection of the potable water supply system on new commercial/industrial/office project 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 stems 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)

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

61. 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)

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

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

64. 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)

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

66. 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)

67. 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.
68. One ¾" 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)

OTHER CONDITIONS OF APPROVAL

69. 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)
70. 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)
71. 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)
72. 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)
73. 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)
74. 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)
75. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of 7 a.m. and 7 p.m. Monday through Friday, and between the hours of 8 a.m. and 8 p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
76. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original

copy to the City Building Division Inspector at the time of or prior to the foundation inspection. (Building)

77. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
78. Concurrent with the submittal for the building plan check and prior to a request or final building inspection, the applicant may submit for a phasing plan Building Permit. City approval of the phasing plan allows individual or multiple building occupancies. Contact the Building Division for complete phasing plan requirements. (Building)

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP FILE# PL17-0105

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

6. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

- c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
 - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
7. 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)
8. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
9. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
10. All drainage facilities shall conform to natural drainage sheds. (Engineering)
11. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
12. All cud-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
13. 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)*

14. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
15. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
16. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)
17. All storm drainage, including flows from roof drains, shall be collected on-site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
18. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on-site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
19. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
20. 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)
21. Prior to the submittal of design drawings for frontage improvements, to ensure the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
22. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
23. 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)
24. Prior to the issuance of any permits, 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)

PRIOR TO ISSUANCE OF A GRADING PERMIT OR IMPROVEMENT PLANS

25. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
26. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
27. 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)
28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
29. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
30. There shall be two points of access for all phasing plans. (Fire)
31. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
32. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
33. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
34. 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)

35. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
36. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)
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. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
39. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

40. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water, sewer, and reclaimed water easements.

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
41. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
42. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville.” All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
43. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

44. The City shall not approve the Final Map for recordation until either:

- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

45. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

46. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

47. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

48. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

49. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

50. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

51. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

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

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

54. 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)

55. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
56. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
57. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
58. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
59. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
60. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)
61. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

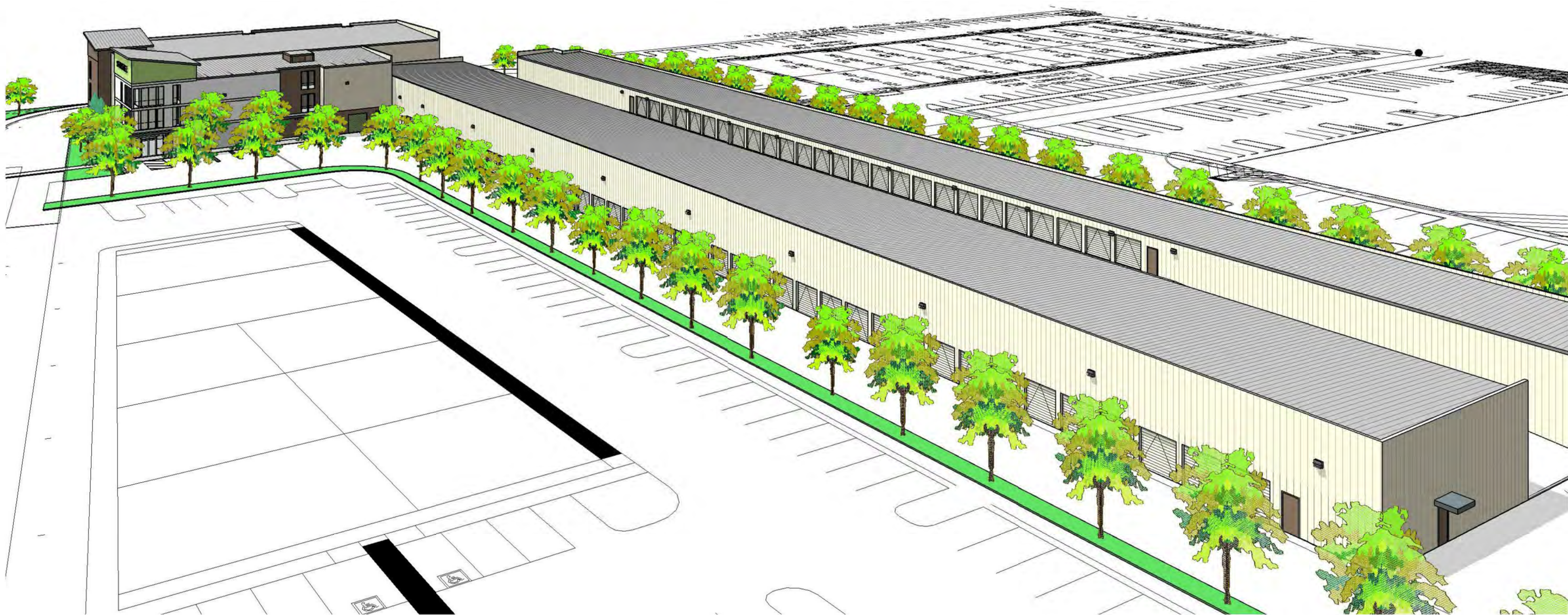
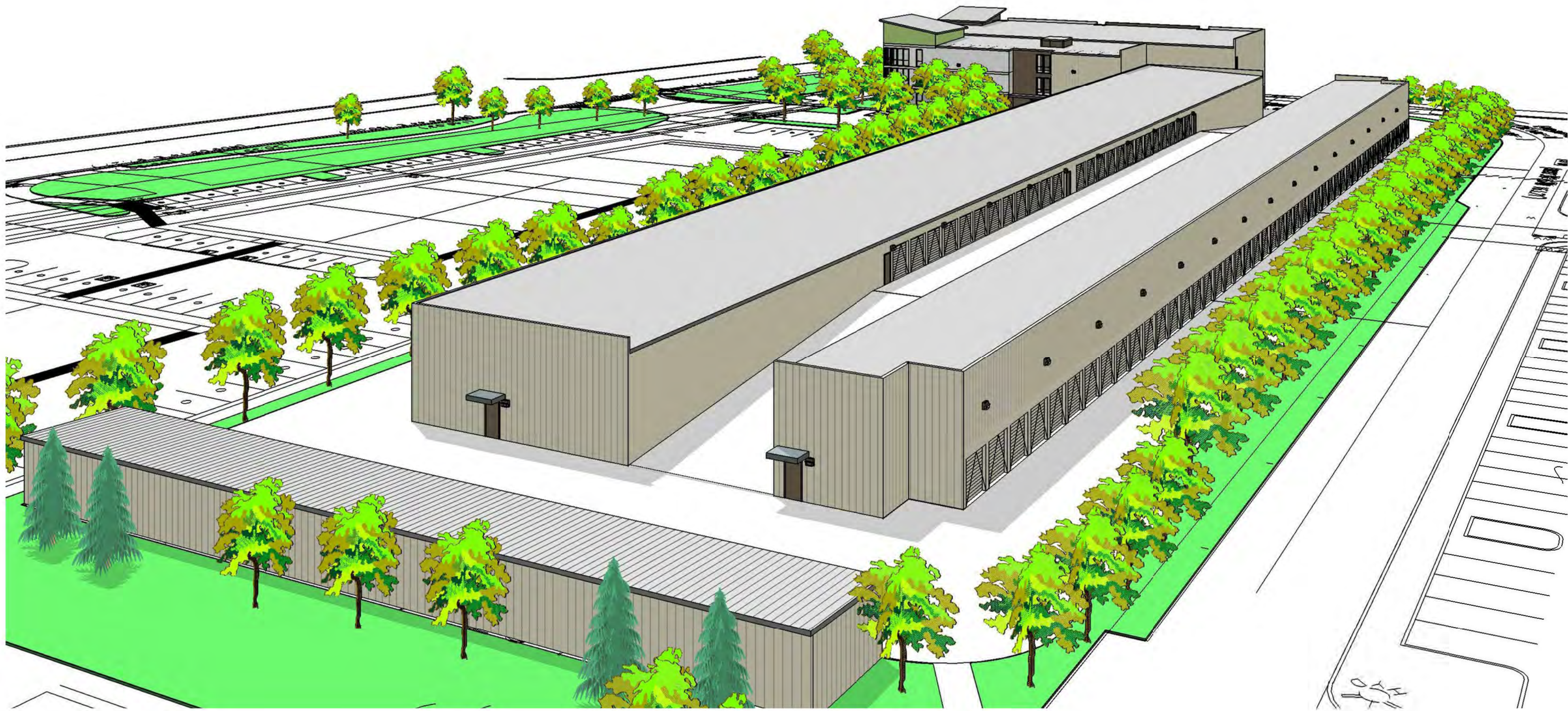
Attachments

1. 3D Building Renderings

Exhibits

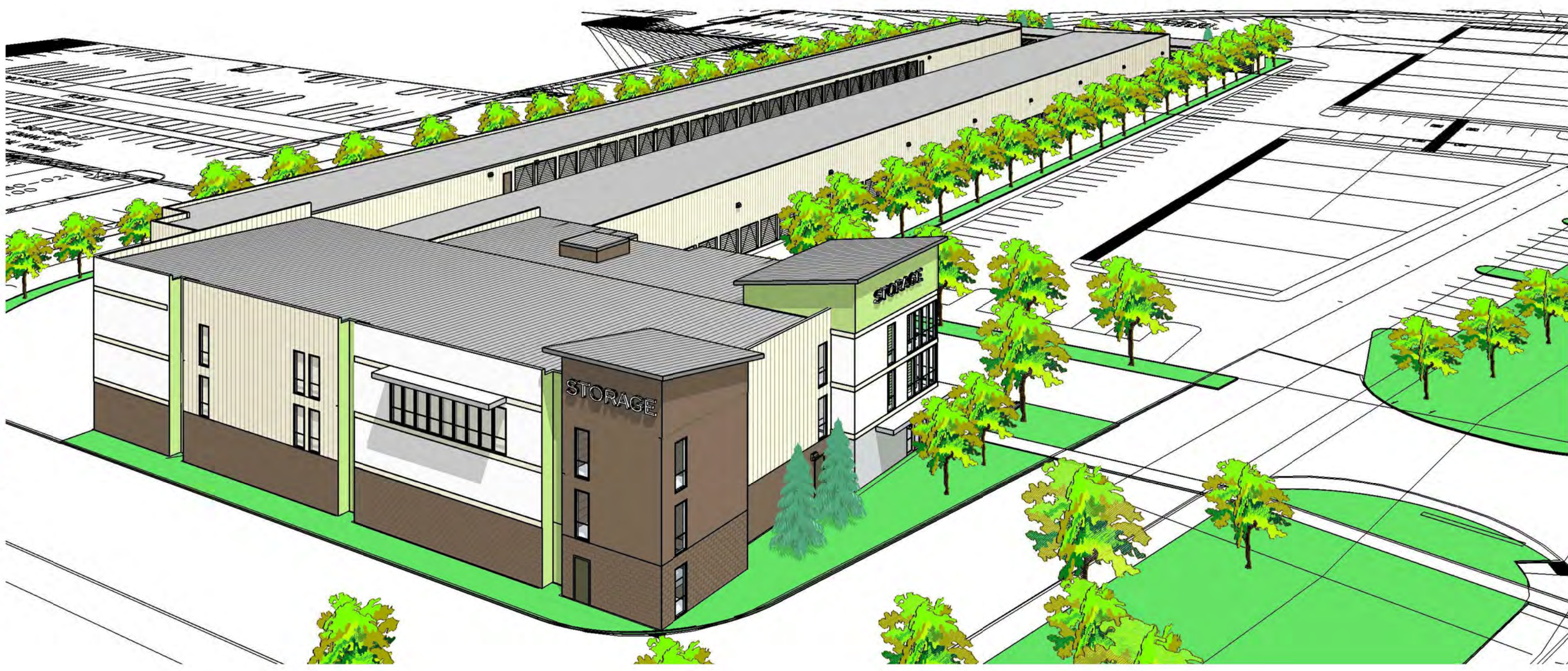
- A. Recess Self Storage and Washington Crossing Flex Industrial Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Site Plans
- C. Preliminary Grading and Utility Plan
- D. Fencing, Parking, and Circulation Plan
- E. Site Lighting Plan
- F. Roof Plan
- G. Building Elevations
- H. Color and Materials
- I. Preliminary Landscape Plans
- J. Tentative Parcel Map

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



3D View -Bird's Eye View North East

3D View -Bird's Eye View from South East



3D View -Bird's Eye View from North West

3D View -Bird's Eye View from South West



3D View -Driving to Washington Blvd



3D View -Driving on Washington Blvd



DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NIPA PCL 56 – Recess Self-Storage and Washington Crossing Flex Industrial
Project Location:	8405 and 8433 Washington Boulevard
Project Description:	The 9.36-acre area will be leveled and graded to support construction of a 115,065-square-foot self-storage facility consisting of one three-story building (a portion of which would be climate controlled) and two two-story buildings; a 47,060 square-foot industrial flex facility consisting of two single-story buildings; and the associated parking, lighting, and landscaping. The existing area includes thirteen parcels which will be merged and resubdivided into three parcels.
Project Applicant:	Larry Thom, American Recess Sandy Swanson, PWC Architects
Property Owner:	Dale Carlsen, Symphony Dreams, LLC
Lead Agency Contact:	Lauren Hocker, Senior Planner, 916-774-5272

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on site-specific analysis prepared to address in detail the effects or impacts associated with the project. 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 project area is located at 8405 and 8433 Washington Boulevard, in the City's North Industrial Planning (NIPA) area, as shown in Figure 1.

Figure 1: Project Location



Background

The property to the west of this site was formerly occupied by the Olean Tile Company, which began operations in 1974, and had evaporation ponds to process industrial wastewater. These ponds were located in the project area, and resulted in lead contamination of the soil. Much of this contaminated area was remediated, but some contamination remains, and the site is listed by the Department of Toxic Substance Control (DTSC) as a contaminated site. A Soil Management Plan and Health and Safety Plan have been approved by DTSC, which will allow further remediation and development of this site (refer to the Hazards and Hazardous Materials section of this Initial Study).

The project site and property to the west was approved for the development of nine light industrial buildings to the east of this site and thirteen office buildings on the project site, as part of a Design Review Permit project approved in 2007 (City File Number 2006PL-051). A subdivision map was recorded and all of the industrial buildings were built, but the offices were never constructed. The site now includes thirteen vacant parcels, with various site improvements which were made in anticipation of site development. Improvements include a two-way access road encircling the entire site, a driveway stub into the middle of the site from Washington Boulevard, a stub connection to the two-way access road, sewer mains within the access road and along the frontage of the site, and some site grading.

Environmental Setting

The project site is an infill property located in an urbanized setting. The site includes frontage on Washington Boulevard, which is a four-lane arterial roadway with a center turning lane, and includes sidewalk and landscaping on both sides of the street. As noted in the Background, the entire site is also surrounded by a two-way access road. The project site is relatively flat on the northern portion, and includes a large flattened mound on the southern portion. The only vegetation on the site is non-native grasses and small, herbaceous annual plants. There are no structures on the property. Table 1 provides the zoning, land use designation, and use of the project site and surrounding area.

Table 1: Uses on the Site and in the Vicinity

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M2	Industrial	vacant
North	M2	Industrial	recreational vehicle storage and warehousing
South	M2	Industrial	Welding supply and specialty gases, church
East	R1/DS	Low Density Residential	Single-family homes
West	M2	Industrial	Fitness, commercial laundering, food back, paint supply, and a variety of other uses within industrial warehousing space

Proposed Project

The proposed project (Project) evaluated in this Initial Study consists of two separate applications to the City, which are described below.

- **Recess Self-Storage (File Number PL17-0105):** The applicant proposes to construct a 115,065-square-foot self-storage facility consisting of one three-story building (a portion of which would be climate controlled), two 2-story buildings, five parking spaces, and the associated landscaping, lighting, and drive aisles. The existing area includes thirteen parcels which will be merged and resubdivided into three parcels, one of which will be for Recess Self-Storage, and the other two parcels will be for the Washington Crossing

project (below). The entire project area will be graded. The proposed site plans are included as Attachment 1.

- Washington Crossing (File Number PL18-0409): The applicant proposes to construct a 47,060 square-foot industrial flex facility consisting of two single-story buildings with roll-up doors, 86 parking spaces, a loading dock, and the associated lighting, landscaping, and drive aisles. The entire project area will be graded. The proposed site plans are included as Attachment 2.

All existing utility connections are located within or adjacent to the site boundaries, so only minor trenching and other activities will be needed to extend services and other infrastructure to the proposed buildings.

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 Design and Construction Standards (Resolution 16-75)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report

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

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

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

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

narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The only public view of the site and its visual setting is from Washington Boulevard and its adjacent sidewalks (see Figure 2). The foreground of the view includes completed landscaping, which includes turf, street trees, and shrubs. The site itself contains no distinct topography or other visual elements. During the winter the site is green and covered with grasses and small annual plants, and during the summer the grasses turn brown. The background of the view includes multiple industrial buildings, a large communications tower, telephone poles, light standards, and other urban visual encroachments. The site is in a highly urbanized visual setting.

Figure 2: View of Site from Washington Boulevard



Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly-accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. The CDG also recommends preserving, to the extent feasible, visual resources such as native oak trees, natural topography, and creek or wetland resources; the site contains none of these resources. The project has been reviewed by City staff, and has been found to comply with the policies of the CDG. Accordingly, the aesthetic impacts of the project are less than significant.

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

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard.

(particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO_x, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

The project involves construction of 162,000 square feet of non-residential buildings and approximately four acres of paved area (parking lots and drive aisles) on a 9.36-acre site. The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to model the construction emissions of the project (see Attachment 3). According to the model results, the project will result in maximum daily emissions of 38 lb/day of ROG and 46 lb/day of NO_x during construction; these emissions fall below the 82-lb/day thresholds for these constituents. Therefore, construction air quality impacts are less than significant.

The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts resulting from project operation. The screening thresholds indicate a General Commercial project must involve more than 200,000 square feet of building area, and a general industrial project must involve nearly 900,000 square feet of building area, before the PCAPCD significance thresholds for criteria pollutants are likely to be exceeded. The proposed project includes approximately 162,000 square feet of building area, which is well below the screening thresholds; therefore, the project will not result in operational emissions which exceed established thresholds.

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts due to substantial pollutant concentrations are less than significant.

d) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors.

Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site; the project location meets the recommended screening distances from odor-generators provided by the PCAPCD. Impacts related to odors are less than significant.

IV. Biological Resources

The project site is dominated by non-native grasses and herbaceous annuals, such as stork's bill geranium (*Erodium cicutarium*). City staff conducted a site visit, and determined there were no trees, shrubs, or evidence of wetlands or other protected waters 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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered

in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

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

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

Aside from wetlands, checklist item b also addresses other “sensitive natural communities” and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

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

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

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

Discussion of Checklist Answers:

a–c, e) As discussed in the Environmental Setting, the project site is an infill property in an urbanized setting, which does not contain native trees, shrubs, wetland resources, or other sensitive natural communities which are protected by federal, state or local policies. The site only supports non-native grasses and herbaceous annuals, and the site is not connected to any open space resources or other resources which could provide habitat to special status species. The entire site is surrounded by a paved roadway and other development.

Therefore, the project have no impacts on special status species, sensitive communities, riparian habitat, or wetlands.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

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

Discussion of Checklist Answers:

a–c) The project site contained three industrial wastewater evaporation ponds, starting in the 1970s. In 1992, lead contamination of the soil was discovered, and deep excavation and removal of contaminated soil occurred as part of remediation activities. The proposed projects will involve taking the remaining contaminated soil on the site (on the southern side of the site) and spreading that soil evenly over the lower-elevation portions of the site, and then placing clean fill on top. In summary, the site has been the subject of deep excavation and use, during which time no subsurface resources were encountered.

The proposed site excavation will be no deeper than what previously occurred, and there will be no soil export from this site. The soil on the site will be rebalanced, which means the mounded soil on the southern side of the site will be graded and spread over the lower-elevation areas on the northern side of the site, in order to create a flat site. Then clean fill will be placed over the top of any contaminated soil, to cap it. No cultural resources are known to exist on the project site, and given the historic activities on the site and the proposed activities, the likelihood of resource presence is extremely low. However, the City typically applies standard mitigation for the discovery of unanticipated resources even to projects determined to have less than significant impacts. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. Project-specific impacts are less than significant.

Mitigation Measure CUL-1: Post-Review Discovery Procedures

If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 50-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director. The City of Roseville will notify the United Auburn Indian Community and the Shingle Springs Band of Miwok Indians of the discovery, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within five days of notification, the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. The Construction Manager shall retain a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The following notifications shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Work may resume immediately, and no agency notifications are required if: 1) the professional archeologist determines that the find does not represent a tribal cultural resource and, if a response from

a tribal representative was received within five days 2) the tribal representative determines that the find does not represent a tribal cultural resource or determines that no further action is necessary.

- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.
- If the find represents a Native American or potentially Native American resource (including a tribal cultural resource) that does not include human remains, the United Auburn Indian Community and the Shingle Springs Band of Miwok Indians and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.
- If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

VI. Energy

Roseville Electric provides electrical power in the City and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which products 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year-to-year, but according to the most recent Citywide energy analysis (the Amoruso Ranch 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 inefficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales 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, because there are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

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

The project is consistent with the existing land use designation, and has therefore been assumed for development with industrial uses in citywide environmental analyses, such as in the Amoruso Ranch Specific Plan, which updated the City's General Plan. The project is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned demands. In addition, based on the foregoing analysis, the project will not result in inefficient, wasteful, or unnecessary consumption of energy; 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:				
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–f listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant archeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code Section is only applicable to public land; this section prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

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

Discussion of Checklist Answers:

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

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

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The site is relatively flat, and is surrounded by areas which have been graded flat; there are no slopes 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) The project site does not contain native soils, as much of the soil has been modified by past industrial activities, soil depositing, and excavation. A Soil Management Plan has been approved for the site to address lead contamination of soil, but also contains detailed information and requirements related to proper treatment, compaction, and cover of the site soils, which will be monitored by a geotechnical consultant. Compliance with the Soil Management Plan will ensure that any expansive soils on the site are managed appropriately, and impacts are avoided.

f) For the reasons discussed in the Cultural Resources section, no paleontological resources are known to or likely to exist on the project site; however, the standard mitigation measure for cultural resources would also ensure that if any subsurface bone were discovered, work would be stopped until the site could be appropriately assessed. Project-specific impacts are less than significant.

VIII. Greenhouse Gases

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

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

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

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

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. Greenhouse gases from vehicles is assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential projects, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use location is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The proposed project includes a self-storage facility and light industrial buildings, which are typical non-residential uses with low traffic generation proposed in an infill area. As discussed, the project would not be anticipated to increase VMT, since it is providing services in closer proximity to developed residential areas of the City. Therefore, the focus of this analysis is on the emissions which would result from operation of the proposed buildings. CalEEMod Version 2016.3.2 was used to calculate the operational emissions of the project (see Attachment 4), which includes energy to run the building, area emissions such as landscape equipment to maintain the site, and water and wastewater energy demands. According to the CalEEMod results, the project would result in annual emissions of 903 MT 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, as emissions increase on a year-to-year basis due to increases in developed area and other factors; construction emissions are a one-time emission source, which end once the project is built. However, the proposed project's construction related GHG has been estimated, and have been amortized over the life of the project (25 years, based on PCAPCD guidance). The CalEEMod results indicate total construction emissions of 451 MT CO₂e, which amortized result in an additional 18 MT CO₂e per year over the life of the project. Including both construction and operational emissions, the project will generate 921 MT CO₂e annually. The PCAPCD screening threshold for GHG indicates that projects resulting in less than 1,100 MT of CO₂e annually will result in less than significant impacts. The proposed project will result in GHG emissions which are below thresholds established by PCAPCD. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

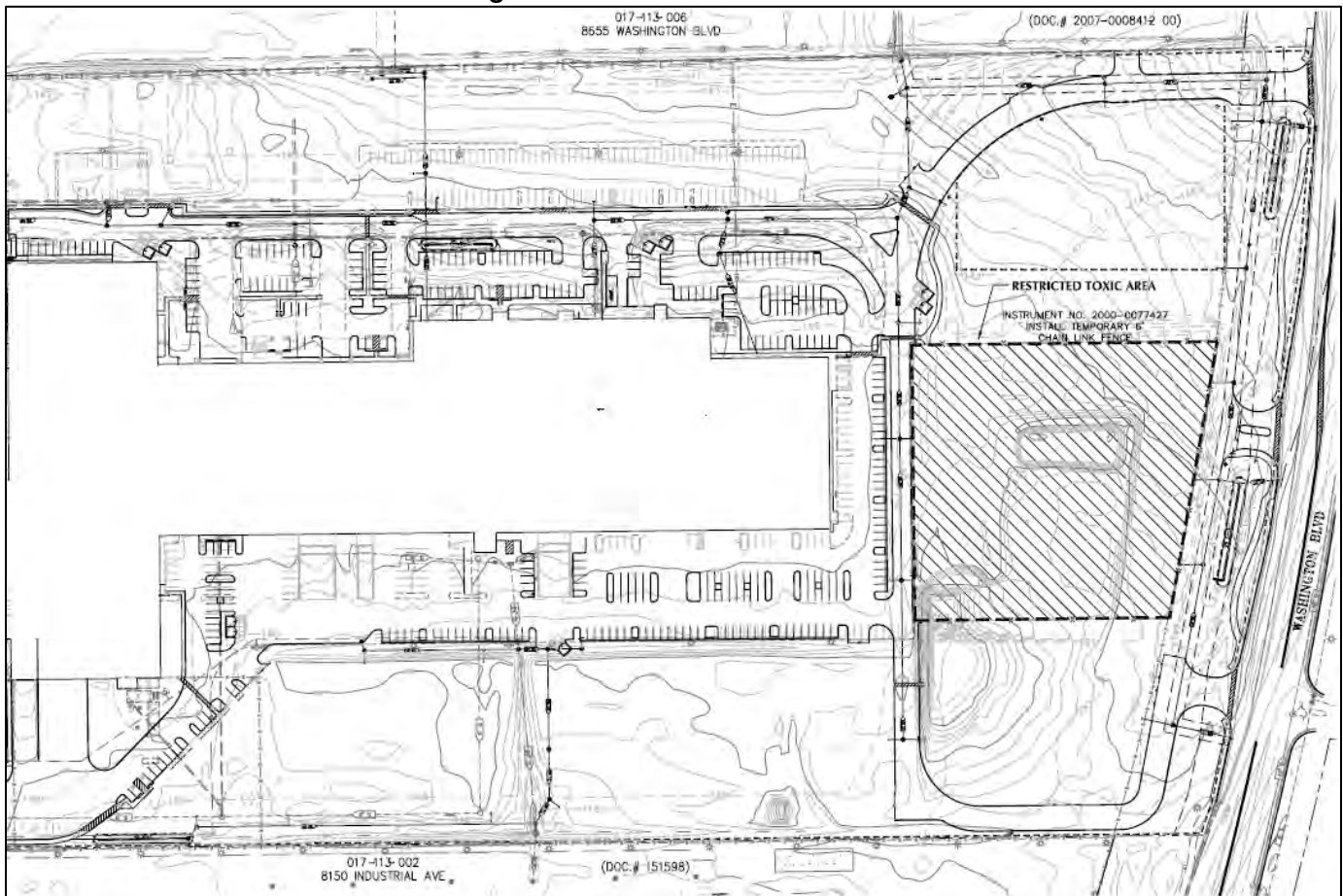
The site is listed as a hazardous materials site by DTSC, due to lead contamination of the soil. The existing building to the west of the site was originally built and operated by the Olean Tile Company beginning in 1974. The building is currently occupied by several uses which include California Bottling Company, Arena Softball

and Beermann's Brewing Company among others. During operation of the Olean Tile Company, a number of hazardous substances, including lead, were used during the manufacturing of ceramic tile. As part of the production process, water used to create the tiles was drained to evaporation ponds on the project site. In 1992, lead contamination was discovered in the former location of the evaporation ponds. The majority of the contaminated areas were remediated, with the exception of 2.652 acres located in the center of the site (see Figure 3). These 2.652 acres are on the DTSC list of contaminated sites (American Olean Tile Company, 31320001, 8250 Industrial Avenue). A Covenant to Restrict Use of Property was recorded in October of 2000 with the Placer County Recorder. The deed restricts several uses from operating in the contaminated area, including:

- a residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation,
- a hospital,
- a public or private school for persons under 21 years of age, and
- a day care center for children.

The deed requires approval of a Soil Management Plan and a Health and Safety Plan by DTSC prior to any activity within the restricted area that has the potential to disturb the soil at any depth. The applicant has prepared a Soil Management Plan and Health and Safety Plan, which were approved in October 2018 and posted to the DTSC public record for this site: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=31320001. The soil management plan indicates that any contaminated soils will be redistributed on the site, and then covered with clean fill.

Figure 3: Restricted Toxic Area



Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

The project is not within an airport land use plan, within two miles of a public or private use airport. Therefore, no further discussion is provided for item e.

Discussion of Checklist Answers:

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

b) The site soils include lead contamination. If improperly handled or disposed of, these soils could cause environmental and health impacts. Any movement of soil within the listed hazardous area requires approval of a Soil Management Plan (SMP) and a Health and Safety Plan (HSP), to ensure appropriate handling. As previously discussed, both of these plans have been prepared by the applicant, and approved by DTSC.

Mitigation is included requiring adherence to these plans. The mitigation also requires the site developers to transmit to the City any documentation provided by DTSC, which is related to implementation of the and the transmittal of any documentation to the developer from DTSC related to the HSP or SMP.

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴, otherwise known as the Cortese list. While the project site is a hazardous material site, it is not listed pursuant to Government Code Section 65962.5; therefore, no impact will occur.

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

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

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

Mitigation Measure HAZ-1: Contaminated Soil

The developer shall comply with the provisions of the Health and Safety Plan (HSP) and the Soil Management Plans (SMP) approved by the Department of Toxic Substance Control (DTSC) in October 2018. Any correspondence provided to the developer from DTSC related to implementation of these plans shall be transmitted to the City of Roseville Engineering inspector, in a timely manner, until such time as construction is completed on the site.

X. Hydrology and Water Quality

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

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?				X
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

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

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are

less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

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

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

XI. Land Use and Planning

The site is within the City's North Industrial Planning area, has a land use designation of Industrial, and a zoning designation of M2 (Industrial).

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) As part of project review, staff considered consistency with all City policies and regulations, including those which 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 includes a proposed self-storage and two industrial buildings. Potential sources of noise at the self-storage facility include people talking, people moving items into/out of storage, and vehicles driving. These are typical noises which occur in any non-residential development, and typically do not generate substantial noise volumes. Potential sources of noise at the industrial buildings include people talking, vehicles driving, loading dock noise, and noise from the uses within each tenant space. Uses allowed in an industrial zone include the operation of heavy machinery and mechanical equipment, which can generate noise. The surrounding industrial uses are also noise-generating; they are not sensitive receptors for noise. The nearest sensitive receptors are the residents within the residential area to the east of this site, across Washington Boulevard. The nearest home is approximately 250 feet east of the nearest part of the proposed industrial buildings (the self-storage is located

farther away). A masonry sound wall is located along the eastern side of Washington Boulevard, behind the landscaping area and sidewalk, for the protection of the residential neighborhood from roadway and other noise. In the existing condition, the City of Roseville General Plan Noise Element Figure IX-1 indicates the residential neighborhood is within the 60 to 65 dB noise contours resulting from traffic on Washington Boulevard.

Would the project result in:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The City 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 2 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 2: 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.		

For the self-storage, the three-story building is climate-controlled, and all storage access is from within the building. The two 2-story buildings are oriented so that access to the second story is via an elevated driveway in between the buildings, so the roll-up doors are not visible from the street, and all noise is shielded by the buildings. The first story roll-up doors are on the opposite sides of the buildings. This arrangement is depicted on Figure 4. As discussed in the setting, self-storage facilities are not a substantial noise-generating source. The proposed industrial buildings include roll-up doors facing the street, and the northern building includes a loading dock in the rear. Each of the noise sources is addressed separately.

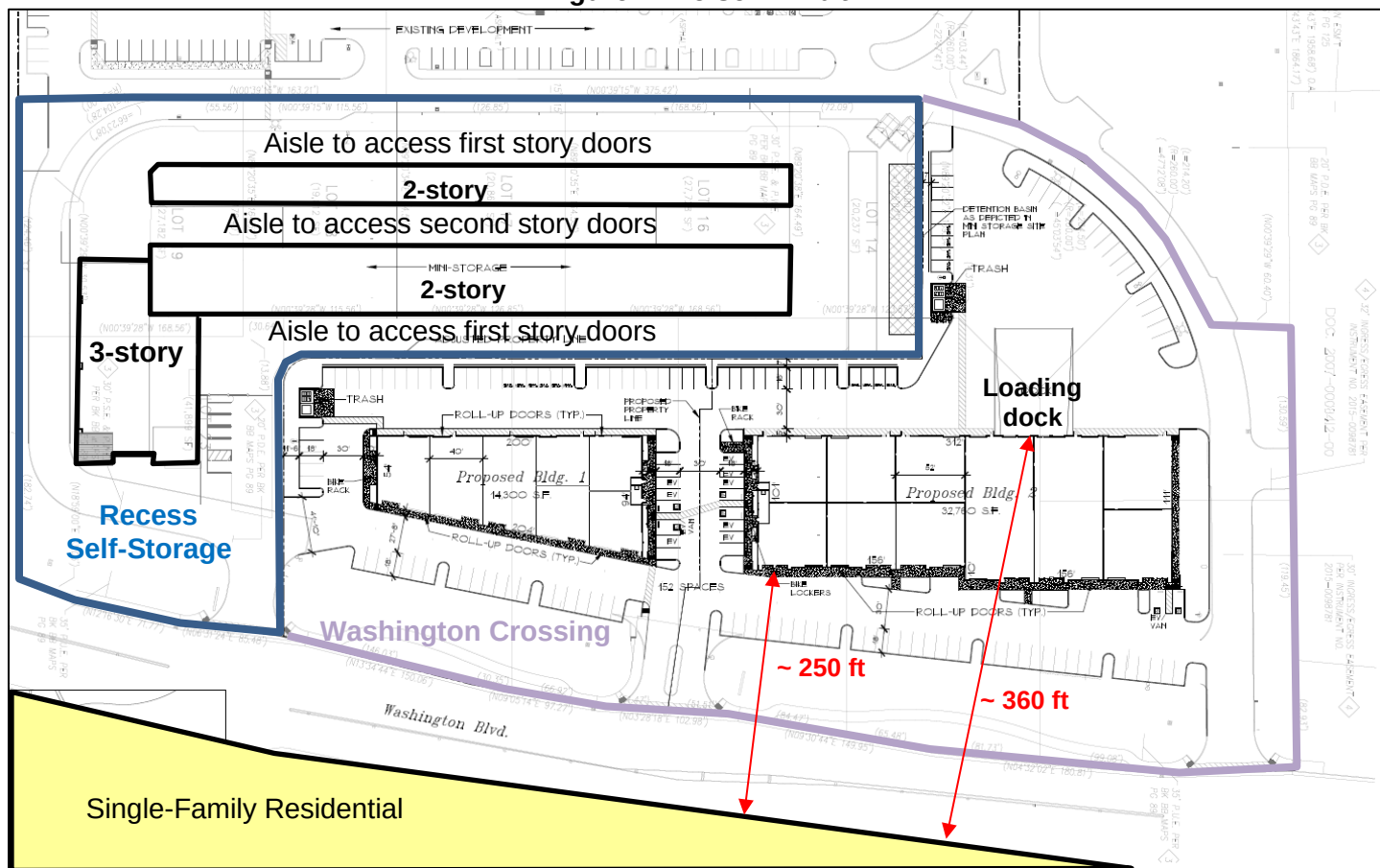
Loading Dock

The loading dock is located on the western side of the building (approximately 360 feet from the nearest residential property), so that it is shielded from the residential area (see Figure 4). According to the Noise Workshop Manual (Manual) prepared by Bollard and Brennan (February 8, 2005; available for review at the Planning Division, 311 Vernon Street, Roseville, California), average noise for idling trucks at a loading dock generally ranges from 60 to 65 dB L_{eq} at a distance of 100 feet, and maximum noise can be 75 dB L_{max} at the same distance. The reduction in noise over distance for a fixed noise source can be calculated using a logarithmic equation: $20(\log_{10}(d1/d2))$, where $d1$ is the distance at which the volume is known, and $d2$ is the distance at which you want to determine the noise volume. In this case, $d1$ is 100 feet (the distance where we know the average and maximum noise volumes) and $d2$ is 360 feet (the nearest residential property). According to the calculation, the noise volume will reduce by approximately 11 dB.

In addition to noise reducing over distance, the Manual indicates that a masonry wall further reduces noise by approximately 5 dB. It will be conservatively assumed that the building will reduce noise by the same amount, although studies have shown up to 10 dB of noise reduction can be achieved depending on the building height and its construction. Therefore, with shielding from the existing masonry wall and the proposed building, noise

would be 44 dB L_{eq} and 54 dB L_{max} . Average and maximum noise levels will be below thresholds during both the daytime and nighttime periods; impacts from loading dock noise will be less than significant.

Figure 4: Noise Exhibit



Tenant Spaces

The operation of mechanical equipment, including hand-held equipment such as saws, drills, and other equipment, within the industrial tenant spaces has the potential to generate substantial noise. Most equipment has a noise range of between 65 dB L_{eq} and 75 dB L_{eq} at about 50 feet from the noise source, but some pneumatic tools can be 85 dB L_{max} at that distance⁵. The nearest tenant space is approximately 250 feet from the residential properties. The logarithmic equation (where d_1 is 50 feet and d_2 is 250 feet) indicates noise will be reduced by approximately 14 dB as a result of the distance from this noise source⁶. Therefore, the masonry wall and distance will result in a combined 19 dB reduction in noise volumes, which results in an average of 56 dB and a maximum of 66 dB.

Each building contains multiple tenant spaces, some of which face Washington Boulevard (eastern-facing) and some of which are on the opposite (western-facing) side of the building. All of these spaces include roll-up doors,

⁵ US Department of Transportation, Federal Highway Administration, Construction Noise Handbook, Table 9.1:

https://www.fhwa.dot.gov/Environment/noise/construction_noise/handbook/handbook09.cfm

⁶ This reduction amount may seem counterintuitive, because there is a slightly greater distance from the loading dock to the residential area than from the nearest tenant space, and yet there is a greater reduction in noise from the tenant space. Noise reductions follow a logarithmic (not linear) reduction profile, which means that noise decreases over distance very quickly at first, and then starts dropping off more slowly. The noise measurement location for the pneumatic equipment is closer to the source (50 feet rather than the 100 feet for the loading dock) so there is a greater noise reduction over distance.

which change the amount of noise attenuation which could be achieved, depending on whether the doors are open or closed during the operation of mechanical equipment. The Manual indicates that with all openings closed, a building provides an interior-to-exterior noise reduction of 25 dB. This will be sufficient to reduce the noise well below standards (31 dB L_{eq} and 41 dB L_{max}), provided the roll-up doors remain closed during the operation of any machinery or equipment. However, if the roll-up doors are open this would effectively remove the entire wall facing the residential area (for the spaces which face Washington Boulevard), and would also funnel noise toward the residences. Therefore, in order to avoid exceeding General Plan noise standards, Mitigation Measure NOI-1 is included which requires tenant spaces facing Washington Boulevard to keep the roll-up doors closed during the operation of all machinery, including powered, hand-held equipment.

For spaces which do not face Washington Boulevard, even with roll-up doors open these spaces would benefit from additional distance to the residential area (a total of 340 feet), which provides a further 3 dB of noise reduction, as well as shielding from the building (since the doors are on the other side of the building from the residential area), which provides a further 5 dB of noise reduction. Therefore, with roll-up doors open the tenant spaces would generate an average of 49 dB and a maximum of 59 dB. This meets all standards except the nighttime average noise standard. Most businesses do not operate from the hours of 10 p.m. to 7 a.m., so it is unlikely that a business would be generating noise during these times. However, to ensure that impacts will not occur, Mitigation Measure NOI-1 includes a requirement that western-facing roll up doors remain closed during the operation of equipment from the hours of 10 p.m. to 7 a.m. With mitigation, impacts will be less than significant.

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

Mitigation Measure NOI-1:

For the industrial flex project, City File Number PL18-0409, roll-up doors facing Washington Boulevard shall remain closed during the operation of any machinery, including hand-held power tools/equipment. Western-facing roll-up doors, which do not face Washington Boulevard, shall remain closed during the operation of any machinery, including hand-held power tools/equipment, from the hours of 10 p.m. to 7 a.m. This measure shall be recorded as part of the Covenants, Conditions, and Restrictions (CC&Rs) for the property.

XIV. Population and Housing

The project site is located within the North Industrial Planning Area and has a land use and Zoning designation of Light Industrial. 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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the Citywide analyses for the General Plan (via the Amoruso Ranch Specific Plan EIR). Therefore, the impact of the project is less than significant.

b) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. 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. Commercial and industrial projects, such as this, do not generate student, parkland, or library service demands; therefore, no discussion is provided for checklist questions c, d, or e.

Discussion of Checklist Answers:

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

b) Pursuant to the Development Agreement for the project area, the developer is required to pay fees into a Community Facilities District, which provides funding for police services. Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

There are no existing or planned parks or other recreation facilities adjacent to 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, b) Commercial and industrial projects do not generate park demand or park users, and the project does not include any recreation facilities. Therefore, there are no impacts with respect to these criteria.

XVII. Transportation

The project site is located on Washington Boulevard, a four-lane arterial roadway with center turning median. It is surrounded on the remaining sides by a private two-lane access road which loops around the site, and connects on either end of the loop by full-access driveways onto Washington Boulevard. An existing driveway stub on Washington Boulevard is located at the center of the site frontage. Washington Boulevard includes on-street, striped bicycle lanes and a separated sidewalks.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them, which includes an analysis of delay as a potential policy impact. The Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee

(RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards--Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT). Projects within one-half mile of either an existing major transit stop⁷ or a stop along an existing high quality transit corridor⁸ 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. All facilities identified in these plans for this area are already installed, and the project does not impact or conflict with these planning documents. In addition, the proposed project is consistent with the underlying land use designations, and does not contribute new, unanticipated trips; a cumulative conditions traffic model is not required. After review by City Engineering, it was also determined that an access and circulation analysis was not needed, as there are no peculiar or challenging characteristics to either the project or the existing circulation system. The project is consistent with the most recent Citywide traffic analysis within the Amoruso Ranch Specific Plan EIR, and will not result in any new or unanticipated impacts with respect to the City's Level of Service policy.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts as specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. Projects which substantially increase trips to a specific area may in fact decrease VMT in the City. As an example, if a new grocery store is added to an area, customers who go to that store were already going to a grocery store elsewhere, and are most likely to choose the new store because it is closer to home or on their way to another location (e.g. work). So while the store would generate substantial new trips, it would lower Citywide VMT. Unless a project includes unique characteristics, non-residential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway.

The proposed project is non-residential development of an infill property, surrounded by existing development. The project does not include any unique characteristics which would draw in regional traffic, or which would prompt longer trips. The project would locate services and employment in proximity to existing developed areas, and would therefore have a neutral or positive impact on vehicle miles traveled; impacts are less than significant.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to

⁷ 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)

⁸ A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

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

XVIII. Tribal Cultural Resources

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

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a) As discussed in the Cultural Resources section, the site was the location of industrial wastewater evaporations ponds, which were then removed, followed by extensive excavation for soil remediation. There are no known or eligible historical resources on the site. However, the City typically applies standard mitigation for the discovery of unanticipated resources even to projects determined to have less than significant impacts. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. Project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52, on February 7, 2019. The City received a letter from the Shingle Springs Band of Miwok Indians on February 19, 2019, which included a request for any reports prepared for the project and a request to be informed if any unanticipated resources are discovered on the site; the letter did not include a request for consultation. A request for consultation was received from the United Auburn Indian Community (UAIC) on March 15, 2019. In further e-mail correspondence, the UAIC indicated that they remain concerned about the potential for discovery of tribal cultural resources, in case any original soil may still be present on the site. For this reason, the UAIC requested an unanticipated discoveries measure (Measure CUL-1, previously included in the Cultural Resources section) and requested the ability to have UAIC staff review the site after ground disturbance, to check for any resources (the UAIC indicated they have staff with certification to work in areas of hazardous material contamination). This mitigation has been added below, as Mitigation Measure TCR-1. Although no resources are known to occur on the site, mitigation for unanticipated discoveries will ensure proper treatment should a resource be discovered, and measure TCR-1 will provide for UAIC review of the site for resource presence. Project-specific impacts are less than significant.

Mitigation Measure TCR-1: Pre-Construction Inspections

A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the United Auburn Indian Community. A tribal representative shall be invited to, at its discretion, voluntarily inspect the project location, including any soil piles, trenches, or other disturbed areas, within the first five days of ground-breaking activity. Construction activity may be ongoing during this time. Should the tribe choose not to perform a field visit within the first five days, construction activities may continue as scheduled, as long as the notification was made.

XIX. Utilities and Service Systems

The major utility infrastructure to serve this area is already installed, which includes a looped sewer line and looped water line system in the access road surrounding the site and along the frontage, electrical conduits, and stormwater lines.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the Amoruso Ranch Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and AR WSA. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity⁹ to treat 12 million gallons per day (mgd) and is currently treating 7.0¹⁰ mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility, because Citywide planning of sewer infrastructure is based on land use, and the project is consistent with the existing land use designations. 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. The project is consistent with the existing land use designation, and therefore 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.

⁹ Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

¹⁰ Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

XX. Wildfire

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a–d) 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 project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the Amoruso Ranch Specific Plan EIR, which included Citywide analyses of impacts. 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:

Lauren Hocker, Senior Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Recess Self-Storage Site Plans
2. Washington Crossing Site Plans
3. CalEEMod Results – Daily
4. CalEEMod Results – Annual

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION**

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NIPA PCL 56 – Recess Self-Storage and Washington Crossing Flex Industrial
Project Location:	8405 and 8433 Washington Boulevard
Project Description:	The 9.36-acre area will be leveled and graded to support construction of a 115,065-square-foot self-storage facility consisting of one three-story building (a portion of which would be climate controlled) and two two-story buildings; a 47,060 square-foot industrial flex facility consisting of two single-story buildings; and the associated parking, lighting, and landscaping. The existing area includes thirteen parcels which will be merged and resubdivided into three parcels.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Larry Thom, American Recess Sandy Swanson, PWC Architects
Property Owner:	Dale Carlsen, Symphony Dreams, LLC
Lead Agency Contact Person:	Lauren Hocker, Senior Planner, 916-774-5272

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure CUL-1: Post-Review Discovery Procedures If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 50-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director. The City of Roseville will notify the United Auburn Indian Community and the Shingle Springs Band of Miwok Indians of the discovery, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within five days of notification, the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. The Construction Manager shall retain a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The following notifications shall apply, depending on the nature of the find, subject to the review and approval of the City: • Work may resume immediately, and no agency notifications are required if: 1) the professional archeologist determines that the find does not represent a tribal cultural resource and, if a response from a tribal representative was received within five days 2) the tribal representative determines that the find does not represent a tribal cultural resource or determines that no further action is necessary. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • If the find represents a Native American or potentially Native American resource (including a tribal cultural resource) that does not include human remains, the United Auburn Indian Community and the Shingle Springs Band of Miwok Indians and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public	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.	Engineering and Planning	None	

Resources Code; or 3) that the treatment measures have been completed to its satisfaction. If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
Mitigation Measure HAZ-1: Contaminated Soil The developer shall comply with the provisions of the Health and Safety Plan (HSP) and the Soil Management Plans (SMP) approved by the Department of Toxic Substance Control (DTSC) in October 2018. Any correspondence provided to the developer from DTSC related to implementation of these plans shall be transmitted to the City of Roseville Engineering inspector, in a timely manner, until such time as construction is completed on the site.	This condition shall be reflected in all construction plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Comply with the plans as specified by the measure. Add as note on Improvement Plans.	Engineering	DTSC correspondence, if necessary	
Mitigation Measure NOI-1: For the industrial flex project, City File Number PL18-0409, roll-up doors facing Washington Boulevard shall remain closed during the operation of any machinery, including hand-held power tools/equipment. Western-facing roll-up doors, which do not face Washington Boulevard, shall remain closed during the operation of any machinery, including hand-held power tools/equipment, from the hours of 10 p.m. to 7 a.m. This measure shall be recorded as part of the Covenants, Conditions, and Restrictions (CC&Rs) for the property.	This condition shall be included in the CC&Rs recorded on the property.	<i>Final Map:</i> Compliance with this measure must be demonstrated prior to recordation of the Final Map.	Engineering	CC&Rs	
Mitigation Measure TCR-1: Pre-Construction Inspections A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the United Auburn Indian Community. A tribal representative shall be invited to, at its discretion, voluntarily inspect the project location, including any soil piles, trenches, or other disturbed areas, within the first five days of ground-breaking activity. Construction activity may be ongoing during this time. Should the tribe choose not to perform a field visit within the first five days, construction activities may continue as scheduled, as long as the notification was made.	This condition shall be reflected in all construction plans, and construction site workers shall be advised by the site manager of this measure.	<i>Pre-Construction:</i> Comply with notification procedures of the measure. Add as note on Improvement Plans.	Engineering and Planning	None	



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.

Recess Self Storage

8485 Washington Blvd
Roseville, CA 95678
Placer County



Project Scope

THE PROJECT ENTAILS THE CONSTRUCTION OF A BRAND NEW 115,065 SF SELF-STORAGE FACILITY AT THIS LOCATION. AMERICAN RECESS IS PROPOSING A 3 STORY BUILDING, PARTIALLY CLIMATE CONTROLLED STORAGE FACILITY AND OFFICE, (2) TWO STORY AND (1) SINGLE STORY, NON CLIMATE CONTROLLED STORAGE FACILITY BUILDINGS. THE CURRENT ZONING FOR THE PROPERTY IS PLANNED M2, GENERAL INDUSTRIAL DISTRICT AND STORAGE WAREHOUSING IS A PRINCIPAL PERMITTED USE.

FROM A SITE PERSPECTIVE OUR DESIGN FOLLOWS THE NATURAL TOPOGRAPHY, WHICH NOT ONLY PRESERVES, BUT HIGHLIGHTS THE NATURAL FEATURES OF OUR SITE AND THE SURROUNDING AREAS.

THE OVERALL PROPERTY IS COMPRISED OF 13 SEPARATE PARCELS - APN 360-070-011; 360-070-012; 360-070-013; 360-070-014; 360-070-015; 360-070-016; 360-070-017; 360-070-018; 360-070-019; 360-070-020; 360-070-021; 360-070-022; 360-070-023. THE PARCELS ARE TITLED IN THE SAME NAME(S), ARE IN THE SAME JURISDICTIONAL BOUNDARY (CITY LIMITS), AND ARE CONTIGUOUS. THE PROPOSED PROJECT WILL PROCESS A TENTATIVE PARCEL MAP TO MERGE AND RE-SUBDIVIDE THE [PROPERTY] INTO 3 NEW PARCELS, THE SELF STORAGE FACILITY WILL OCCUPY THE SOUTH-WEST PARCEL, AND A FUTURE FLEX SPACE CAMPUS WILL OCCUPY THE 2 REMAINDER PARCELS.

OUR GOAL IS TO DELIVER A PROJECT THAT IS MODERN AND VISUALLY APPEALING, HIGH QUALITY AND INNOVATIVE, WHILE INCORPORATING DESIGN ELEMENTS OF THE ADJACENT PROPERTIES, TO HELP TAKE THIS INDUSTRIAL AREA OF ROSEVILLE INTO THE FUTURE WITH REGARDS TO ARCHITECTURAL STYLE. WE WANTED TO CREATE A PROJECT THAT WAS FRESH, MODERN AND EYE CATCHING.

Parcel Data

Parcel Description	Parcel Summary	
8485 Washington Blvd Roseville, CA 95678 Placer County	Total Gross Parcel Area	±167,589 SF / ±3.844 AC
Existing Zoning Designation Land Use - Industrial Specific Plan - North Industrial Zoning - M2 - General Industrial Property Not Located in a Floodplain or Wetland	Building A	
	Floor Area Building A Storage 1st Level	11,829 SF
	Floor Area Building A Storage 2nd Level	11,918 SF
	Floor Area Building A Storage 3rd Level	11,918 SF
	Total Floor Area Building A	35,665 SF
	Building B	
	Floor Area Building B Storage 1st Level	14,200 SF
	Floor Area Building B Storage 2nd Level	14,200 SF
	Total Floor Area Building B - SINGLE STORY	28,400 SF
	Building C	
	Floor Area Building C Storage 1st Level	24,000 SF
	Floor Area Building C Storage 2nd Level	24,000 SF
	Total Floor Area Building C	48,000 SF
	Total Floor Area Building D - SINGLE STORY	3,000 SF
	Total Building Area	115,065 SF

Parking Requirements

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities	4 spaces	4	5
Storage, Personal Storage Facilities	2 spaces for the manager's quarters	0 this facility will include a Caretaker's / manager's quarters	0
Minimum Number of Accessible Spaces	one space per 25 parking spaces provided (Accessible spaces count toward the total number of parking spaces required)	1	1
Total Parking Spaces		4	5

Loading Spaces

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities		0	0

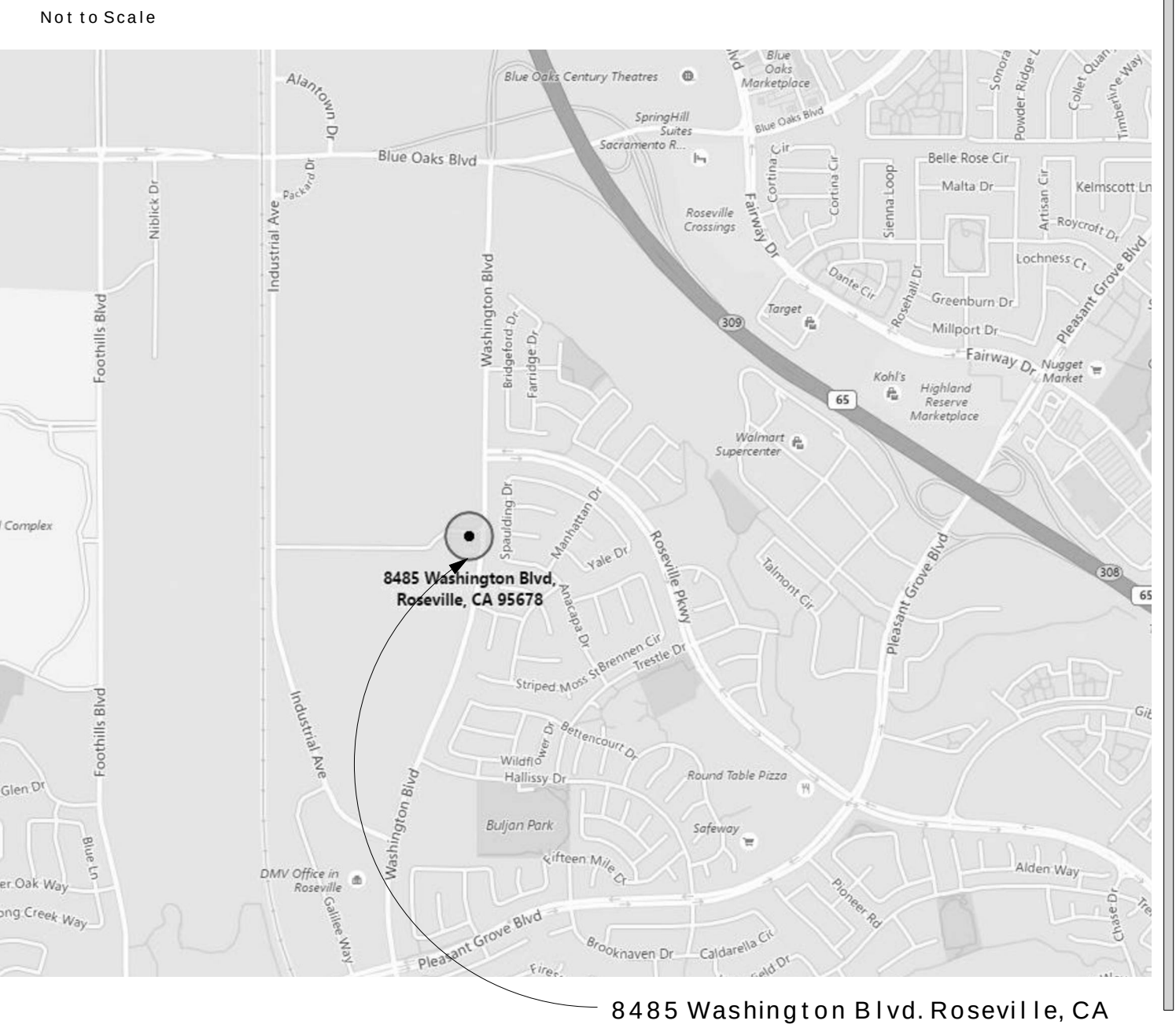
Bicycle Parking

use	ratio	no. spaces required	no. spaces provided
Storage, Personal Storage Facilities		1	1

Sheet Index

A 0.1	Cover Sheet - Abbreviations, Project Contacts, Graphic Symbols, Sheet Index, Design Criteria, Vicinity Map
A 1.0	Site Plan
A 1.1	Vicinity Site Plan
A 1.2	Site Lighting Plan
A 1.3	Fencing Plan, Parking and Circulation Plan
A 2.0	Building Elevations
A 2.1	Building Elevations
A 2.2	Building Elevations
A 2.3	Roof Plan
A 3.0	3D Views
A 3.1	3D Views
C.1	Cover Sheet
C.2	Tentative Parcel Map
C.3	Preliminary Grading / Drainage Plan
C.4	Preliminary Grading / Drainage Plan
C.5	Unnamed
C.6	Unnamed
D.0.1	Material Board
L.1	Preliminary Landscape Plan
L.2	Preliminary Landscape Plan

Vicinity Map



DC EXHIBIT B

Project Contacts

Developer
American Recess
85 Keystone Ave. Suite E
Reno, NV 89503
Tel 775-357-9206
Email larry@arecess.com
Contact Larry Thom

Preliminary Design Team - Architecture
American Recess
85 Keystone Ave. Suite E
Reno, NV 89503
Tel 775-357-9206
Email cristina@arecess.com
Contact Cristina Neveras

Civil engineer
Burrell Consulting Group, Inc.
1001 Enterprise Way, Suite 100
Roseville, CA 95678
Tel 916-783-8898
Fax 925-783-8222
Email japlass@burrellcg.com
Contact Jerry Aplass

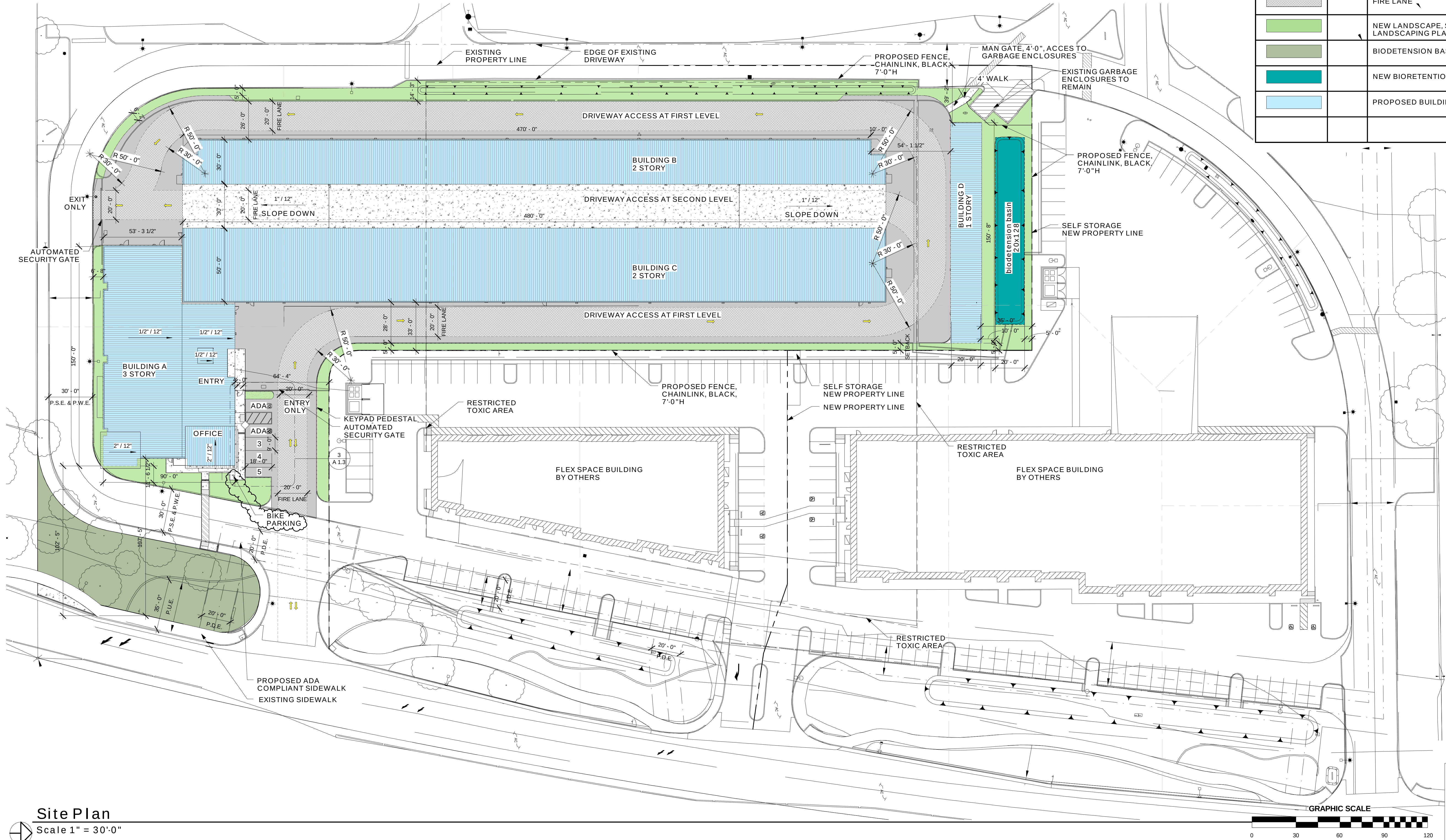
Landscape Architect
HWA Landscape Architects
762 Altessa Drive
Brentwood, CA 94513
Tel 925-513-3091
Fax 925-513-3099
Email ross@hwalandarch.net
Contact H. Ross Wells

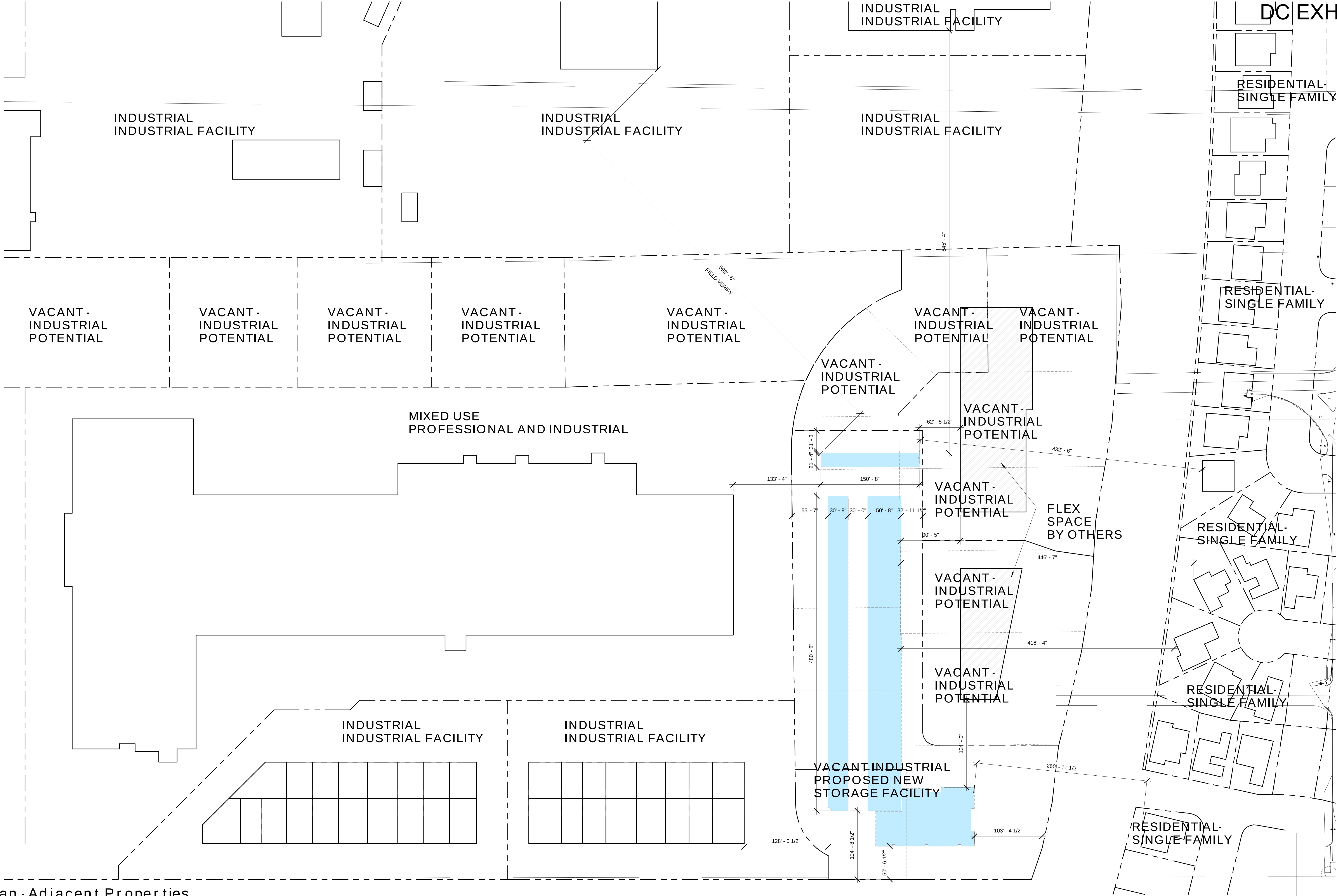
City of Roseville Approval

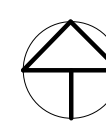
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ISSUED FOR:	25 Oct. 2018	DESIGN REVIEW	 85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 357-9206	DRAWN BY: CRN DESIGNED BY: CRN CHECKED BY: SUBMITTED BY: AR	SCALE: As indicated	RECESS STORAGE Self Storage 8405 Washington Blvd Roseville, CA 95678 Placer County	 Project Contacts Sheet Index Project Scope Parcel Data, Parking Requirements 3D Rendering, Vicinity Map	SHEET CONTENT	DWG #
	DATE	DESCRIPTION							

		NEW ASPHALT
		NEW CONCRETE
		FIRE LANE
		NEW LANDSCAPE, SEE LANDSCAPING PLANS FOR DETAILS
		BIODETENSION BASIN
		NEW BIORETENTION FACILITY
		PROPOSED BUILDINGS





 **Site Plan - Adjacent Properties**
Scale 1/64" = 1'-0"

ISSUED FOR:	25 Oct. 2018	DESIGN REVIEW
	DATE	DESCRIPTION

**RECESS**
85 Keystone Avenue, Suite E
Reno, Nevada 89503
Tel (775) 357-9206

DRAWN BY:	CRN
DESIGNED BY:	CRN
CHECKED BY:	
SUBMITTED BY:	AR

SCALE:
1/64" = 1'-0"

RECESS STORAGE Self Storage

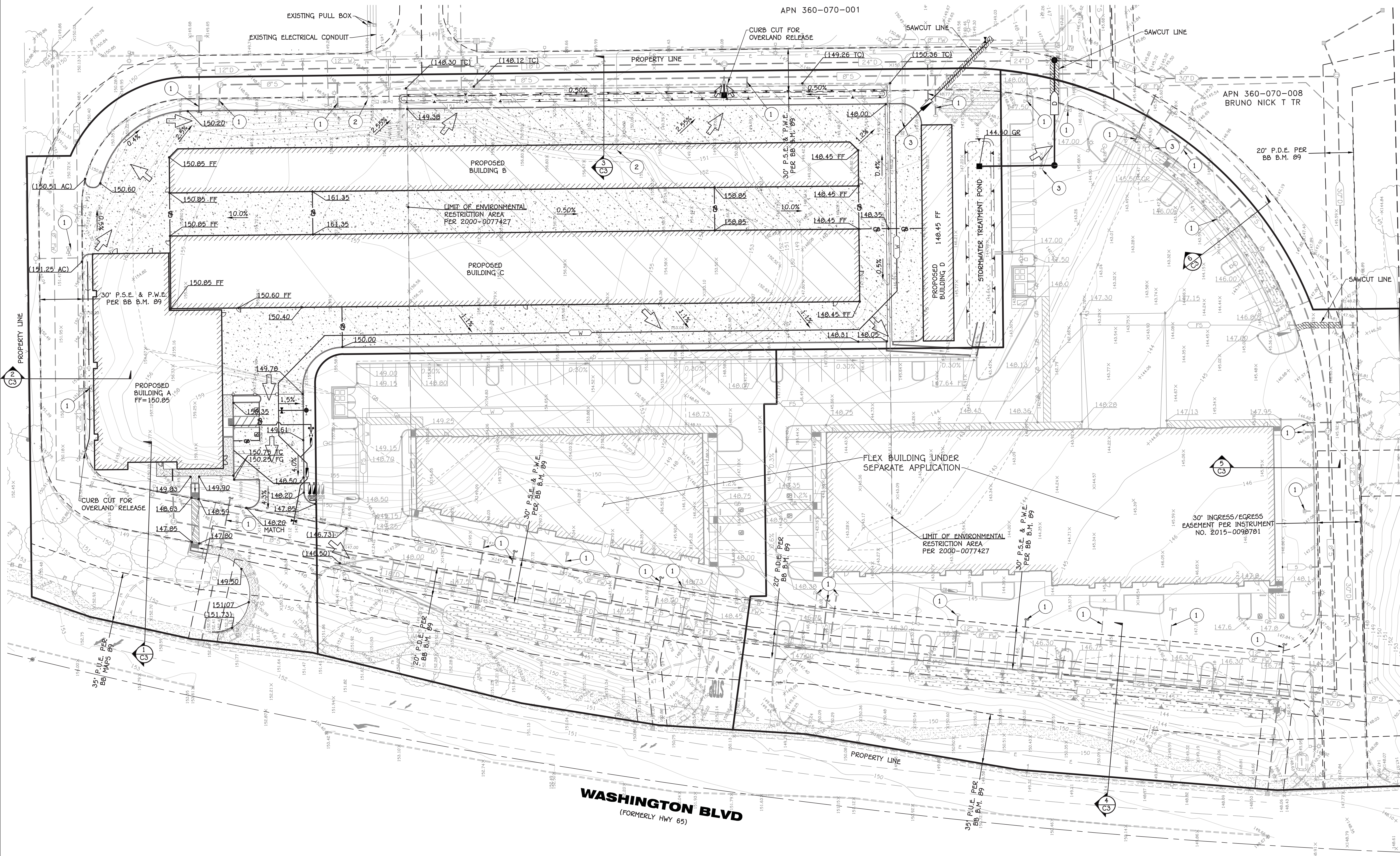
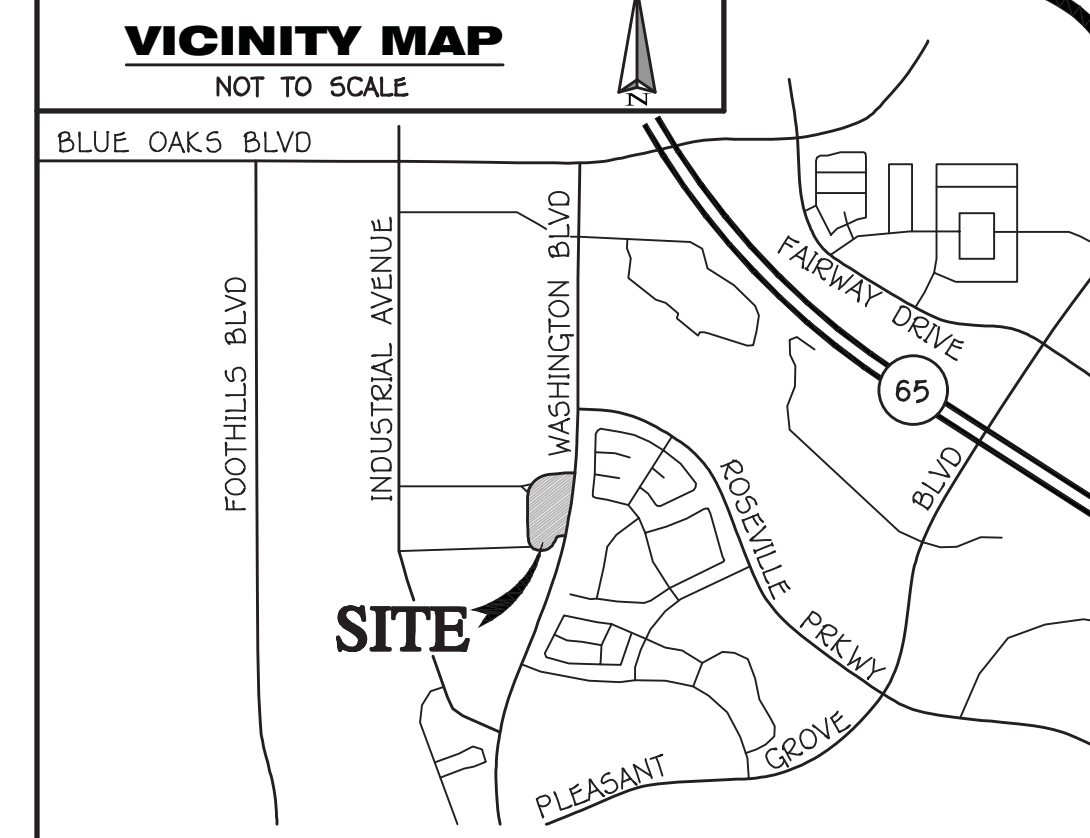
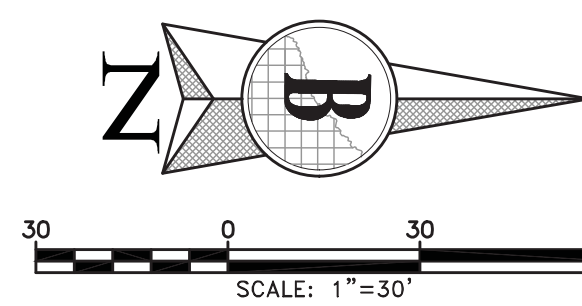
8405 Washington Blvd
Roseville, CA 95678
Placer County

**SHEET CONTENT**
Site Plan-Existing Buildings
and Structures on-site and
on Adjacent Properties

DWG #	A 1.1

City of Roseville Approval

PRELIMINARY GRADING AND UTILITY PLAN
ROSEVILLE SELF STORAGE
8485 WASHINGTON BOULEVARD
CITY OF ROSEVILLE CALIFORNIA



LEGEND

DESCRIPTIONS	(F) FUTURE	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D	12" D
SANITARY SEWER	6" S	6" S	6" S
WATER MAIN	8" W	8" W	8" W
FIRE SERVICE	8" FS	8" FS	8" FS
CENTERLINE			
RIGHT OF WAY LINE			
BOUNDARY LINE			
ELECTRICAL LINE			
GAS LINE			
TELEPHONE LINE			
JOINT TRENCH			
FENCE			
WOOD FENCE			
WROUGHT IRON FENCE			
WALL			
SIDEWALK WITH CURB AND GUTTER			
VARIABLE CURB FACE			
BARICADE			
DRIVEWAY			
MANHOLE			
DRAIN INLET			
SEWER CLEANOUT			
WATER SERVICE			
METERED WATER SERVICE			
POST INDICATOR VALVE			
FIRE HYDRANT			
FIRE DEPT. CONNECTION			
BLOWOFF VALVE			
GATE VALVE			
BUTTERFLY VALVE			
REDUCED PRESSURE BACKFLOW PREVENTOR			
DOUBLE DETECTOR CHECK VALVE			
TYPE 'A' STREET LIGHT			
TYPE 'B' STREET LIGHT			
TRAFFIC LIGHT			
TRANSFORMER			
PULLBOX			
PEDESTAL & SERVICE CAN			
UTILITY SERVICE PEDESTAL			
UTILITY POLE			
GUY WIRE			
4 SIDED STREET SIGN			
SIGN			
GRADE BREAK			
DIRECTION OF FLOW			
FLOWLINE			
SWALE			
PAD ELEVATION	000.0	000.0	000.0
ELEVATION	x123.45	x123.45	x123.45
2:1 SLOPE UNLESS NOTED OTHERWISE			
TREE TO BE REMOVED			
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE			

CONSTRUCTION NOTES:

1. ABANDON IN PLACE EXISTING WATER, STORM DRAIN, OR SEWER. REMOVE ANY STRUCTURES BETWEEN MAIN AND SUB.
2. 1-4" C. W/3-#10 PRI. URD CABLE (STUBBED AND CAPPED).
3. 2-4" C. W/3-#10 PRI. URD CABLE (STUBBED AND CAPPED).

NOTES:

1. THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.
2. ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
3. A RECIPROCAL PARKING AND ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE PARCELS.
4. ALL IMPROVEMENTS ARE TO CONFORM TO THE CITY OF ROSEVILLE STANDARDS AND NO DEVIATIONS FROM THOSE STANDARDS ARE PROPOSED.
5. EXISTING UTILITIES TO BE REMOVED AS NECESSARY TO ACCOMMODATE LOCATIONS OF PROPOSED BUILDINGS.
6. FLEX BUILDING SITE TO BE GRADED AS ONE PHASE WITH SELF STORAGE SITE.

EARTHWORK SUMMARY

I. RAW CUT VOLUME	= 13,000	CU. YDS.
II. RAW FILL VOLUME	= 11,850	CU. YDS.
	1150	CU. YDS. (CUT)

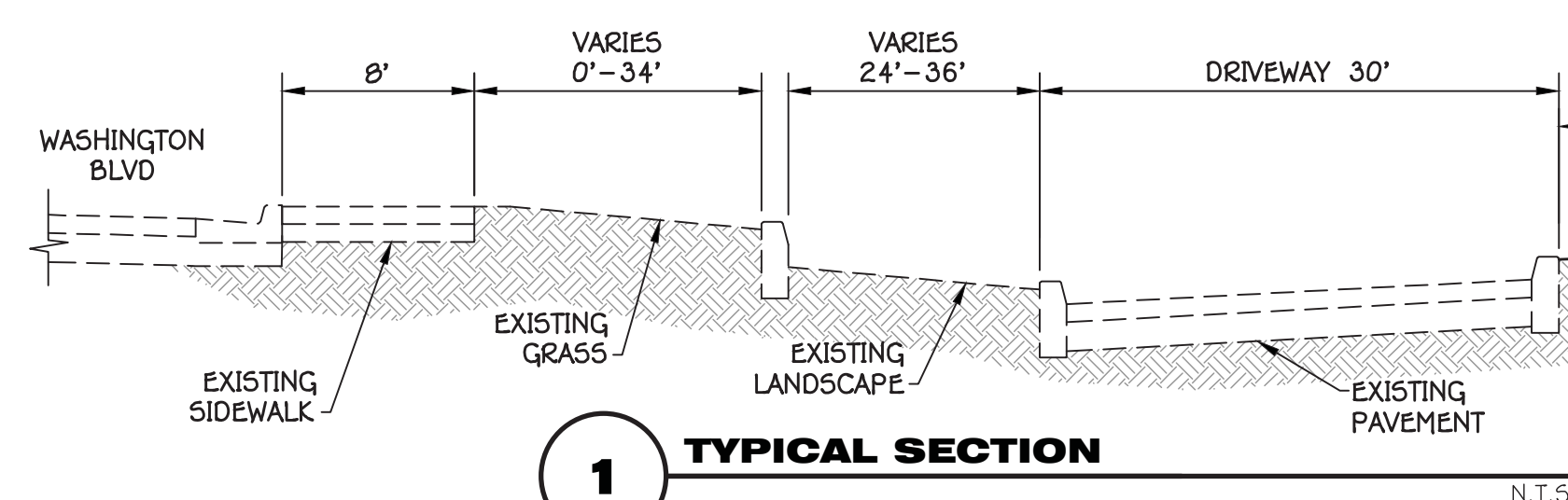
CITY OF ROSEVILLE APPROVAL

PRELIMINARY GRADING AND UTILITY PLAN
ROSEVILLE SELF STORAGE
JANUARY 2019

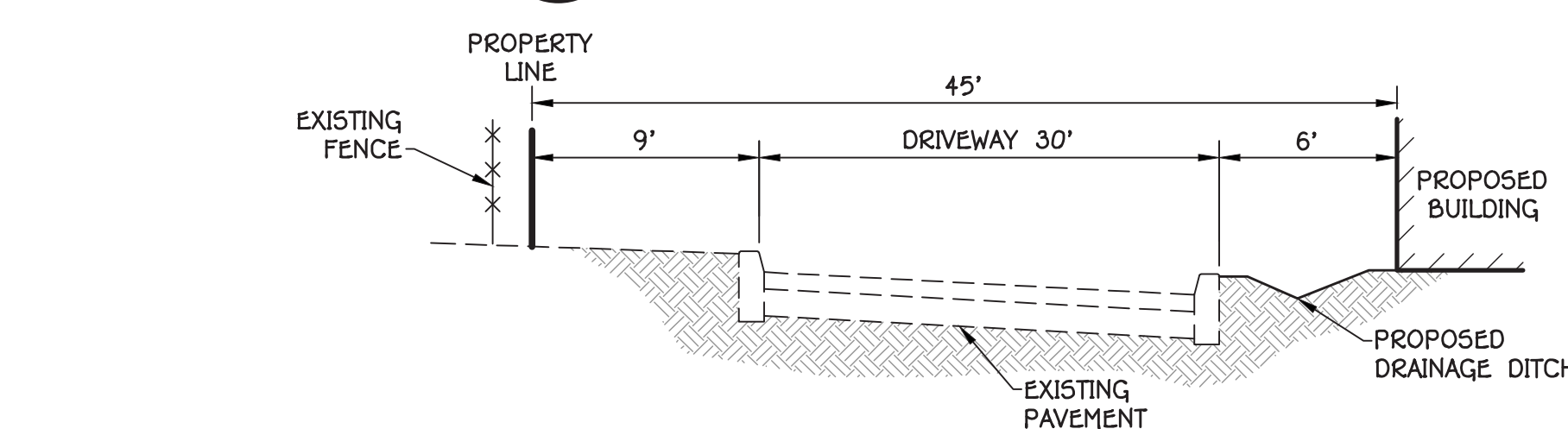


1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

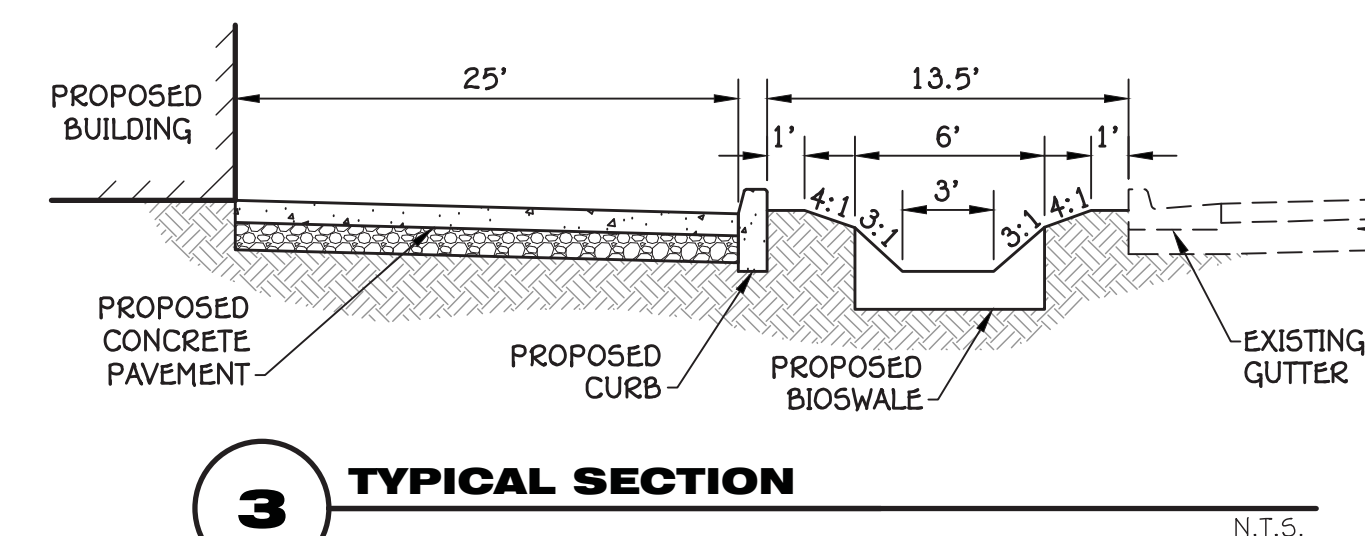
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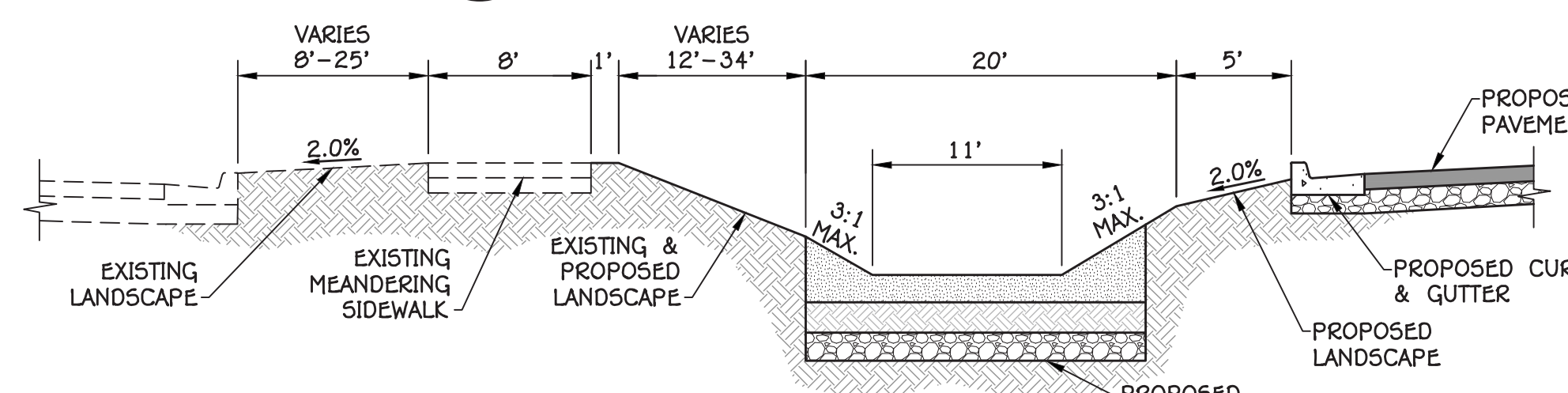
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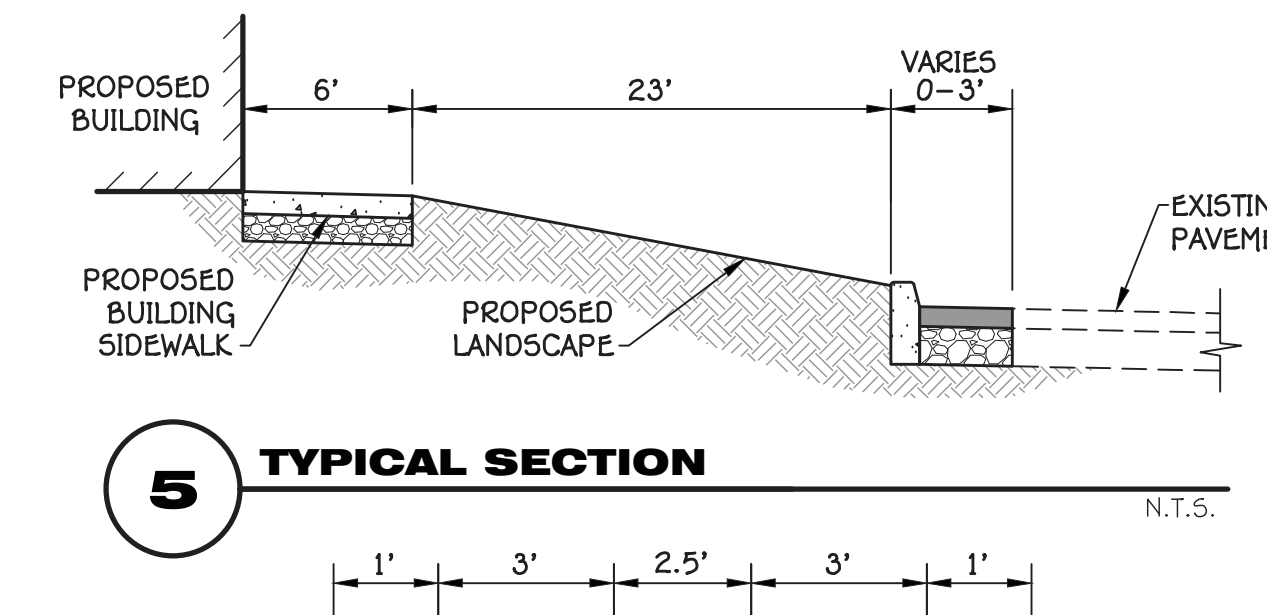
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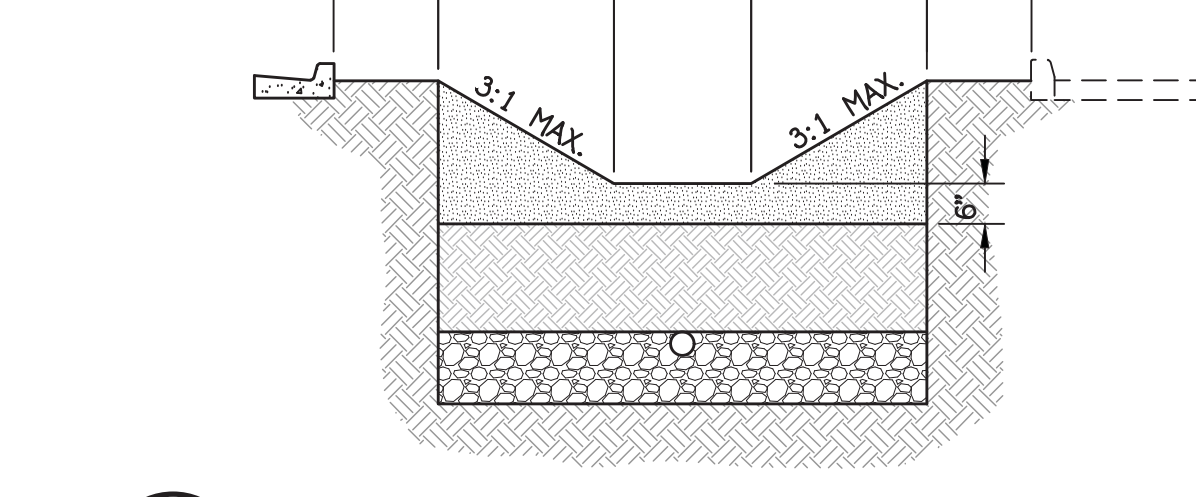
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4 TYPICAL SECTION



5 TYPICAL SECTION

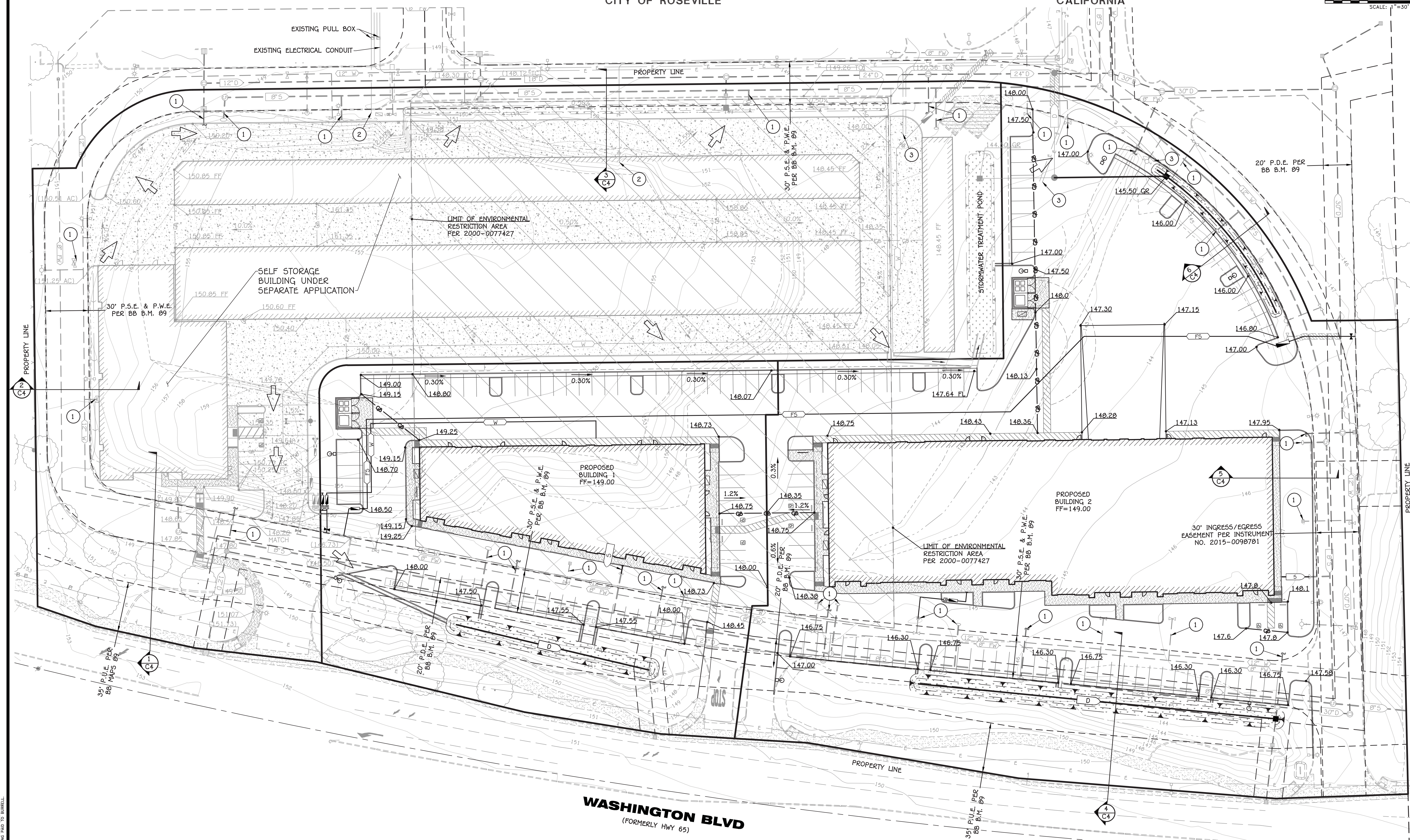
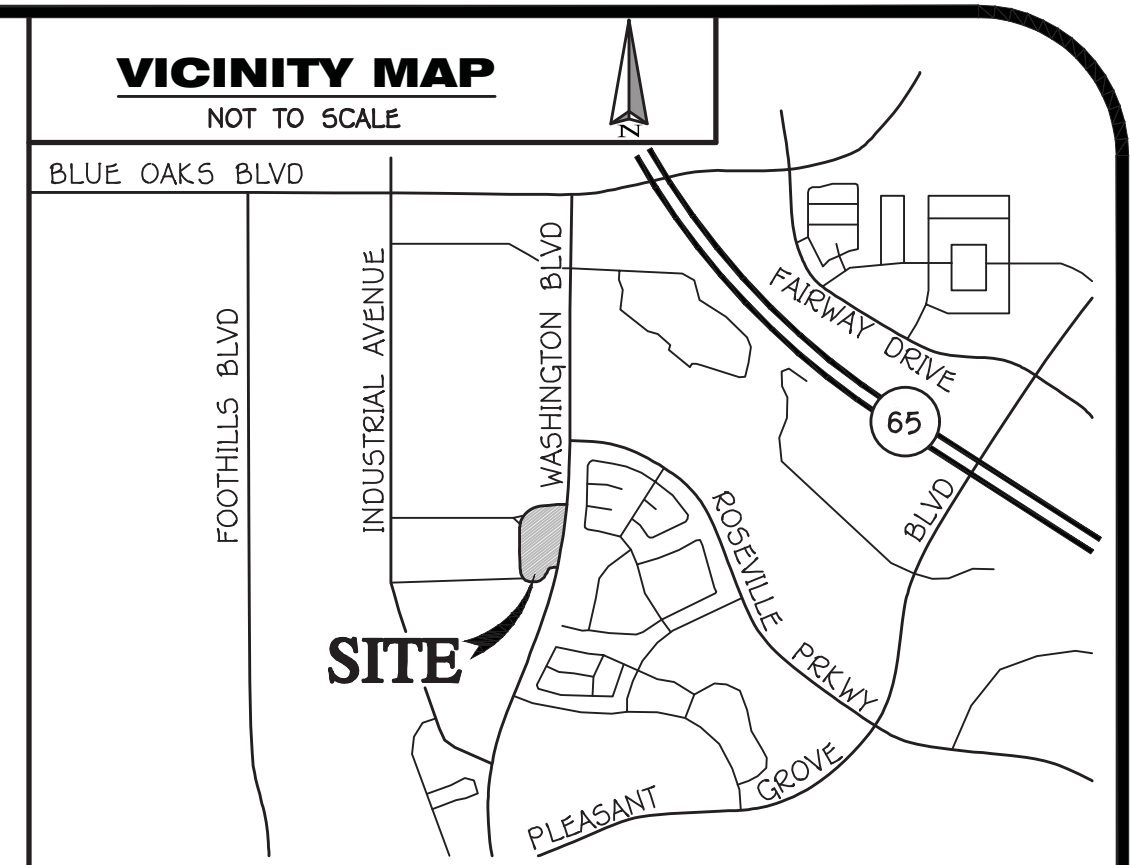
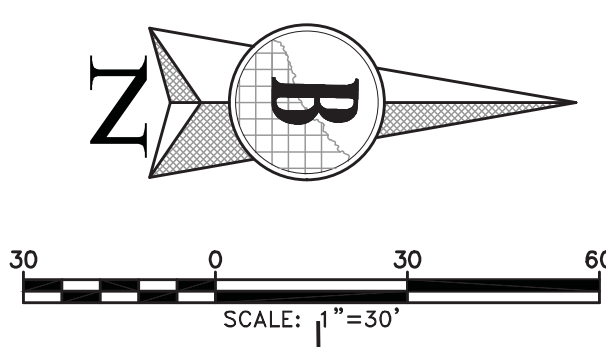


6 TYPICAL SECTION

PRELIMINARY GRADING AND UTILITY PLAN
ROSEVILLE FLEX SITE
8433 WASHINGTON BOULEVARD

CITY OF ROSEVILLE

CALIFORNIA



LEGEND	(F) FUTURE	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D	12" D
SANITARY SEWER	6" S	6" S	6" S
WATER MAIN	8" W	8" W	8" W
FIRE SERVICE	8" FS	8" FS	8" FS
CENTERLINE			
RIGHT OF WAY LINE			
BOUNDARY LINE			
ELECTRICAL LINE			
GAS LINE			
TELEPHONE LINE			
JOINT TRENCH			
FENCE			
WOOD FENCE			
WROUGHT IRON FENCE			
WALL			
SIDEWALK WITH CURB AND GUTTER			
VARIABLE CURB FACE			
BARRICADE			
DRIVEWAY			
MANHOLE			
DRAIN INLET			
SEWER CLEANOUT			
WATER SERVICE			
METERED WATER SERVICE			
POST INDICATOR VALVE			
FIRE HYDRANT			
FIRE DEPT. CONNECTION			
BLOWOFF VALVE			
GATE VALVE			
BUTTERFLY VALVE			
REDUCED PRESSURE			
BACKFLOW PREVENTOR			
DOUBLE DETECTOR			
CHECK VALVE			
TYPE 'A' STREET LIGHT			
TYPE 'B' STREET LIGHT			
TRAFFIC LIGHT			
TRANSFORMER			
PULLBOX			
PEDESTAL & SERVICE CAN			
UTILITY SERVICE PEDESTAL			
UTILITY POLE			
GUY WIRE			
4 SIDED STREET SIGN			
SIGN			
GRADE BREAK			
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FLOWLINE			
SWALE			
PAD ELEVATION	000.0	000.0	000.0
ELEVATION	x123.45	x123.45	x123.45
2:1 SLOPE UNLESS NOTED OTHERWISE			
TREE TO BE REMOVED			
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE			

CONSTRUCTION NOTES:

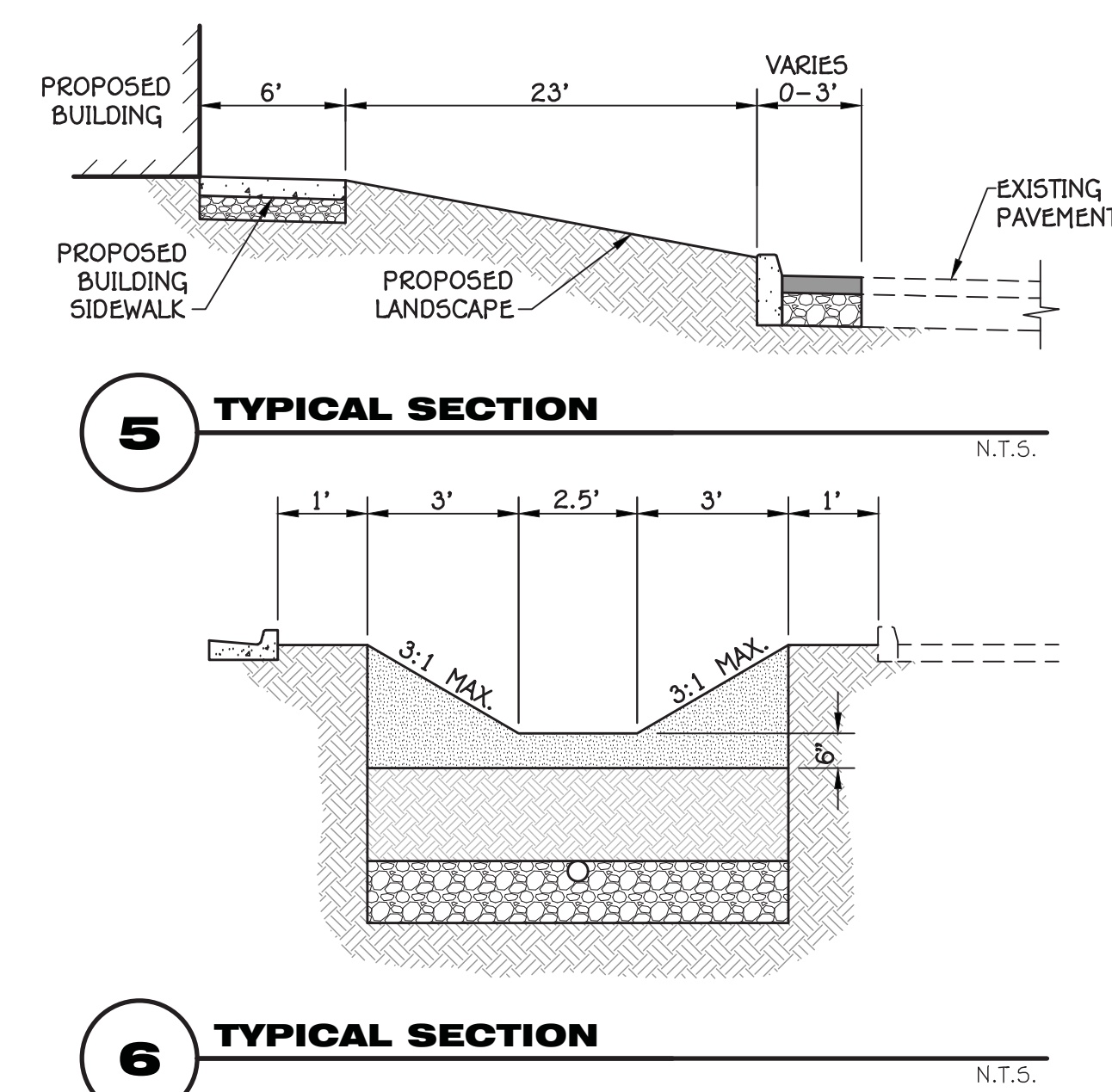
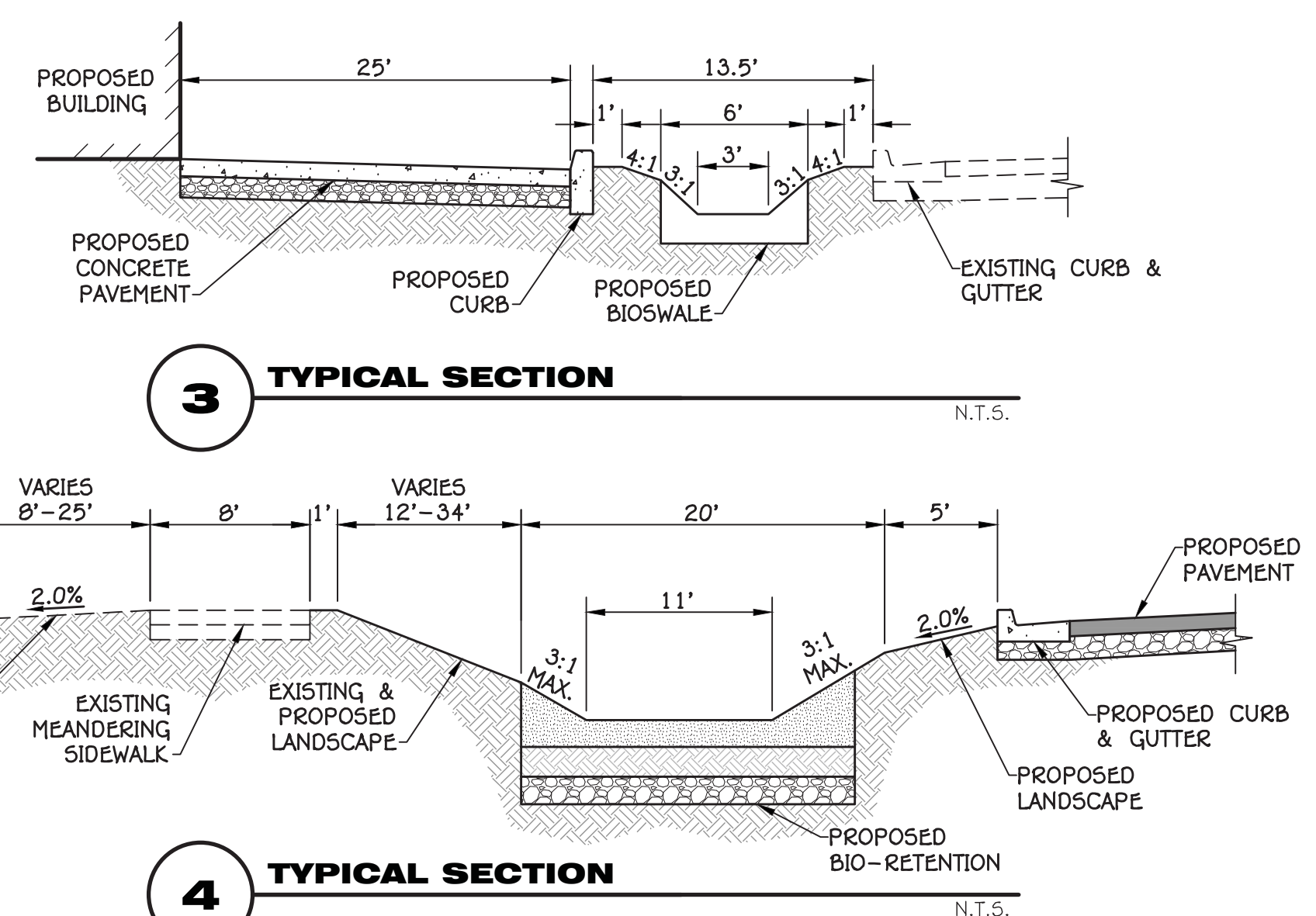
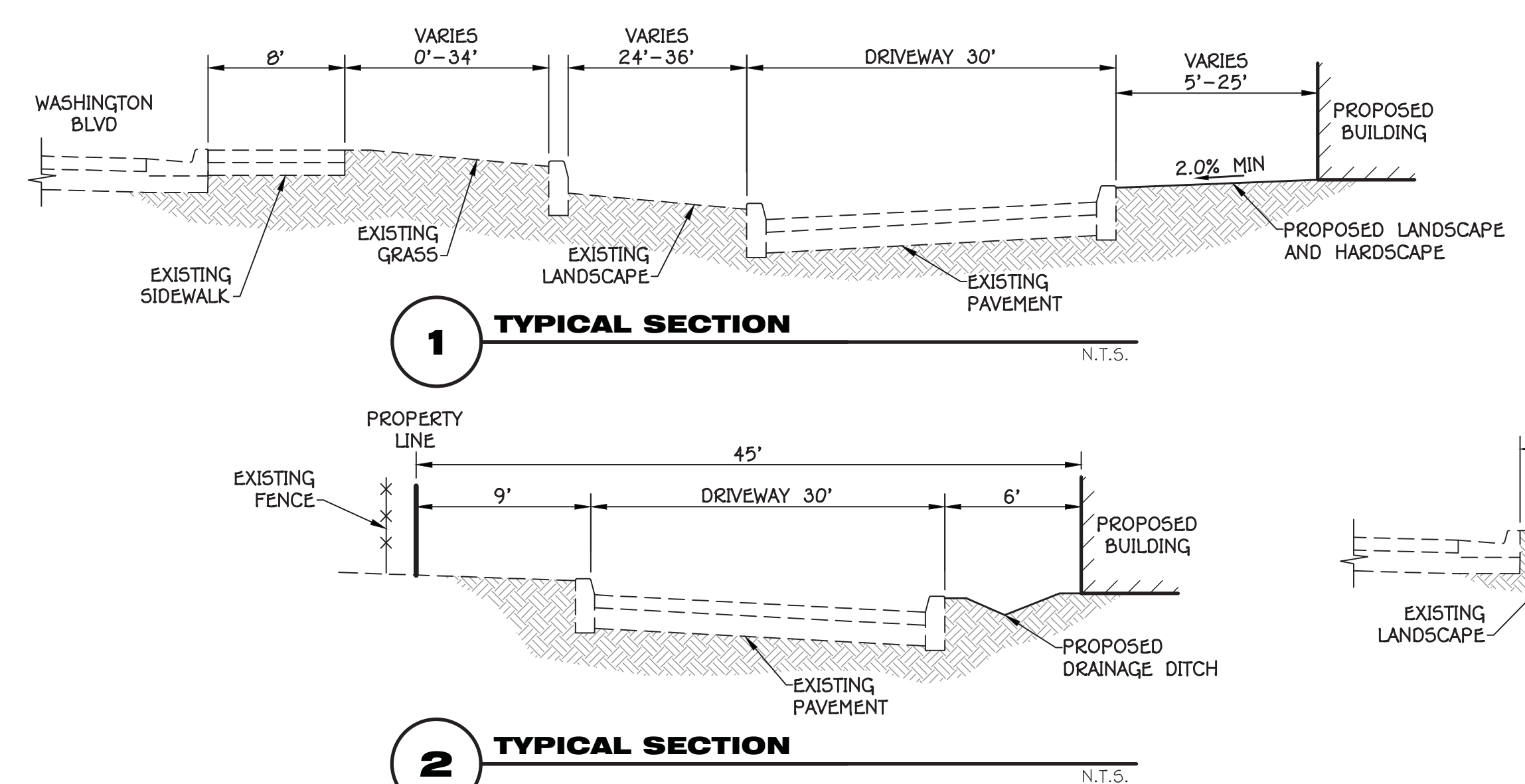
1. ABANDON IN PLACE EXISTING WATER, STORM DRAIN, OR SEWER. REMOVE ANY STRUCTURES BETWEEN MAIN AND STUB.
2. 1-4" C. W/3-#10 PRI. URD CABLE (STUBBED AND CAPPED).
3. 2-4" C. W/3-#10 PRI. URD CABLE (STUBBED AND CAPPED).

EARTHWORK SUMMARY

I. RAW CUT VOLUME	= 13,000	CU. YDS.
II. RAW FILL VOLUME	= 11,850	CU. YDS.
	1150	CU. YDS. (CUT)

NOTES:

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CITY OF ROSEVILLE APPROVAL

PRELIMINARY GRADING AND UTILITY PLAN
ROSEVILLE SELF STORAGE
JANUARY 2019

B BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

SHEET C4

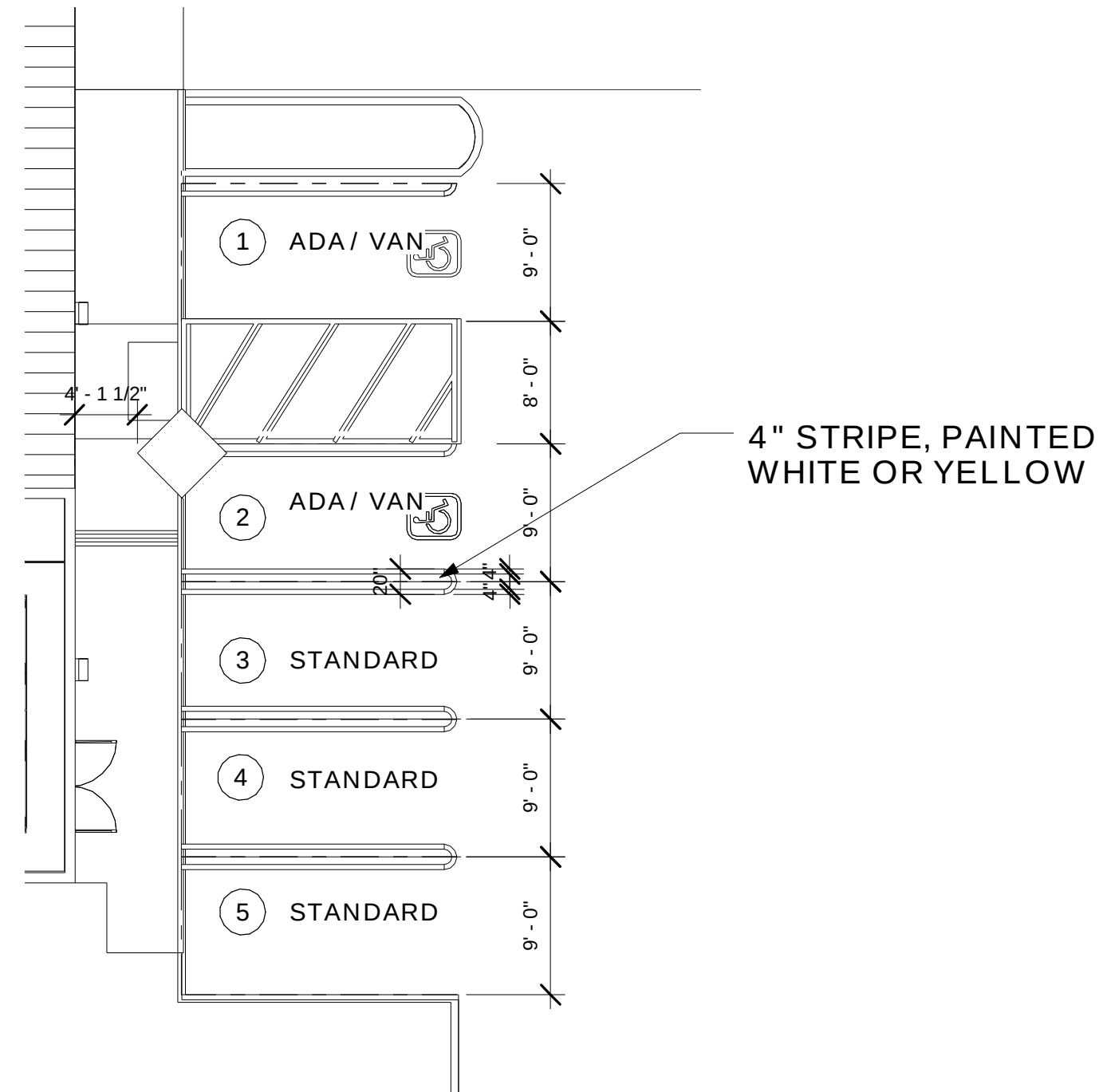


PROPOSED FENCE, BLACK CHAIN LINK
FENCE, 7'-0" H



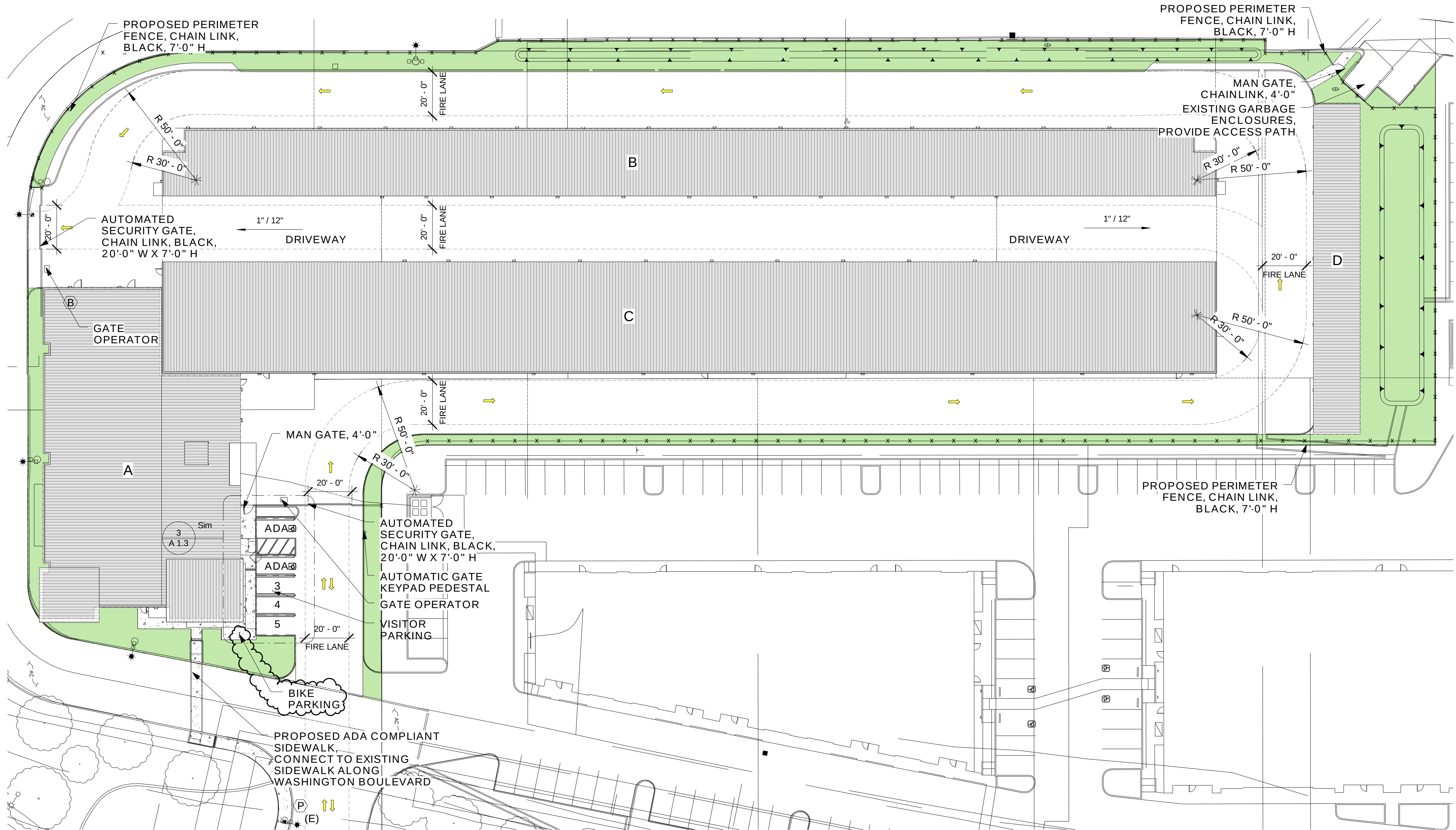
PROPOSED AUTOMATED GATE, BLACK CHAIN LINK
FENCE, 7'-0" H

Fence Details



Detailed Parking Plan

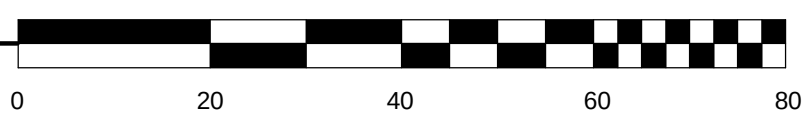
Scale 1" = 10'-0"



Fencing Plan, Parking and Circulation Plan

Scale 1" = 30'-0"

GRAPHIC SCALE



City of Roseville Approval

ISSUED FOR:	25 Oct. 2018	DESIGN REVIEW
	DATE	DESCRIPTION



RECESS
85 Keystone Avenue, Suite E
Reno, Nevada 89503
Tel (775) 357-9206

DRAWN BY: CRN
DESIGNED BY: CRN
CHECKED BY:
SUBMITTED BY: AR

SCALE:
As indicated

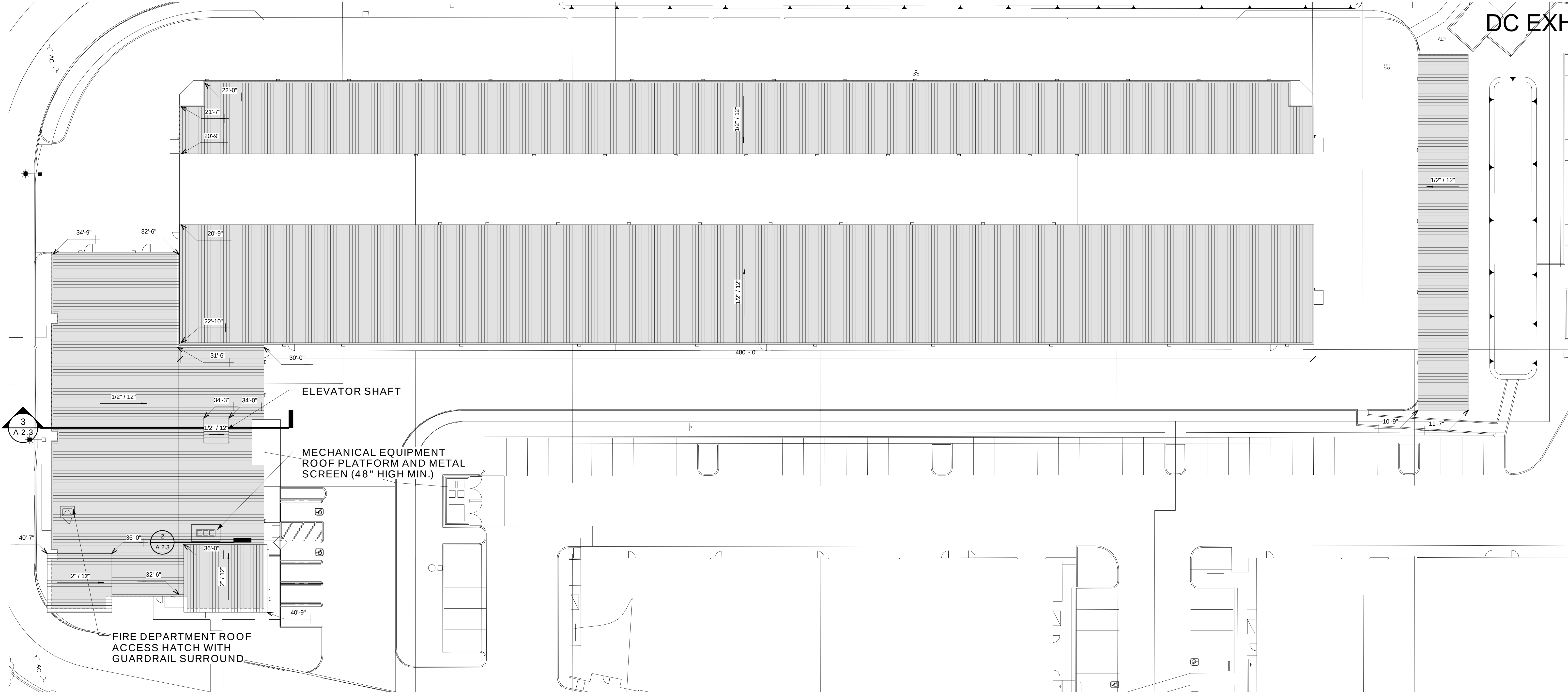
RECESS STORAGE Self Storage
8405 Washington Blvd
Roseville, CA 95678
Placer County



SHEET CONTENT
Fencing Plan
Parking Plan
Circulation Plan
Details

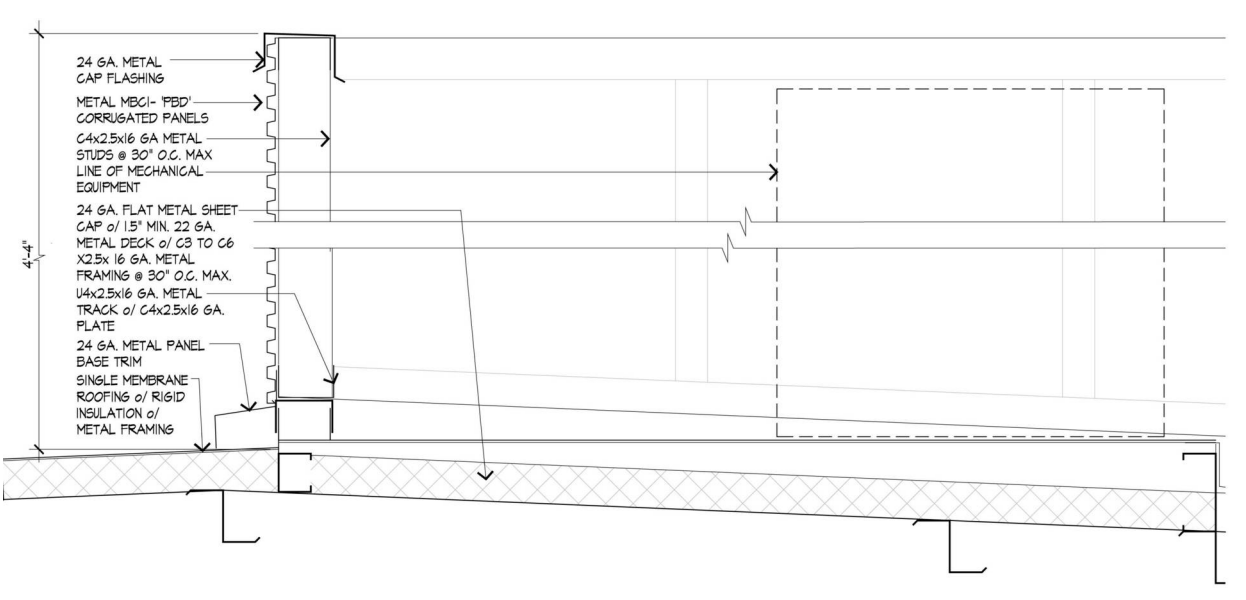
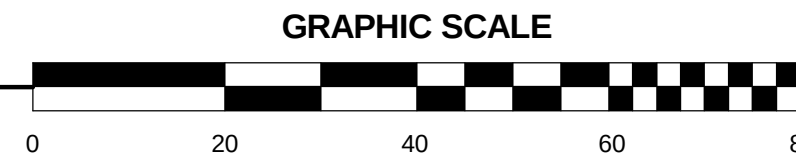
DWG #

A 1.3



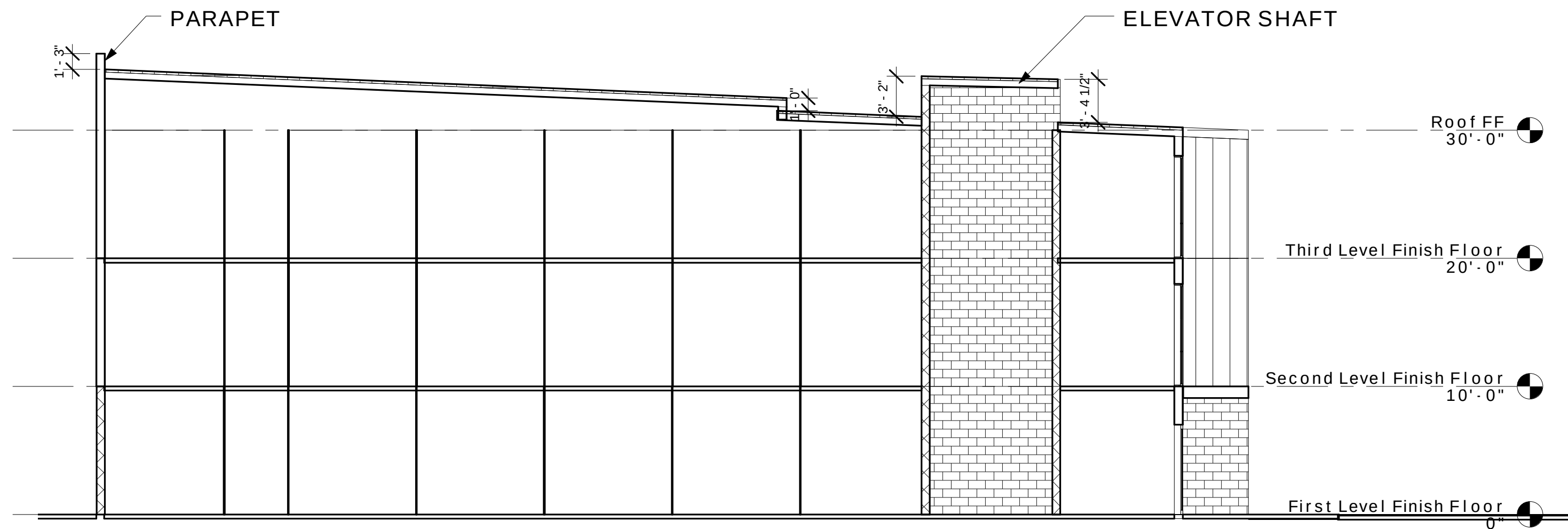
Roof Plan

Scale 1" = 20'-0"



Mech. Equipment Screening Detail, typ.

Scale 1/2" = 1'-0"



North-South Section - Building A

Scale 1/8" = 1'-0"



DRAWN BY: CRN
DESIGNED BY: CRN
CHECKED BY:
SUBMITTED BY: AR

SCALE:
As indicated

RECESS STORAGE Self Storage

8405 Washington Blvd
Roseville, CA 95678
Placer County

SHEET CONTENT

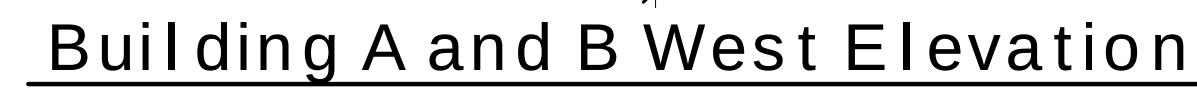


Roof Plan
Equipment screening on Roof

City of Roseville Approval

DWG #

A 2.3



Scale 1" = 10'-0"

EXTERIOR STUCCO, OMEGAFLEX, FINE, 9257 ADRENALINE

METAL SIDING, EXR WASABI
CMU WALL, ARCHITECTURAL DESIGNER BLOCK
INTEGRAL COLOR, COCOA

EXTERIOR STUCCO, MATCH TERRAZONE

STORAGE

Roof FF 30'-0"

Third Level Finish Floor 20'-0"

Second Level Finish Floor 10'-0"

First Level Finish Floor 0"

36'-0"

Scale 1" = 10'-0"

EXTERIOR STUCCO, MATCH TERRATONE

CMU WALL, ARCHITECTURAL DESIGNER BLOCK, INTEGRAL COLOR, COCOA

EXTERIOR STUCCO, OMEGAFLEX, FINE, 9257 ADRENALINE

METAL SIDING, EXR WASABI

LED WALL LUMINAIRE D-SERIES SIZE 2

STORAGE

3'-0" X 7'-0" METAL DOOR, PAINTED, LIGHTSTONE

8'-0" X 8'-8" JANUS ROLL-UP METAL DOOR, PAINTED, LIGHTSTONE

40' - 6 1/2"

33' - 11"

8' - 0"

15' - 0"

25' - 0"

15' - 0"

50' - 0"

3'-0" X 7'-0" METAL DOOR, PAINTED, LIGHTSTONE

CMU WALL, COLOR

FIXED WINDOWS, CLEAR TEMPERED GLASS, EXR

Scale 1" = 10'-0"

SUN CONTROL CANOPY, ALUMINUM, EXR WASABI,

FIXED WINDOWS, CLEAR TEMPERED GLASS, EXR WASABI DOORS BEHIND , NOT SHOWN FOR CLARITY

LED WALL LUMINAIRE D-SERIES SIZE 2

EXTERIOR STUCCO, OMEGAFLEX, FINE, 9257 ADRENALINE

METAL SIDING, TERRATONE

CMU WALL, ARCHITECTURAL DESIGNER BLOCK, INTEGRAL COLOR, COCOA

LED WALL LUMINAIRE DOWNLIGHT, 0LWX1LED 20W 40K

3'-0" X 7'-0" METAL DOOR, PAINTED, TERRATONE

Roof FF 30'-0"

Third Level Finish Floor 20'-0"

Second Level Finish Floor 10'-0"

First Level Finish Floor 0'

40'-6 1/2"

22'-0"

8'-0"

8'-0"

8'-0"

METAL SIDING, LIGHTSTONE

FIXED WINDOW, CLEAR GLASS

GRAPHIC SCALE

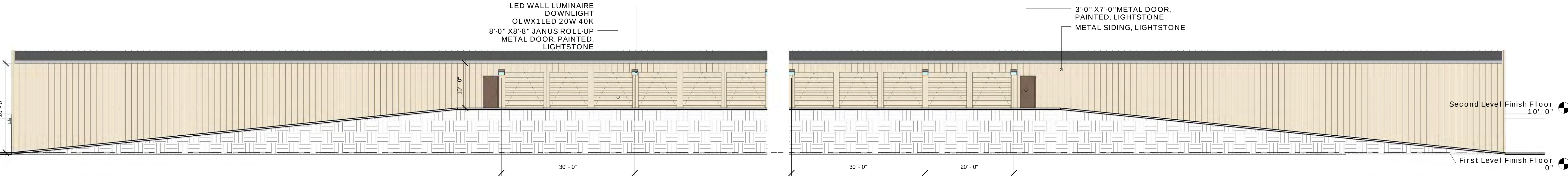
Building A North Elevation

Scale 1" = 10'-0"

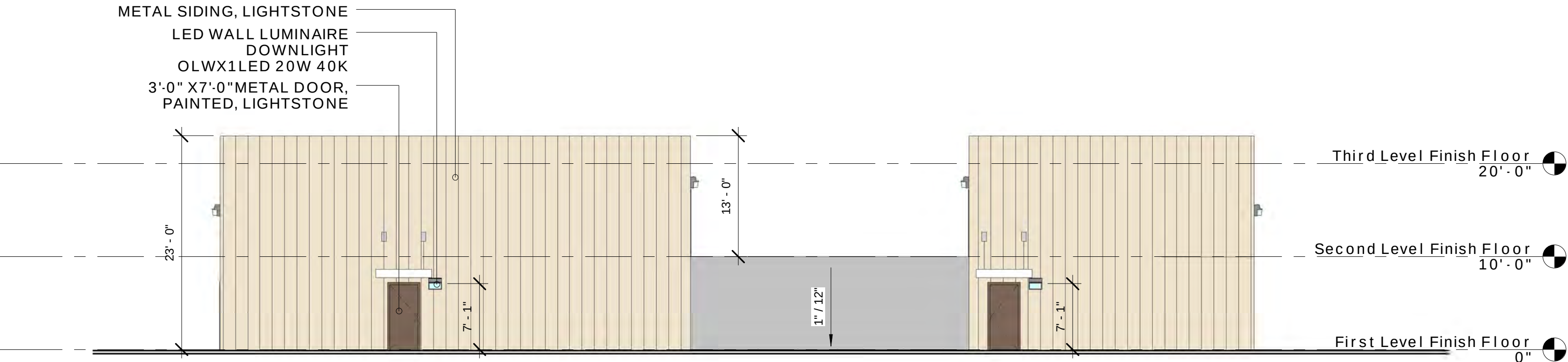
A 2.0



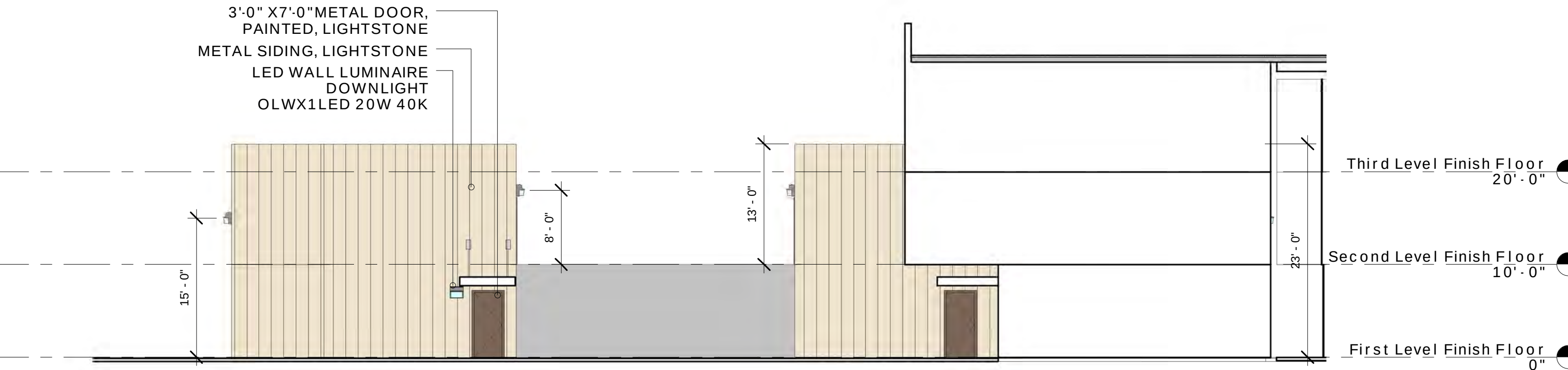
Building B East Elevation
Scale 1" = 10'-0"



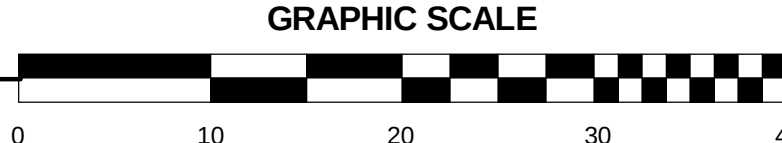
Building C West Elevation
Scale 1" = 10'-0"



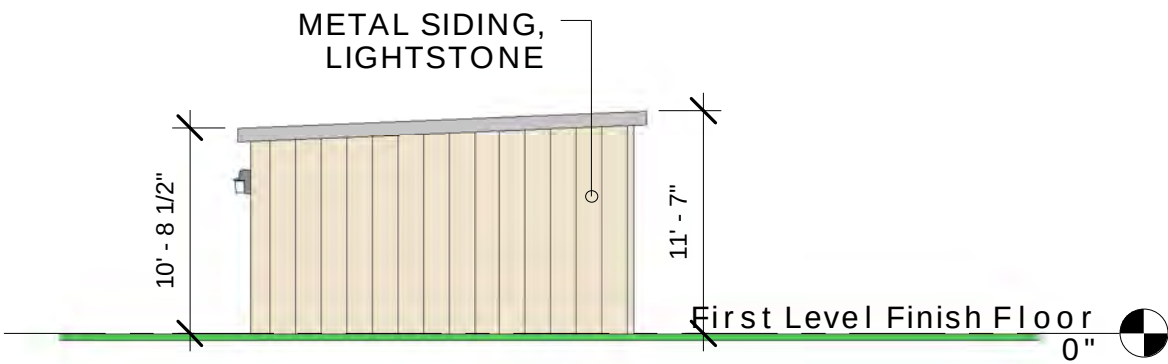
Building B and C North Elevation
Scale 1" = 10'-0"



Building B and C South Elevation
Scale 1" = 10'-0"

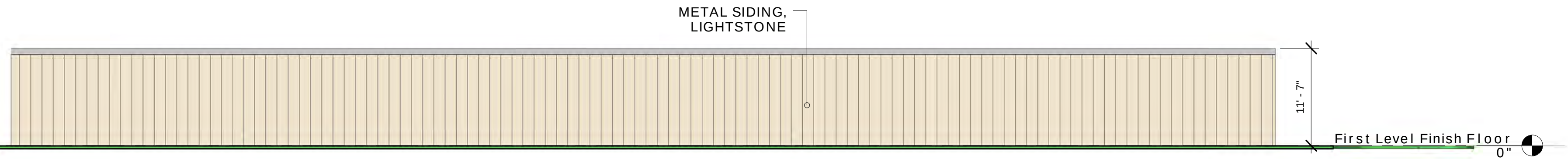


ISSUED FOR:	25 Oct. 2018	DESIGN REVIEW	 85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 357-9206	DRAWN BY: CRN	SCALE: 1" = 10'-0"	RECESS STORAGE Self Storage 8405 Washington Blvd Roseville, CA 95678 Placer County	 SHEET CONTENT Building Elevation	DWG # A 2.1
				DESIGNED BY: CRN				
				CHECKED BY:				
	DATE	DESCRIPTION		SUBMITTED BY: AR				



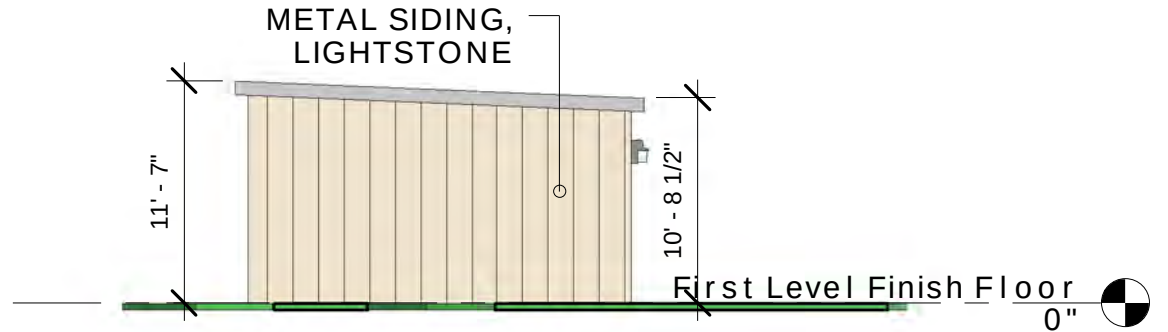
Building D East Elevation

Scale 1" = 10'-0"



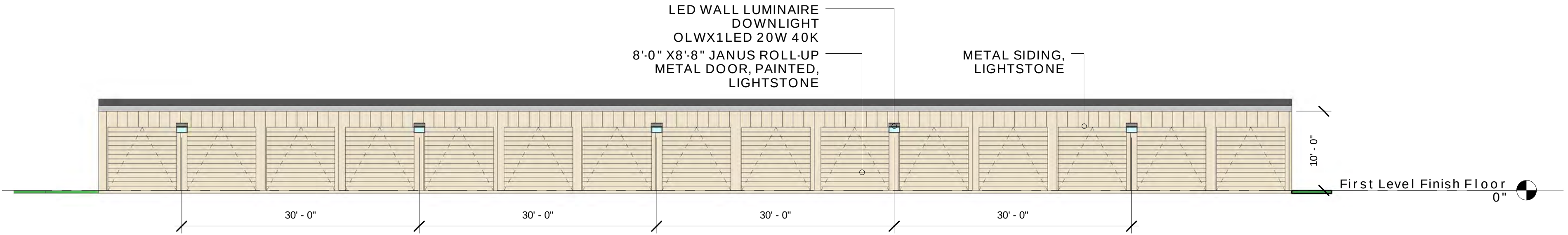
Building D North Elevation

Scale 1" = 10'-0"



Building D West Elevation

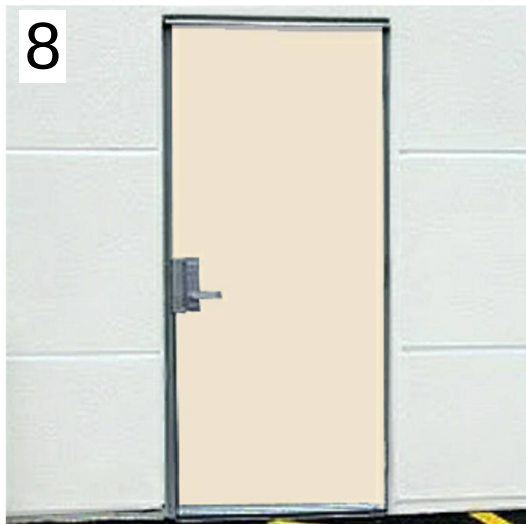
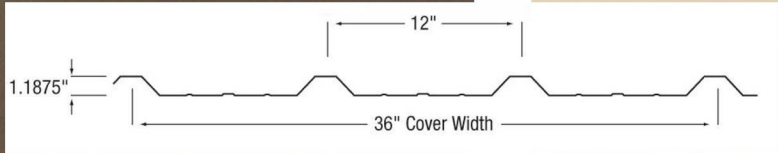
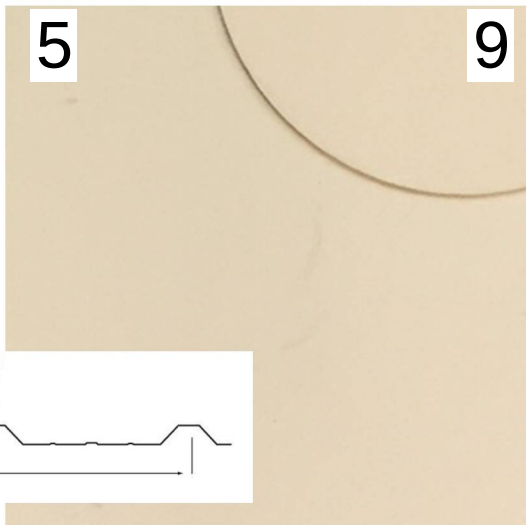
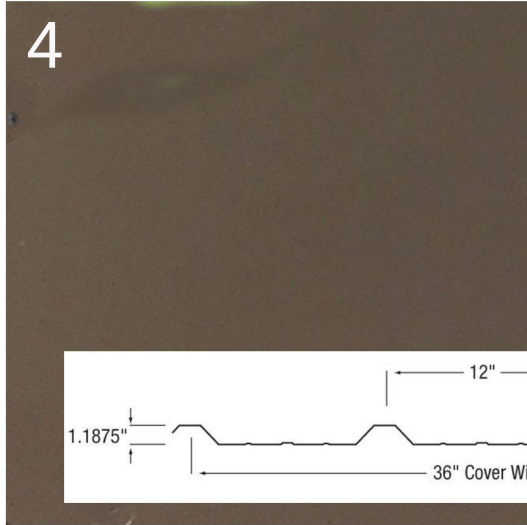
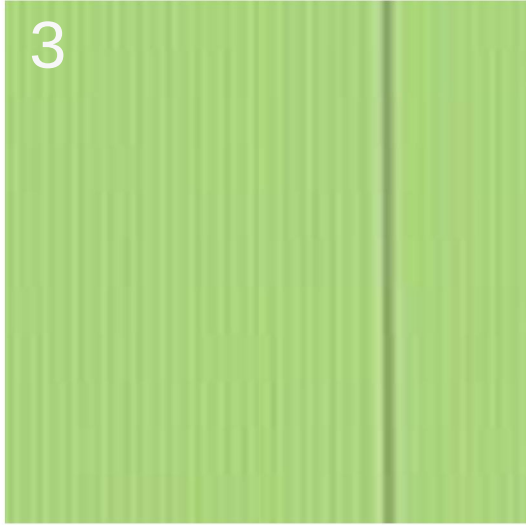
Scale 1" = 10'-0"



Building D South Elevation

Scale 1" = 10'-0"





10. 8'-8" X 8'-0" JANUS ROLL-UP METAL DOOR, EXR WASABI

FIXED WINDOW, CLEAR GLASS

2. CMU WALL, PAINTED TO MATCH METAL WALL

4. MEDALLION LOK, METAL SIDING, TERRATONE

1. CMU WALL, NATURAL GRAY

6. EXTERIOR STUCCO, OMEGAFLEX, FINE, ADRENALINE

3. DECORATIVE, METAL SIDING, EXR WASABI

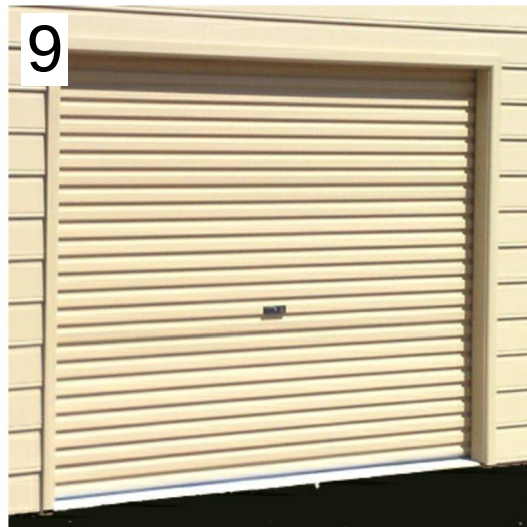
10. 8'-4" X 7'-0" JANUS ROLL-UP METAL DOOR, EXR WASABI, BEHIND CLEAR GLASS

5. MEDALLION LOK, METAL SIDING, LIGHTSTONE

9. 8'-8" X 8'-0" JANUS ROLL-UP METAL DOOR, LIGHTSTONE

8. METAL DOOR, LIGHTSTONE

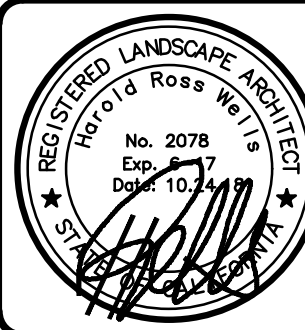
7. METAL DOOR, PAINTED, TERRATONE



ISSUED FOR:	25 Oct. 2018	DESIGN REVIEW	 RECESS 85 Keystone Avenue, Suite E Reno, Nevada 89503 Tel (775) 357-9206	RECESS STORAGE Self Storage 8485 Washington Blvd, Roseville, CA 95678	DWG # D 0.1
	DATE	DESCRIPTION			

HWA

Landscape Architecture
Site Planning
762 Allessa Drive,
Brentwood, Ca.94513
Phone: 925.513.3091
Fax: 925.513.3099



Recess Storage- Self Storage
8405 Washington Boulevard
Roseville, California
Access Development Co.

Preliminary Landscape Plan
All designs, drawings and plans are made on the basis of the original work product of, created by, and owned by HWA. HWA warrants that the designs, drawings and plans are made on the basis of the original work product of, created by, and owned by HWA. HWA warrants that the designs, drawings and plans are made on the basis of the original work product of, created by, and owned by HWA. HWA warrants that the designs, drawings and plans are made on the basis of the original work product of, created by, and owned by HWA.

date: 10.24.18
scale: 1"=50'
drawn by: tw
job no: 18.010
revisions:
1) Revised planting plan
2) 01.11.19 Revised per new site plan
3) 02.08.19 Add Bike Rack

sheet:
L.1
of 2 sheets



Bike Rack

n.t.s.

Bio-Swale

Chain Link Fence

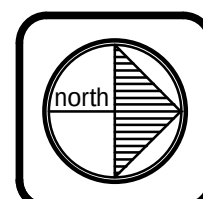
Detention Basin

Skyscraper Junipers,
Typical

Bike Racks

Chain Link Fence
Adjacent Tree Planting
by Others

Existing trees and planting
to remain. Where new
walk occurs planting
that has been disturbed
will be replace to match
existing.



City of Roseville Stamp

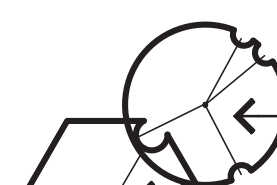
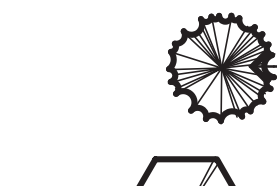
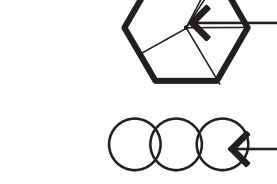
Parking Tree Canopy Shade Provided

TREE	FULL	3/4	1/2	1/4
25' - 30' DIAMETER				
Alunus cordata	N/A	N/A	5x354= 1,770 s.f.	N/A
SHADE SUB-TOTAL	N/A	N/A	1,770s.f.	N/A

Shade Calculations

Minimum 50% Tree Shade Coverage Required at Maturity		
Paved Parking Area: 2,759 s.f.	Total Shade Provided: 1,770 s.f.	Shade Percentage: 64%

Planting Legend

	<u>CANOPY TREE:</u> Platacia chinensis	24" Box CHINESE PISTACHE	Water Use Low	Plant Size 50hX30'w
	Platanus a. 'Columbia'	LONDON PLANE	Moderate	80'hx40'w
	Alnus cordata	ITALIAN ALDER	Moderate	40.hx25'w
	<u>CONIFER:</u> Pinus canariensis	24" Box CANARY ISLAND PINE	Low	60'hx30'w
	<u>SMALL ACCENT TREE:</u> Lagerstroemia x.f.	24" Box GRAPE MYRTLE	Low	22'hx12'w
	<u>LARGE SHRUB (Selection Options):</u> Arbutus unedo Ceanothus spp. Juniperus s. 'Skyrocket' Lavatera maratima Rhamnus californicum	15-Gal STRAWBERRY TREE WILD LILAC SKYROCKET JUNIPER TREE MALLOW COFFEEBERRY	Low Low Low Moderate Low	6'hx5'w 7'hx7'w 20'hx3'w 12'h12'w 12'hx12'w
	<u>MEDIUM SHRUB (Selection Options):</u> Berberis spp. Dietes irridioides Lavandula spp. Nandina domestica 'Variety' Phormium t. 'Bronze Baby' Pittosporum t. 'Tobira' Raphiolepis u. 'Minor' Salvia leucantha Teucrium fruticans	5-Gal BARBERRY FORTNIGHT LILY LAVENDER HEAVENLY BAMBOO DWARF NEW ZELAND FLAX PITTOSPORUM INDIA HAWTHORN MEXICAN SAGE BUSH GERMANDER	Moderate Low Low Low Low Moderate Low Low Low	4'hx4'w 3'hx3'w 3'hx3'w 6'hx3'w 4'hx4'w 8'hx8'w 4'hx4'w 4'hx5'w 6'hx6'w
	<u>SUB SHRUB (Selection Options):</u> Hemerocallis Lavandula a. 'Munstead' Scaevola 'Mauve Clusters'	1-Gal DAY LILY NCN SCAEVOLA	Moderate Low Low	2'hx2'w 1.5'hx2'w 6'hx3'w
	<u>GROUND COVER (Selection Options):</u> Baccharis p. 'Twin Peaks'	1-Gal & Flats COYOTE BUSH	Low	2'hx6'w
	Carex tumulicola	BERKELEY SEDGE	Low	

Notes

- All landecape and irrigation shall conform to the standards of the City wide landecape regulations and guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected from the following:
+ WULCOS Project "Water-Use Classification of Landscape Species"
California Department of Water Resources
- Total landecape area: 17,023 sf

TREES



Alunus cordata



Platacia chinensis



Platanus a. 'Columbia'

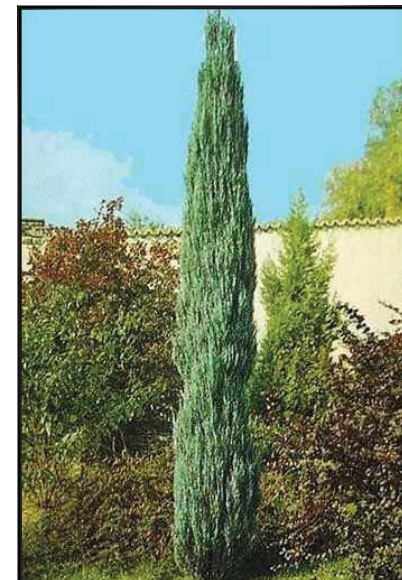


Lagerstroemia indica



Pinus canariensis

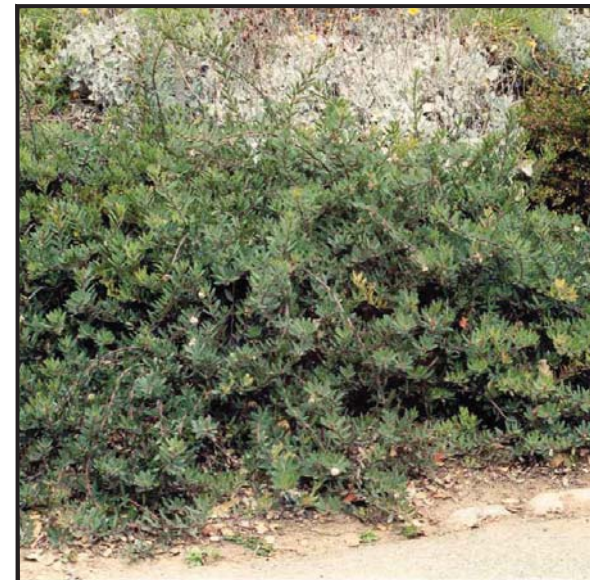
SHRUBS



Juniperus s. 'Skyrocket'



Arbutus unedo



Arctostaphylos Pacific Mist



Ceanothus Julia Phelps



Lavatera maritima



Berberis t.



Dietes irridioides



Lavandula dentata



Nandina domestica



Phormium t. 'Bronze Baby'



Pittosporum t. 'Variegata'



Raphiolepis u. 'Minor'



Salvia leucantha



Teucrium fruticans



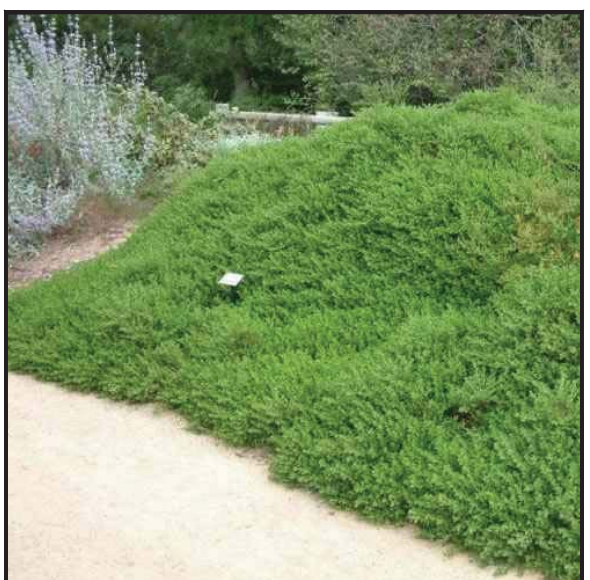
Hemerocallis



Lavandula a. 'Munstead'



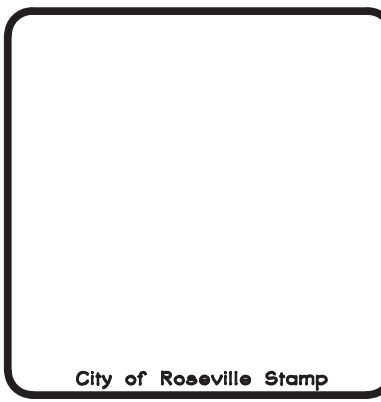
Scaevola 'Mauve Clusters'



Baccharis p. 'Twin Peaks'



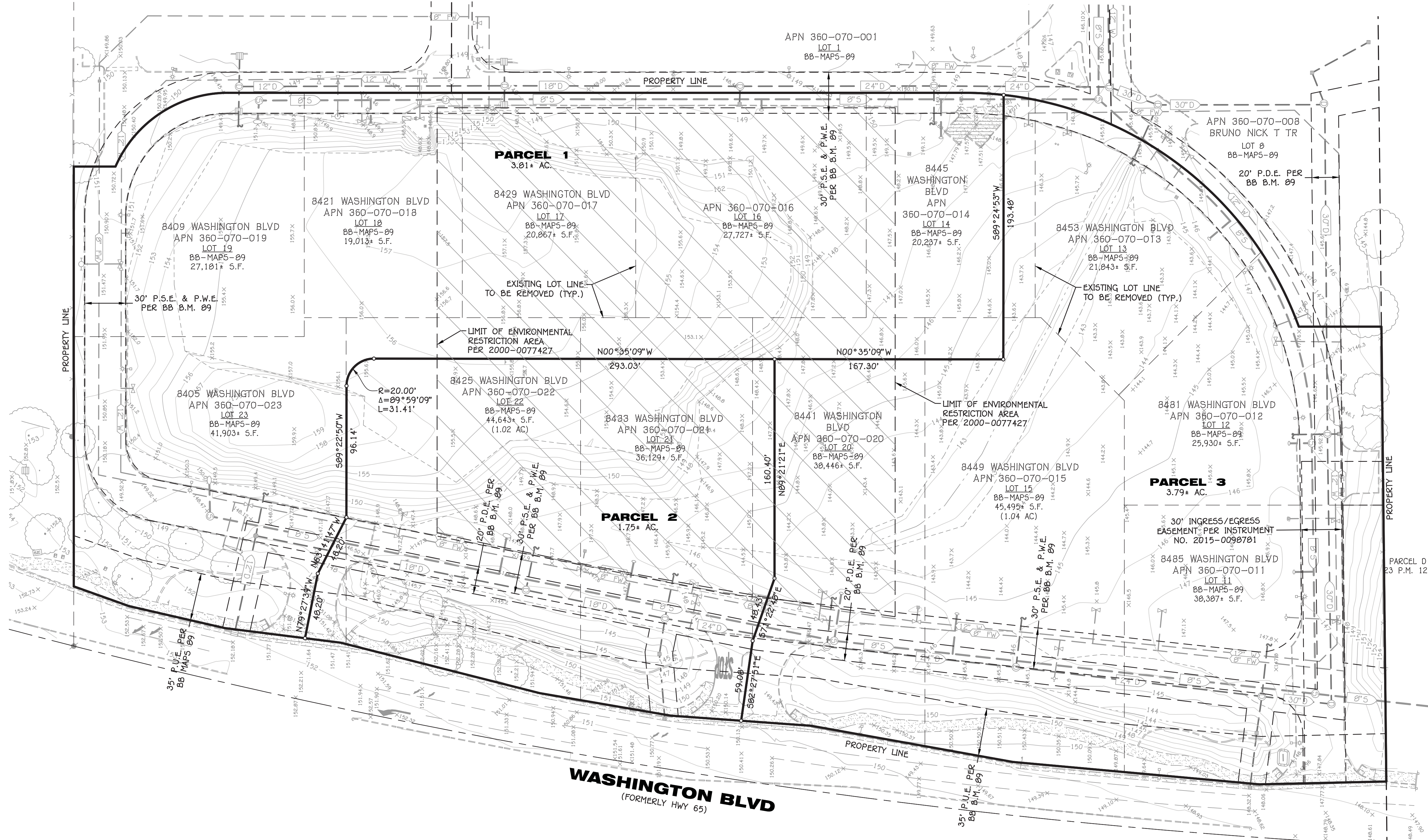
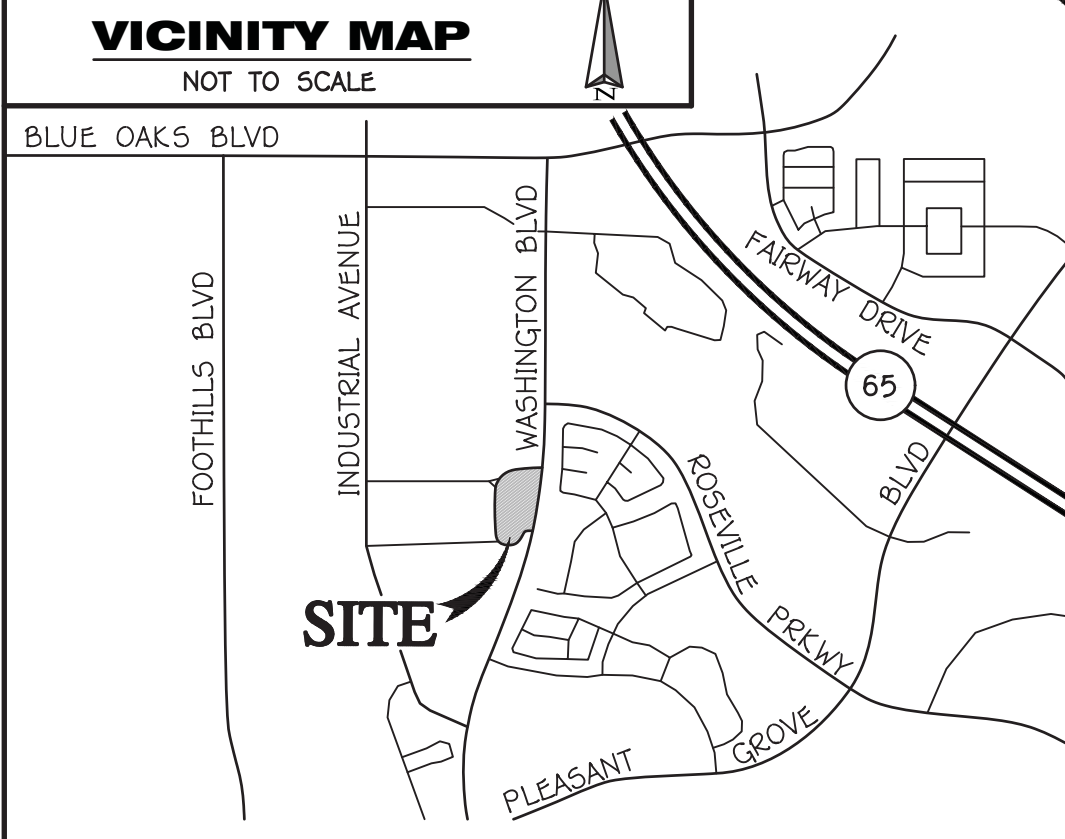
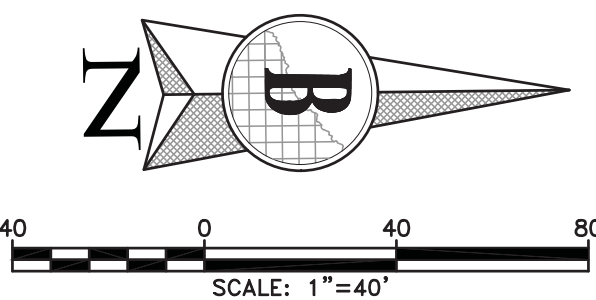
Carex tumulicola



TENTATIVE PARCEL MAP FOR:
ROSEVILLE SELF STORAGE
WASHINGTON BOULEVARD

CITY OF ROSEVILLE

CALIFORNIA



GENERAL NOTES

ASSESSORS PARCEL NUMBER: M2 GENERAL INDUSTRIAL
EXISTING ZONING: VACANT
EXISTING USE: M2 GENERAL INDUSTRIAL
PROPOSED ZONING: INDUSTRIAL
PROPOSED USE:
OWNER/DEVELOPER: A RECESS DEVELOPMENT COMPANY
85 KEYSTONE AVE.
RENO, NV 89503
LARRY THOM
(775) 747-6000
ENGINEER: BURRELL CONSULTING GROUP
1001 ENTERPRISE WAY, ST. 100
ROSEVILLE, CA. 95678
ATTN: JERRY APLASS
(916) 783-8898

UTILITY DISTRICTS

SANITARY SEWER: CITY OF ROSEVILLE
WATER: CITY OF ROSEVILLE
STORM DRAINAGE: CITY OF ROSEVILLE
ELECTRICITY: PACIFIC GAS & ELECTRIC
CONSOLIDATED COMMUNICATIONS, INC.
TELEPHONE: PACIFIC GAS & ELECTRIC
NATURAL GAS: CITY OF ROSEVILLE ENGINEERING DIVISION
IMPROVEMENTS:

PUBLIC SERVICES

SCHOOL DISTRICT: ROSEVILLE CITY SCHOOL DISTRICT
PARK DISTRICT: OF ROSEVILLE PARKS & REC.
FIRE DISTRICT: ROSEVILLE FIRE DEPARTMENT

NUMBER OF EXISTING LOTS: 13
NUMBER OF PROPOSED LOTS: 2
SIZE OF LOTS: SEE MAP
GROSS ACREAGE: 9.36+ AC.
NET ACREAGE: ± AC.

NOTES:

ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.
ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND ACCOUNTED FOR AND SIGNED.
EXISTING PARCELS ARE SUBJECT TO CC&R'S RECORDED AS INSTRUMENT NO. 2007-0004224, O.R. SAID CC&R'S PROVIDE RECIPROCAL ACCESS, PARKING, DRAINAGE, AND UTILITIES BETWEEN EXISTING LOTS PER BB MAPS 89.
THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN DETERMINED AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING	DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN			FENCE		
SANITARY SEWER			WOOD FENCE		
WATER MAIN			WROUGHT IRON FENCE		
FIRE SERVICE			WALL		
CENTERLINE			SIDEWALK WITH CURB AND GUTTER		
RIGHT OF WAY LINE			ELEVATION		
BOUNDARY LINE			TREE TO BE REMOVED		
ELECTRICAL LINE			TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		
GAS LINE					
TELEPHONE LINE					
JOINT TRENCH					

ABBREVIATIONS

AC ASPHALT CONCRETE
CL CENTERLINE
PL PROPERTY LINE
(E) EXISTING
(P) PROPOSED
P.U.E. PUBLIC UTILITY EASEMENT
P.S.E. PUBLIC SEWER EASEMENT
P.D.E. PUBLIC DRAINAGE EASEMENT
P.W.E. PUBLIC WATER EASEMENT

SURVEYOR'S STATEMENT

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN PLACER TITLE COMPANY'S PRELIMINARY TITLE REPORT NO. P116769 DATED AS OF 10/20/2015 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

JERRY APLASS PLS 5876

DATE



BENCHMARK INFORMATION

ELEVATION: 146.073 DATUM: NAVD '88
DESCRIPTION: 3 1/4" BRASS DISK STAMPED
L55614, FEB. 1993, TOP OF CURB WEST SIDE
OF D.I. @ SE CORNER OF WASHINGTON BLVD./
ROSEVILLE PARKWAY @ NE END OF CURB RETURN.



TENTATIVE PARCEL MAP FOR:
ROSEVILLE SELF STORAGE
WASHINGTON BOULEVARD
NOVEMBER 9, 2018

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

SHEET
C2