CITY OF ROSEVILLE CALIFORNIA

AGENDA
May 13, 2021

PLANNING COMMISSION MEETING
6:30 p.m.
311 Vernon Street
Roseville, California
www.roseville.ca.us

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

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel. Public comment can be provided during the meeting by phoning 916-774-5353.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of April 8, 2021

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 209 – Atkinson Self-Storage, 102 Atkinson St, File # PL20-0010

REQUEST

The applicant requests approval of a rezone which will modify the Planned Development Zone and allow personal storage and outdoor boat and RV storage with a Conditional Use Permit (CUP). A Design Review Permit and Conditional Use Permit are also requested to allow the construction of a personal storage facility with an office. The proposal would allow the construction of three 1-story storage buildings plus an office in one building. The total square footage for the self-storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872 sf. The project will also include 163 spaces for outdoor boat and RV storage and 4 canopies.

Applicant: Regina Reusser, Burrell Consulting Group, Inc.
Owner: Steve Lefler, For: M2 Melody LLC

RECOMMENDATION

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

A. Adopt the Atkinson Self-Storage Negative Declaration;
B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
C. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval; and,
D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval.

6.2. WRSP PCL F-25 & F-26 – Fiddyment Bungalows, 2150 Prairie Town Wy, File # PL20-0258

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a total of 189 rental dwelling units on two parcels. Parcel F-25 (2150 Prairie Town Way, APN 492-013-005) is proposed for 93 units. Parcel F-26 (2151 Prairie Town Way, APN 492-013-003) is proposed for 96 units. The project also includes clubhouse/leasing, fitness, and pool buildings, outdoor play areas, and associated landscape, lighting, and parking. Access to the sites will be provided by driveways on Prairie Town Way.

Applicant: Tim Fisher, Van Daele Homes
Owner: JEN CALIFORNIA 15 LLC

RECOMMENDATION

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

A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of April 8, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 5/13/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of April 8, 2021

DRAFT MINUTES
April 8, 2021

PLANNING COMMISSION MEETING
6:30 p.m.
311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20.

Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

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

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

2. ROLL CALL
Present: Caporusso, Krafka, Librea, Martin, Prior, Jensen, Brashears
Absent: None

3. PLEDGE OF ALLEGIANCE
Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS
Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR
5.1. Minutes of March 25, 2021

Motion by Commissioner Prior, seconded by Commissioner Martin, to approve the Consent Calendar.

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

Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL KT-21A & 21B – Sierra West DRRS, 2521 Vista Grande Bl, File # PL20-0241

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision to establish unit designs for 287 single-family homes in the Sierra West subdivision (Parcel KT-21A, KT-21B of the Sierra Vista Specific Plan). The project includes a total of eight (8) plan types, ranging in size from 1,774 to 2,804 square feet.

Assistant Planner, Anna Quan, presented the Staff Report.

Chair Brashears opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant, Rachel Corona, stated she was in agreement with staff's recommendation.

Commissioner Discussion:

- A Commissioner asked how are street names decided for subdivisions? Staff responded that developers propose street names in the Final Mapping process and a City committee accepts the names as long as there are no emergency service related issues with a particular name.

Public Comment: None

Chair Brashears closed the public comment period and Public Hearing.

Motion by Commissioner Caporusso, seconded by Commissioner Prior, to adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

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

Motion passed.

6.2. INFILL PCLs 32B, 241, 288 - Wills Rd. U-Haul, 111 Wills Rd, File # PL21-0019

REQUEST

The applicant requests approval of a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business. The project includes the demolition of the existing buildings on the site and construction of a three-story self-storage building and a one-story general storage building. The total proposed building square footage is 151,797. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and re-subdivided into four new parcels.

Associate Planner, Charity Gold, presented the Staff Report.

Chair Brashears opened the Public Hearing and invited comments from the applicant and/or audience.

Representative for the applicant, Casey Clark, stated he was agreement with staff's recommendation.

Commissioner Discussion:

- A Commissioner requested that measures be put into place to protect the almond tree during construction. The applicant agreed to protect the tree.

Public Comment: None

Chair Brashears closed the public comment period and Public Hearing.

Commissioner Discussion:

- Great site for the proposed infill project.
- Like the proposed design.

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

A. Adopt the Wills Road U-Haul Initial Study/Mitigated Negative Declaration.
B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-seven (87) conditions of approval.
C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-five (35) conditions of approval.

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

Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Assistant Planner, Anna Quan, was introduced to the Planning Commission.
- Congratulation to Michelle Sheidenberger on her appointment as City Attorney, effective May 29, 2021. Appreciation and thanks were extended for her support to the Planning Commission.
- City Council approved the JMC Tentative Map (TM-3) project.
- Mercy Housing project was not appealed.
- There will not be a Planning Commission meeting on April 22, 2021.
- Items have been scheduled for the May 13, 2021 Planning Commission.
- Update on in-person meetings was given:
    - Red tier = Commission meetings to be held online.
    - Orange tier = Commissioners and staff may meet in person; public participation to continue by phone.
    - Yellow tier = Commissioners, staff, and public may meet in person.

Commissioner Reports
None

8. ADJOURNMENT

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to adjourn the meeting. The Motion passed unanimously at 7:10 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCL 209 – Atkinson Self-Storage, 102 Atkinson St, File # PL20-0010
Contact:	Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 5/13/2021
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A ISND

Exhibit B Rezone

Exhibit C Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting May 13, 2021

Prepared by: Sean Morales, Assistant Planner

ITEM 6.1: Rezone, Conditional Use Permit, Design Review Permit – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010

REQUEST

The applicant requests approval of a rezone which will modify the Planned Development Zone and allow personal storage and outdoor boat and RV storage with a Conditional Use Permit (CUP). A Design Review Permit and Conditional Use Permit are also requested to allow the construction of a personal storage facility with an office. The proposal would allow the construction of three 1-story storage buildings plus an office in one building. The total square footage for the self-storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872 sf. The project will also include 163 spaces for outdoor boat and RV storage and 4 canopies.

Applicant – Regina Reusser, Burrell Consulting Group, Inc.
Owner – Steve Lefler, For: M2 Melody LLC

SUMMARY RECOMMENDATION

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

A. Adopt the Atkinson Self-Storage Negative Declaration;
B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
C. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval;
D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

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

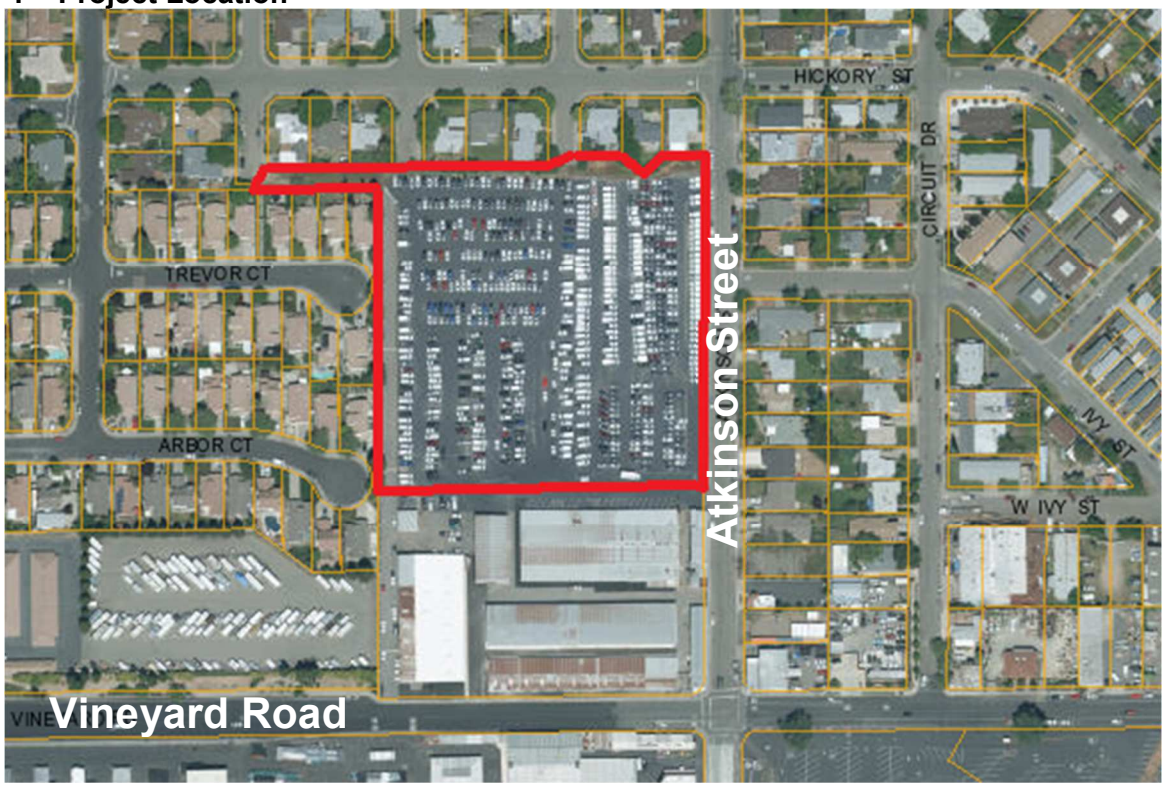
BACKGROUND

The project site is located at 102 Atkinson St. and is identified as Parcel 209 in the City's Infill area. The site is approximately 5.85 acres in size. The majority of the site has a zoning designation of Planned Development 59 (PD59). The PD59 zone was created with Ordinance 1429 on September 6, 1978 to allow a parking lot use on the site. The site has been developed with and functioned as a parking lot for the Denio's auction since that time. Most recently, the site provided overflow parking for AutoNation sales inventory. There is a small flag section in the northwest corner of the site that has a zoning designation of R1 (Single-Family Residential). This area of the site is undeveloped with loose dirt and gravel. The split zoning condition will be remediated with this project to rezone the entire property to PD59. The General Plan land use designation will remain split. The majority of the existing site will retain a land use designation of Community Commercial (CC) and the small flag will retain a land use designation of Low-Density Residential (LDR). The site is surrounded by single-family residential subdivisions to the east, north, and west, and a light industrial/commercial development to the south. (Figure 1).

The current project proposes the construction of a personal storage facility with recreational vehicle (RV) and boat storage. The project includes three 1-story storage buildings plus an office in one building. The total square footage for the storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872 sf. The project will also include 163 spaces for outdoor boat and RV

storage. There will be four canopies totaling 96,700 sf constructed for weather protection of the boats and RVs. Landscaping and lighting associated with the personal storage use are also proposed as part of the project. The entitlements requested include a Rezone to amend the Zoning Ordnance to change the allowable uses within the PD59 zone, as well as approximately 0.162 acres of R1 to PD59; a Conditional Use Permit to allow the personal storage facility with RV and boat storage within the PD59 zone, and a Design Review Permit to evaluate the proposed facility and site improvements.

Figure 1 – Project Location



SITE INFORMATION

Location: 102 Atkinson St.

Total Size: 5.85 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on Atkinson Street, which is a two-lane roadway, and includes an attached sidewalk. The asphalt parking lot runs up to the front property line along the entire frontage with no landscape setback. The project site is situated at-grade and is relatively flat with a slight rise toward the north of the site. There is a slender outcropping on the northwest corner of the site that is not paved and contains loose dirt and gravel. The rest of the site is covered in asphalt. There are currently no structures on the property.

EVALUATION: Rezone

The project includes a Rezone to amend the Planned Development (PD59) zone as well as rezone a portion of the property from R1 to PD59 for the 5.85 acre project site. Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***

2. ***The General Plan and any applicable Specific Plan.***

Land Use Compatibility

The project is within the City's Infill planning area, which is characterized by pre-1980's urban development. The area surrounding the site is developed with single-family homes and commercial uses. The project site is made up of one parcel with a split zoning of PD59 and R1. The parcel also has a split General Plan Land Use designation of CC and LDR. Although the rezone of the small portion of the property from R1 to PD59 will create an inconsistency with the LDR land use designation for that area of the project, Municipal Code Section 19.02.030 B states that where there are inconsistencies between the land use and zoning of a property the zoning prevails. Therefore, the PD59 zoning for a personal storage facility will prevail. Functionally, this small area of the parcel will remain undeveloped, though the rezone will eliminate the undesirable split zoning of the property and the project. Archived parcel maps for the property show that this small flag existed as its own parcel from 1974 to 2019, when it was incorporated into the rest of the project site with a Lot Line Adjustment (File #PL19-0178). The parcel was never incorporated into the adjacent single-family lots and there is no desire from adjacent home owners to purchase the property. The applicant therefore proposes to bring the zoning into consistency with the rest of the parcel and maintain the property in its current condition.

The project also proposes to amend the Planned Development Ordinance associated with the subject property, known as PD59. As discussed in the Background section of this report, PD59 identifies the northern half of Infill Parcel 209 as allowing a parking lot use. While PD59 functions as the zoning designation for the property, it is different from other classifications in the Zoning Ordinance in that it does not allow for a variety of uses as might be permitted in a specific zoning district, nor does it provide development standards for the one use that it allows. Given that only one use type is permitted on the site, a request to develop any other use on this parcel requires an amendment of PD59. The project would remove the parking lot use as the allowable use for PD59, and replace it with personal storage facility with RV and boat storage, with the approval of a Conditional Use Permit.

General Plan Consistency

To evaluate the request to amend PD59 to allow the personal storage facility with RV and boat storage use, staff analyzed the consistency of the requested use with the General Plan land use designation. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The General Plan land use designations for the project site are Community Commercial (CC) and Low-Density Residential (LDR). Implementing zone designations for CC include Neighborhood Commercial (NC), Planned Development (PD), Highway Commercial (HC), Community Commercial (CC), General Commercial (GC), and Commercial Mixed Use (CMU). The table also notes that "land use designation implementation is not necessarily limited to these zones, especially when combined with an RS or PD zone". Implementing zone designations for LDR include Single-Family Residential (R1), Two-Family Residential (R2), Small Lot Residential (RS), Residential Mixed-Use (RMU), and Planned Development (PD). Given that the proposed zoning is PD, both land use designations are compatible with the proposed zoning. The specificity of the PD zone and the CUP requirement will also allow staff to ensure that the project and any future modifications are compatible with surrounding land uses.

Conditional Use Permit Requirement

Staff supports the proposal to amend the PD59 zone to allow a personal storage facility with RV and boat storage contingent upon the approval of a Conditional Use Permit (CUP). This requirement is consistent with what would be required if the site had a Community Commercial (CC) zoning designation, and it

allows the Planning Commission to impose operational conditions on the project. These conditions include hours of operation for the business, as well as limits on what activities are permitted within the storage facility. The intent is to ensure that the operation of the site is compatible with the adjacent residential land uses.

With the CUP requirement, staff believes that the proposed amendment to the PD59 zone is both consistent with the General Plan land use designations, and that the project will not adversely affect the public interest, safety, or welfare.

EVALUATION: Conditional Use Permit

Given the unique restrictions on the subject parcel, staff supports the modification of PD59 to allow a personal storage facility with RV and boat storage only with the approval of a CUP. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal in relation to each finding.

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

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

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

The project proposes the modification of PD59 to allow a personal storage facility with RV and boat storage with the approval of a Conditional Use Permit. The General Plan land use designation for the majority of the site is Community Commercial (CC). The PD59 designation does not provide development standards or other requirements for site development. Staff supports the imposition of a Conditional Use Permit requirement, as this would be consistent with what would be required for the site if it had a Community Commercial zoning designation and therefore aligns with the General Plan land use designation of CC for the site. Requiring a Conditional Use Permit for the proposed use allows the Planning Commission to impose operational conditions on the use, and any future modification of these operational conditions would require review by the Planning Commission.

Personal storage facilities are considered conditionally compatible with residential uses, which border the project site to the north and west. As discussed in the Design Review Permit Evaluation section of this report, the project design has considered the adjacent residential developments and meets the intent of the development standards as required by the Zoning Ordinance. Additionally, operational conditions, such as limiting hours of operation for the site between the hours of 7:00 AM and 7:00 PM on week days and 8:00 AM to 8:00 PM on weekends and holidays, and the specific prohibition of incompatible activities (living quarters, storage of hazardous materials, business operations out of storage units, etc.) further address concerns related to noise and safety during site operation. With the conditions in effect, staff believes that the use will not be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

EVALUATION: Design Review Permit

Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Additionally, the Community Design Guidelines were used to evaluate the

project. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve a DRP. The four findings can be found below in ***bold, italicized*** text and are followed by an evaluation.

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

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

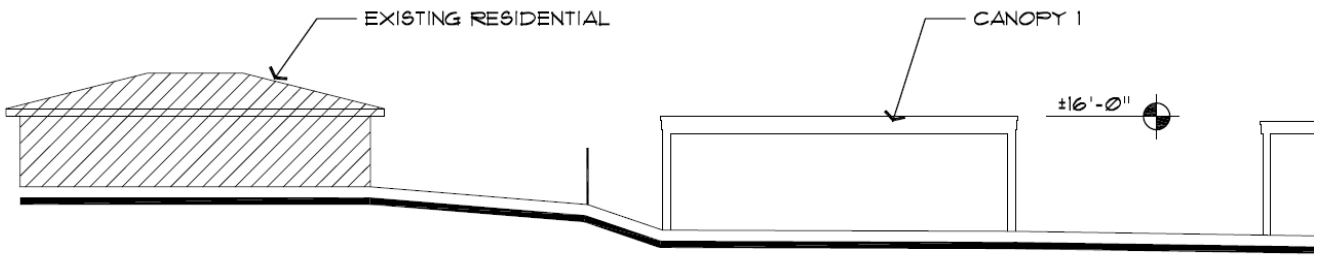
3. ***The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set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

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

Site Design: Section 19.54.030.B of the Zoning Ordinance provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; caretaker's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses.

The main entrance to the site will be located on Atkinson St. away from the adjacent residences on the north and west property lines. Vehicle storage canopies 2, 3, and 4 will be set back at least 30 feet from adjacent residences. The applicant proposes to set back Canopy 1 a distance of 10 feet 8 inches from the northern property line and 10 feet from the western property line. Staff supports this location due to existing and proposed site conditions. On the northern property line, the grade of the adjacent homes are 6 feet above the proposed grade of the canopy. Therefore, the proposed 16 foot canopy has a perceived height of 10 feet for the residences, which greatly reduces the visual impact (Figure 2).

Figure 2. North Boundary Section



Additionally, a 16-foot tall CMU wall is proposed at the northern edge of the canopy, which will give it the appearance of an enclosed storage building and screen the view of any boat or RVs being stored there. Enclosed storage Building A will be similarly setback from residences to the north. On the western

property line, there is an existing 10-foot tall concrete wall between the residences and the project site. This oversized wall will screen any impacts to the adjacent residents (Figure 3).

Figure 3. View from North into the Site of Existing Screen Wall on West Property Line



The Zoning Ordinance requires four parking spaces, plus two for a caretaker's residence, for personal storage facilities. The project provides six parking spaces to support the operation, and no caretaker's residence is proposed. The project will incorporate several security measures to ensure the project is secure including security cameras, high walls around the perimeter, and a security management service. The site will be locked during night time hours when the office is closed. The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Building Elevations: Consistent with the Community Design Guidelines, the eastern elevation along Atkinson St. provides high quality and durable materials, creative and appropriate use of color, and varied building heights and roof forms. The materials include plaster and CMU with metal siding accents for tower elements. Field and accent CMU block are used to create contrast. A tower element with sloping roof is proposed on each side of the entrance to add visual interest and emphasize the entry to the project (Figure 4). Two additional tower-like elements are proposed along the eastern elevation to break up the length of the wall plane. A combination of trees and shrubs are also proposed along the front elevation to soften the views from the public way.

Figure 4. Front Entrance Detail



Access, Circulation, and Traffic: Primary access for the project site is proposed from Atkinson St. At present, there is no pedestrian connectivity through the project site and a new 5-foot wide sidewalk will be installed along the project frontage to serve the project site. The storage use itself is not conducive to pedestrian activity, and no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter and exit through the entrance gate. The design has been evaluated by the Development Services – Engineering Division and was found to be consistent with City standards.

Personal storage facilities generate a low volume of trips and no significant impacts to traffic and circulation are anticipated.

Lighting and Screening: Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50 foot setback from any residential property line. A photometric plan for the project is included in Exhibit C. Lighting will be located attached to the edge of the vehicle storage canopies, which are 16 feet tall. The lights will be located approximately 100 feet from the northern property line and 30 feet from the western property line. The existing 10-foot tall concrete wall along the western property line will screen any potential impacts from the lights being less than 50 feet from residences. The lighting for the project site is consistent with the intent of the Zoning Ordinance standards for personal storage facilities.

Section 19.54.030.E for personal storage facilities includes screening requirements, including a minimum six-foot-tall masonry screen wall (measured from the highest grade) when a project is located adjacent to a residential use, and a minimum ten-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. The back of storage building A, which is clad in CMU, will function as a masonry wall. The proposed 16-foot tall wall along the rest of the northern property line will also meet this standard. There is an existing masonry wall on the western property line. A 10-foot wide landscape planter is proposed along the northern property line. No landscape planter is proposed along the western property line, as any planting would be screened by the existing 10 foot tall wall.

CONCLUSION

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

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on April 30, 2021, and was distributed to all property owners and residents within 300 feet of the project site. Consistent with City policy, the applicant also placed a 4 foot by 8 foot sign on the property notifying residents of the rezone application. The project applicant performed additional outreach to neighbors adjacent to the property to answer questions and hear concerns. No concerns were reported.

ENVIRONMENTAL DETERMINATION

An Initial Study/ Negative Declaration (IS/ND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/ND was released on April 21, 2021 for a period of 20 days, ending on May 10, 2021. No comments pertaining to the adequacy of the environmental document were received by staff at the time of staff report publication. Staff recommends that the Planning Commission adopt the Atkinson Self-Storage Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

A. Adopt the Atkinson Self-Storage Negative Declaration;

B. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010;**

C. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010** subject to five (5) conditions of approval;

D. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010** subject to seventy-three (73) conditions of approval;

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #20-0010

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

2. The following uses or activities are prohibited in personal storage facilities:

    a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.

    b) Practice facilities for musical bands.

    c) Wood, metal, or other working shops whether for business or hobby.

    d) Office and other business uses, except for the office for the facility and the storage of personal belongings.

    e) Living quarters for human habitation or the keeping of animal life.

    f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statue.

        i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.

        ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.

3. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)

4. The undeveloped area in the northwest corner of the parcel will be maintained and clear of trash and other materials. (Planning)

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

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

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

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL20-0010

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 13, 2021** and if not effectuated shall expire on **May 13, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 13, 2024**. (Planning)

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

3. The project shall be addressed as 102 Atkinson St. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

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

5. 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)

6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

7. 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:

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

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

   b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

   c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

      I. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

      II. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

      III. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

9. 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)

10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

11. The project Landscape Plans shall comply with the following:

    a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)

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

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

    d) The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

    e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

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

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

12. 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)

13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

15. 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)

16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

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

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

20. A note shall be added to the grading plans that states:

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

21. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

22. The applicant shall provide a Type A-7 (City of Roseville Detail ST-22) driveway for the entrance to the project.

23. The applicant shall provide a 5' wide concrete sidewalk per City of Roseville Standards along the project frontage.

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

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

Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

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

27. 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)

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

29. 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)

30. 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)

31. 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)

32. 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)

33. 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)

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

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

    a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by

Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

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

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

36. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

37. 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)

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

39. 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)

40. 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)

41. 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

42. 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)

43. No grading shall take place within 10’ of the existing 12kV poles or under the overhead power lines without prior approval from Roseville Electric. This includes the 12kV pole lines along the northern boundary of the parcel.

44. All proper easements must be in place for existing Roseville Electric facilities.

45. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a 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)

46. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections

22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

47. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

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

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

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

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

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

    a) A 12.5 foot-wide public utilities easement along all road frontages.

    b) Water, sewer, and reclaimed water easements.

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

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

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

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

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

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

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

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

54. 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)

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

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

57. 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)

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

59. 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)

60. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a) Locate the metered service panel on the outside of the building.

    b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

61. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

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

OTHER CONDITIONS OF APPROVAL:

63. 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)

64. 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)

65. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

66. 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)

67. 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)

68. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

69. 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)

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

71. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

72. 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)

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

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

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

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

Exhibits

A. Atkinson Self-Storage Negative Declaration
B. Rezone Exhibit
C. Plans

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

PC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

NEGATIVE DECLARATION

Project Title/File Number:	INFILL PCL 209 - Atkinson Self-Storage; PL20-0010
Project Location:	102 Atkinson St., Roseville, Placer County, CA APN: 012-010-013-000
Project Applicant:	Regina Reusser, Burrell Consulting Group; (916) 783-8898; 1001 Enterprise Way, Suite 100, Roseville, CA 95678
Property Owner:	Steve Lefler, For: M2 Melody LLC; (916) 747-8890; 4160 Douglas Blvd. Suite 200, Granite Bay, CA 95746
Lead Agency Contact Person:	Sean Morales, Assistant Planner - City of Roseville; (916) 774-5282
Date:	April 21, 2021

Project Description:

The applicant requests a Design Review Permit to allow the construction of a self-storage facility with an office. A rezone is also requested to modify the Planned Development Zone to allow Self-Storage with a Conditional Use Permit (CUP). A CUP is also requested. The proposal would allow the construction of three 1-story self-storage buildings plus an office in one building. The total square footage for the self-storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872. The project will also include 163 spaces for outdoor boat and RV storage and 4 canopies.

DECLARATION

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

A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.

B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

C. The project will not have impacts, which are individually limited, but cumulatively considerable.

D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. No substantial evidence exists that the project may have a significant effect on the environment.

F. This Negative Declaration reflects the independent judgment of the lead agency.

PC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 209 - Atkinson Self-Storage; PL20-0010
Project Location:	102 Atkinson St., Roseville, Placer County, CA APN: 012-010-013-000
Project Description:	The applicant requests a Design Review Permit to allow the construction of a self-storage facility with an office. A rezone is also requested to modify the Planned Development Zone to allow Self-Storage with a Conditional Use Permit (CUP). A CUP is also requested. The proposal would allow the construction of three 1-story self-storage buildings plus an office in one building. The total square footage for the self-storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872. The project will also include 163 spaces for outdoor boat and RV storage and 4 canopies.
Project Applicant:	Regina Reusser, Burrell Consulting Group; (916) 783-8898; 1001 Enterprise Way, Suite 100, Roseville, CA 95678
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Lead Agency Contact:	Sean Morales, Assistant Planner, (916) 774-5282

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 studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

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

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

measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

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Initial Study Checklist

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PROJECT DESCRIPTION

Project Location

The project site is located at 102 Atkinson Street in the City's Infill Planning Area (Figure 1). The site is zoned PD59 (Planned Development 59) and is currently developed with a parking lot. The site is surrounded by single-family residential subdivisions to the east, north, and west, and a light industrial/commercial development to the south. See Table 1 for the land use designations and uses of the subject and surrounding properties.

Figure 1. Project Location



Table 1: Site and Vicinity Land Use Designations

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	PD59	CC	Parking Lot
North	R1	LDR-5	Single-Family Subdivision
South	M1	CC	Light Industrial/Commercial
East	R1/R2	LDR-5	Single-Family Subdivision
West	PD408A	LDR-6.8	Single-Family Subdivision

Background

The project is located within the City's Infill area. The Infill area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 8,478 gross acres in what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980s. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and

amenities to serve the residents of the community. The project site is developed with a parking lot that was associated with the Denio's Auction Yard. The property has served as a parking lot and vehicle storage lot.

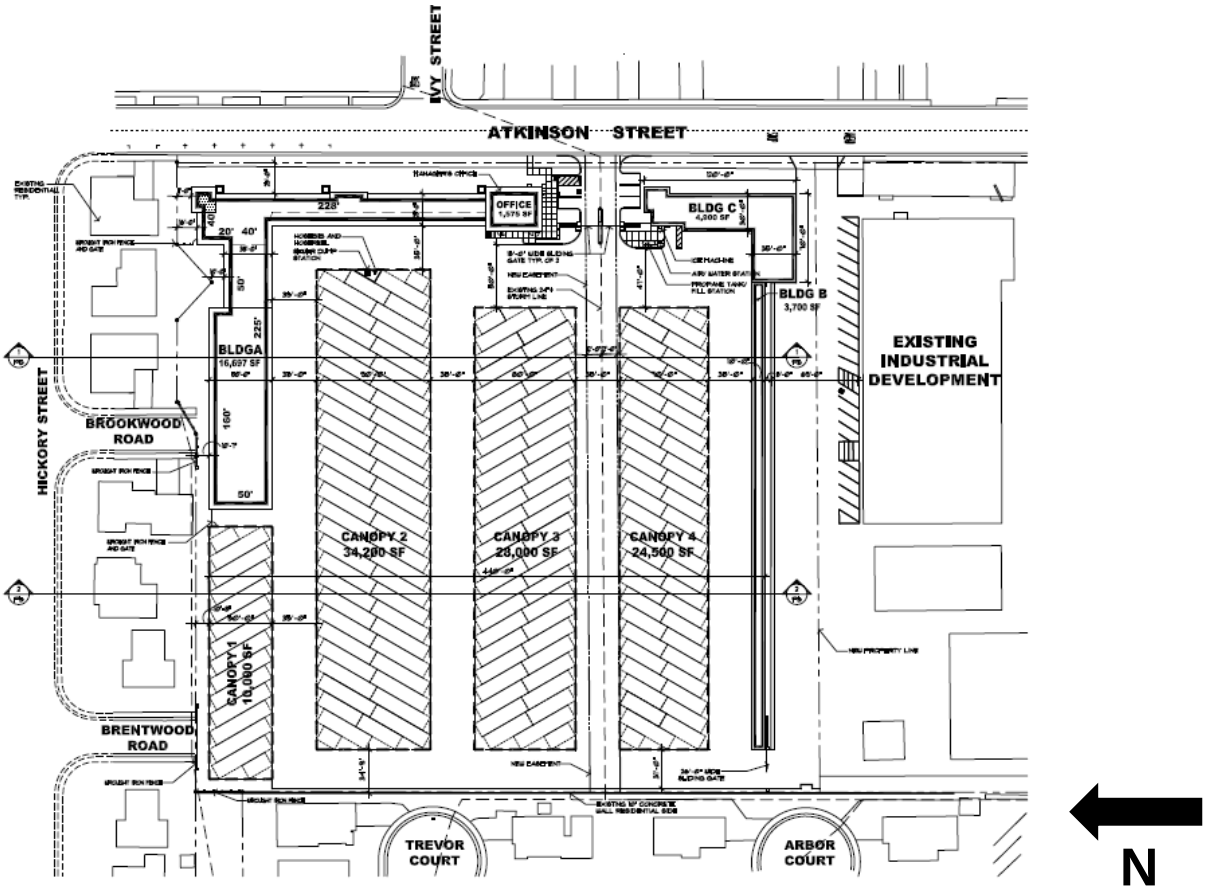
Environmental Setting

The project site is an infill property located in an urbanized setting. The site includes frontage on Atkinson Street, which is a two-lane roadway, and includes a sidewalk. The asphalt parking lot runs up to the front property line along the entire frontage with no landscape setback. The project site is situated at-grade and is relatively flat with a slight rise toward the north of the site. There is a slender outcropping on the northwest corner of the site that is not paved and contains non-native grasses. The rest of the site is covered is asphalt. There are no structures on the property.

Proposed Project

The project consists of a request to allow construction of a self-storage facility with a manager's office (Figure 2). The proposal includes three 1-story self-storage buildings plus an office building. Four canopy structures for outdoor storage of vehicles are also proposed. The total square footage for the self-storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872 sf. Construction will also include six public parking spaces, and the associated landscaping, lighting, and drive aisles.

Figure 2. Site Plan



CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards (Resolution 16-75)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
    - North Roseville Area Design Guidelines (Resolution 92-226)

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 project site is located in an area developed with office and industrial uses adjacent to the Union Pacific Railroad to the west and Industrial Avenue to the east. The only public view of the site and its visual setting is from Industrial Avenue and its adjacent sidewalks. The view includes 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 the Union Pacific Railroad tracks with industrial and office uses beyond. The site is in a highly urbanized visual setting.

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. When buildings and associated site improvements are proposed for the site they will be reviewed for consistency with these guidelines. Accordingly, the aesthetic impacts of the project are less than significant.

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

II. Agricultural & Forestry Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

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

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

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a–c, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis

of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook* (*Handbook*) recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

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

Discussion of Checklist Answers:

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

PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criterial air pollutants (NO_x, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. However, according to PCAPCD's published screening table, 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 project will result in NOx emissions that exceed 55 lbs/day and exceed the PCAPCD significance thresholds for criteria pollutants. The project involves construction of 26,872 square feet of non-residential buildings on a 3.27-acre site and therefore modeling is not required. Typically, NO_x emissions are substantially higher than ROG and PM10; therefore, it can be assumed that projects that do not exceed the NO_x threshold will not exceed the ROG and PM10 thresholds, and will not result in a significant impact related to operational emissions. The project proposes the construction of a self-storage facility, the operations of which are well below PCAPCD's modeled example. Thus, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance.

The 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 site is largely covered with an asphalt parking lot and contains little vegetation. Live vegetation on the site is located along the northern property line in a 10-30 foot landscape area containing various tree, shrub and brush species.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

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

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–

Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

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

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

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

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

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

The City of Roseville Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with

the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

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

Discussion of Checklist Answers:

a) The project will require the removal of several trees and various trees on-site. These few small trees do not provide suitable habitat for nesting birds or any special status species and construction activities do not have the potential to disrupt offsite nesting.

b-c) As discussed in the Environmental Setting, the project site is located in an urbanized area. The site is adjacent to paved roadways and is adjacent to residential and commercial uses. The property does not contain sensitive natural communities which are protected by federal, state or local policies, nor does it contain any wetlands; thus, the project will have no impact with regard to this criterion.

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

e,f) Evaluation of the site shows there are no trees on-site that are subject to the City of Roseville Tree Preservation Ordinance. 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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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–c listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

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

Discussion of Checklist Answers:

a–c) No cultural resources are known to exist on the project site per the General Plan EIR; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. These measures are included as standard measures on all City improvement plans. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. No additional mitigation is required.

VI. Energy

Roseville Electric provides electrical power in the City and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The

REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year-to-year, but according to the most recent Citywide energy analysis (the 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, requirements, and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a & b) The project proposes development of a 26,872 square-foot self-storage facility. The project would consume energy both during project construction and during project operation.

During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

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

operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation of Community Commercial, and has therefore been assumed for development with commercial uses in citywide environmental analyses, such as in the Amoruso Ranch Specific Plan, which updated the City's General Plan. The project is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned demands. In addition, based on the foregoing analysis, the project will not result in inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
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 existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the project. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are cometa-ramona complex , which are not listed as geologically unstable or sensitive.

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

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the United States Environmental Protection Agency[2], global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce

[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

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. CARB's updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future "Business As Usual" (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 "Business As Usual" (BAU) scenario is estimated as 509[3] million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO_2e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO_2e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 3 below.

[3] Includes Pavely and Renewables Portfolio Standard reduction

Table 3: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO_2e/yr			
Residential Efficiency (MT CO_2e/capita[1])		**Non-Residential Efficiency (MT CO_2e/ksf[2])**	
Urban	**Rural**	**Urban**	**Rural**
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO_2e/yr			

1. Per Capita = per person
2. Per ksf = per 1,000 square feet of building

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from 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 new 1-story self-storage facility across three buildings including an office area. As discussed in the Transportation section of this Initial Study, the project is consistent with the City's General Plan and will not create additional trips that have not already been evaluated in the General Plan EIR.

The City's GPU EIR included an analysis of GHG emissions, which would result from buildout of the City's General Plan. The EIR concluded that General Plan build out would exceed the City's threshold of 2.25 MT CO_{2e} per service population and that the affect was cumulatively considerable. Although mitigation measures were adopted as part of the General Plan those measures would not reduce impacts to less-than-significant levels and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the GPU EIR and does not require further analysis per the tiering provisions of CEQA. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The buildings will incorporate several alternative transportation measures like bike storage or racks. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the GPU EIR; therefore, impacts are less than significant.

IX. Hazards and Hazardous Materials

There are no listed hazardous sites within the project vicinity and the proposed use does not involve the use of hazardous materials. Asbestos and lead, which can be present in older buildings, are not onsite as the site is currently developed with an asphalt parking lot.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[4]; therefore, no impact will occur.

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

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

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

X. Hydrology and Water Quality

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	

[4] http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

The project site has a General Plan Designation of Community Commercial and is zoned PD59 (Planned Development 59). The site is surrounded by a City of Roseville residences to the north, west, and east, and a businesses to the south.

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 facility. Potential sources of noise at a 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. The nearest sensitive receptors are the residents within the residential area to the north and west of this site. In the existing condition, the City of Roseville General Plan Noise Element Figure IX-1 indicates the residential neighborhood is not within the existing 60 to 65 dB noise contours resulting from the railyards. Approximately half of the project is located within the existing 60 to 65 dB noise contours resulting from the railyards. Both the project site and adjacent residences are within the future expected 60 to 65 dB noise contours resulting from expected activity at the railyards.

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 proposed project includes construction of a self-storage facility. Self-storage facilities produce very low noise levels including people talking, people moving items into/out of storage, and vehicles driving. Overall, the proposed use is not considered to be a substantial noise-generating source. The project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of City standards; thus, impacts are less than significant.

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

XIV. Population and Housing

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a 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 General Plan EIR. Therefore, the impact of the project is less than significant.

b) The project site is currently developed with a parking lot. 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. The project is located within the Roseville Elementary School District and Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the City's General Plan addressed the level of public services which would be needed to serve the planned growth within the City. 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 Atkinson Street, a two-lane collector roadway. A non-separated sidewalk leads to the site from the developments to the north and south. One public ingress and egress driveway is proposed from Atkinson Street onto the site. A sliding gate at the southwest of the project will allow connection to the property to the south and onto Atkinson Street.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistencies with these plans and the policies contained within them, which includes an analysis of delay. The Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT). Projects within one-half mile of either an existing major transit stop[5] or a stop along an existing high quality transit corridor[6] should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

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

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

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 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) The General Plan EIR included a historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. As discussed in the Cultural Resources section of this document, these measures are included in all City improvement plans. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52 and SB18. A request for consultation was not received. As discussed in item a, above, no resources are known to occur in the area. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

There are existing storm drains along Foothills Blvd. and Pleasant Grove Blvd. as well as on the site. Storm drains on the site outfall into an existing drainage course. The proposal with the project is to fill the existing drainage course and construct a new storm drain to take the drainage between existing storm drains on the site. No wastewater treatment is necessary as there is none currently on the site and the project involves grading only.

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project will involve minor storm water infrastructure to be constructed within the project site. However, these facilities will be constructed in locations where site development was expected to occur and existing drainage facilities are adequately sized to accommodate the storm water flows from the project site. There are no additional impacts to the storm drain 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 Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

XX. Wildfire

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that			X	

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated via the General Plan EIR. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

PC Exhibit A

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR ***is not*** *required. Therefore,* ***on the basis of the foregoing initial study:***

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

Initial Study Prepared by:

Sean Morales, Assistant Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Site Plan
2. Grading Plan

PC Exhibit A

Attachment 1

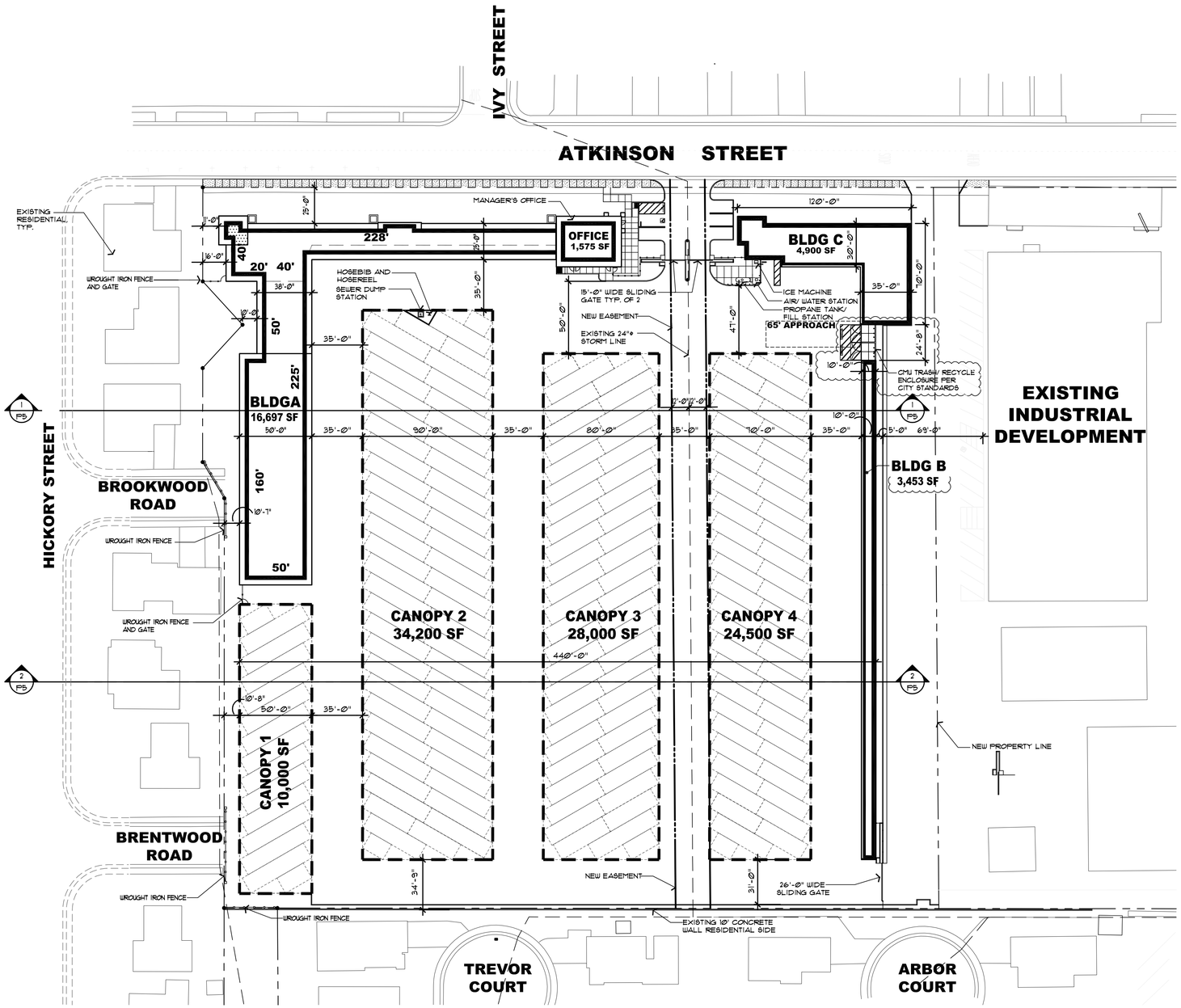
Stark Designs
ARCHITECTURE
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2256

11.214 B

DATE: 3-25-21 ~~DATE: 3-5-21~~ ~~DATE: 11-1-20~~

P1

PROPOSED SITE PLAN



TABULATION

SITE	254,826 SF (5.85 AC)
STORAGE	25,050 SF
OFFICE	1,575 SF
TOTAL BUILDING	= 26,625 SF
FAR	10.44 %
COVERED RV/ BOAT (163 SPACES)	96,700 SF
PARKING (OFFICE)	6 STALLS

0' 40' 80'

1/40"=1'-0"

PLAN NORTH / TRUE NORTH

ATKINSON SELF STORAGE AND RV/ BOAT

ROSEVILLE, California

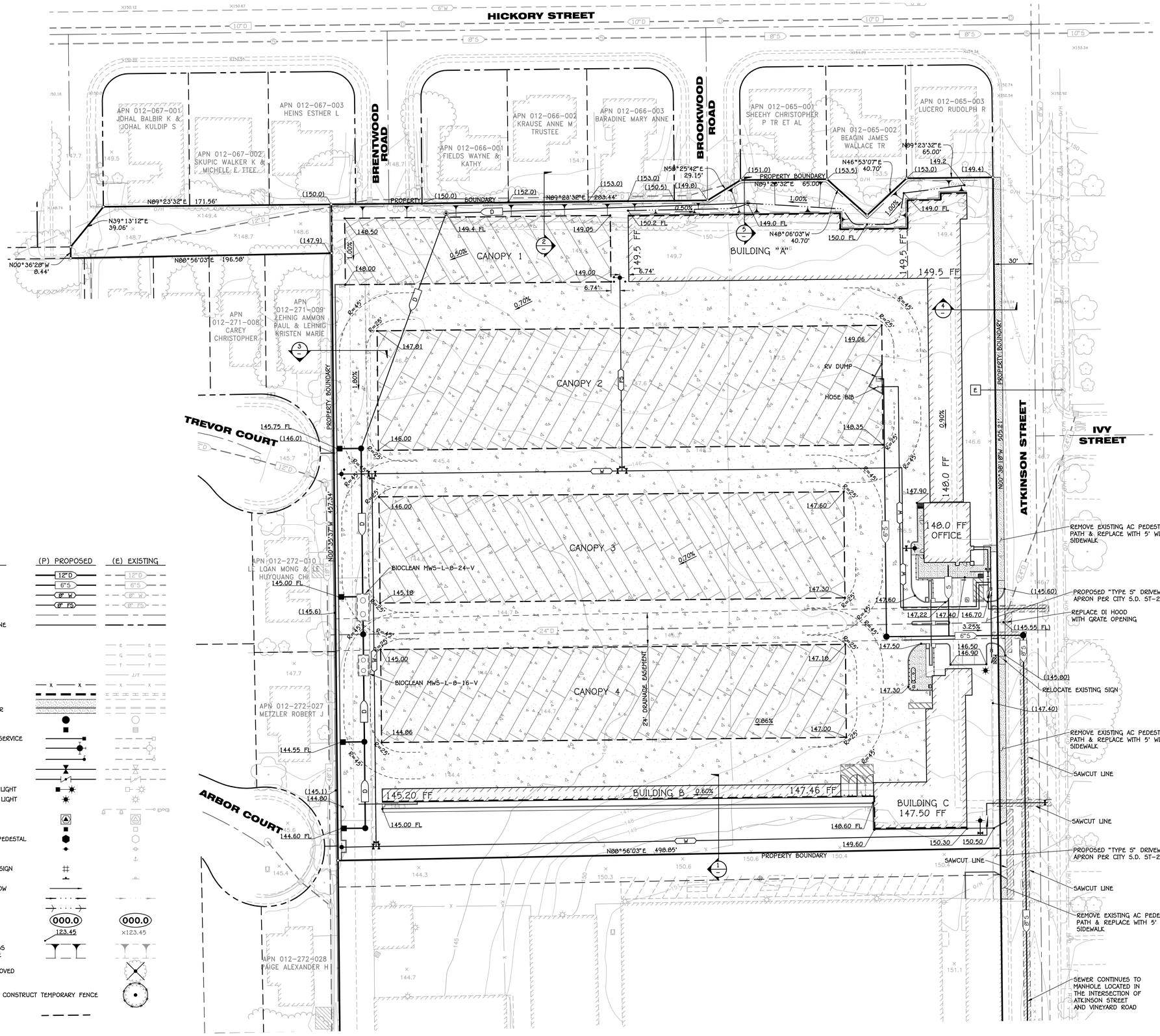
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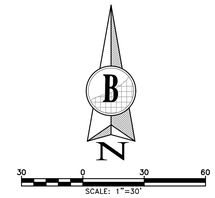
PRELIMINARY GRADING AND UTILITY PLAN FOR:

102 ATKINSON STREET

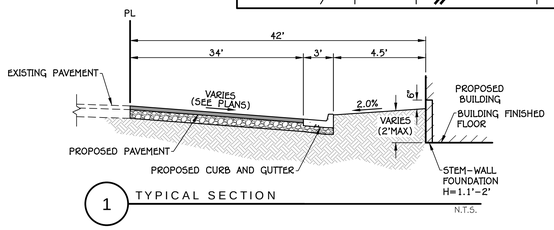
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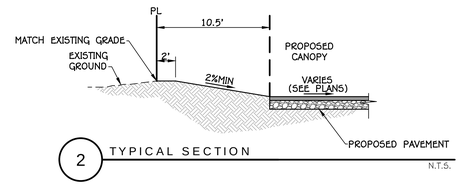
CITY OF ROSEVILLE CALIFORNIA

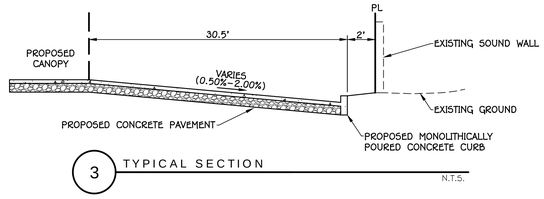


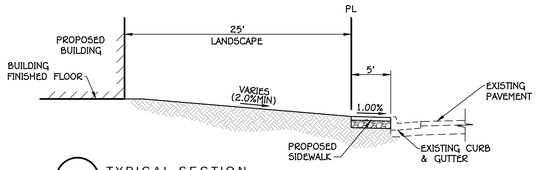


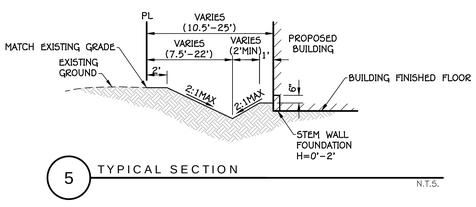












LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12"D	12"D
SANITARY SEWER	6"S	6"S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		E
GAS LINE		G
TELEPHONE LINE		T
JOINT TRENCH		J/T
FENCE	X X	X X
RETAINING WALL		
SIDEWALK WITH CURB AND GUTTER		
MANHOLE		
DRAIN INLET		
METERED WATER SERVICE		
FIRE HYDRANT		
BLOWOFF VALVE		
GATE VALVE		
BUTTERFLY VALVE		
TYPE 'A' STREET LIGHT		
TYPE 'B' STREET LIGHT		
TRAFFIC SIGNAL		
TRANSFORMER		
PULLBOX		
UTILITY SERVICE PEDESTAL		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FLOWLINE		
SWALE		
PAD ELEVATION	000.0	000.0
ELEVATION	123.45	×123.45
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED		
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		
CANOPY		

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PRELIMINARY GRADING AND UTILITY PLAN FOR:

102 ATKINSON STREET

MARCH 30, 2021

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

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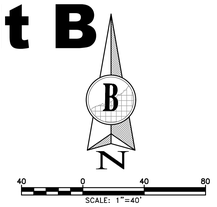
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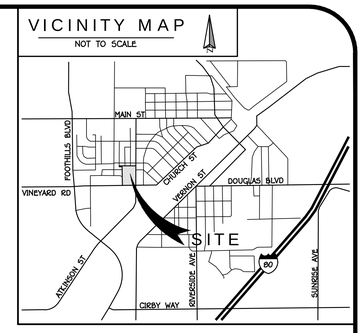
102 ATKINSON STREET

PC Exhibit B

APN: 012-010-012 & 013

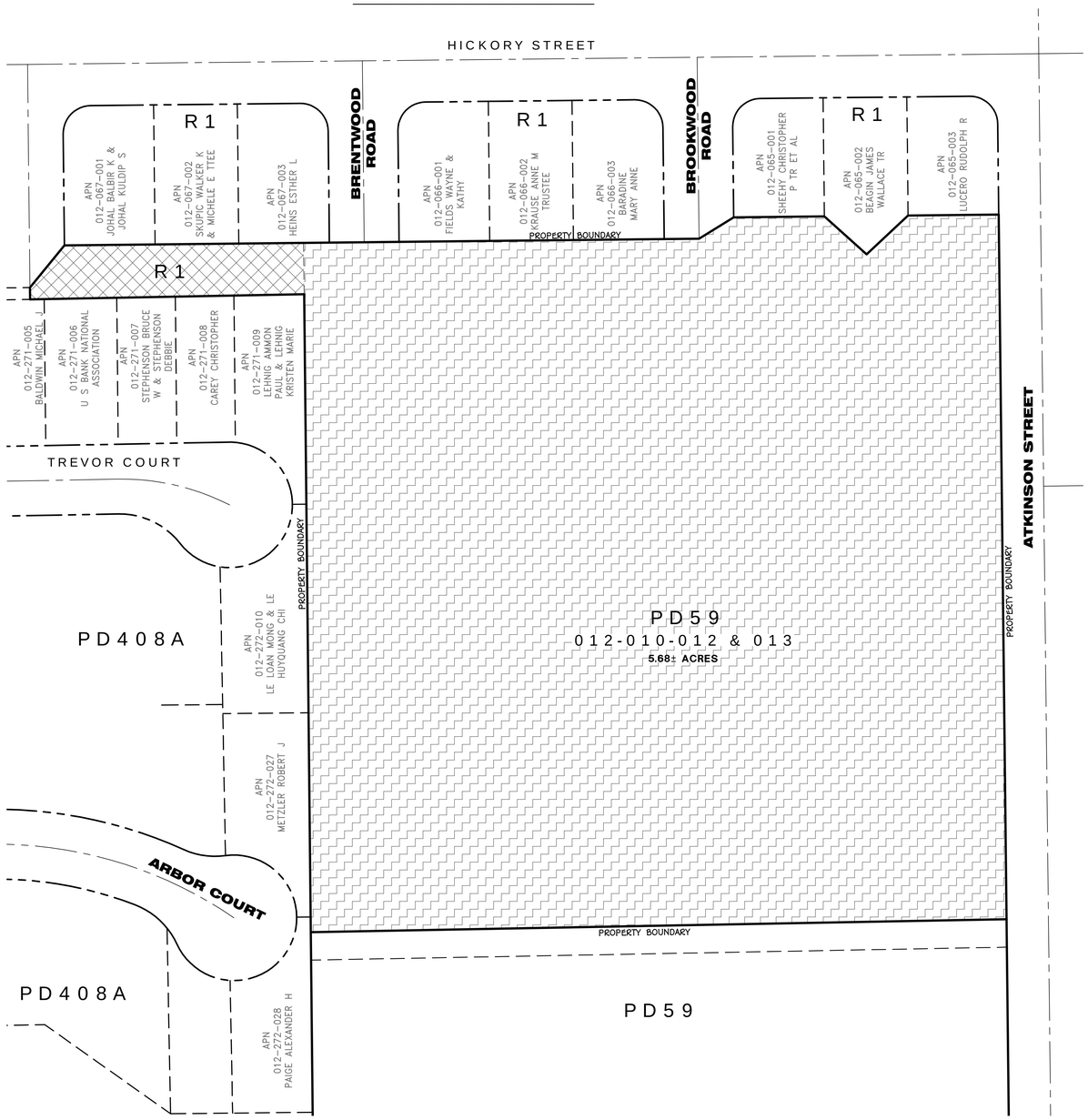
CITY OF ROSEVILLE CALIFORNIA



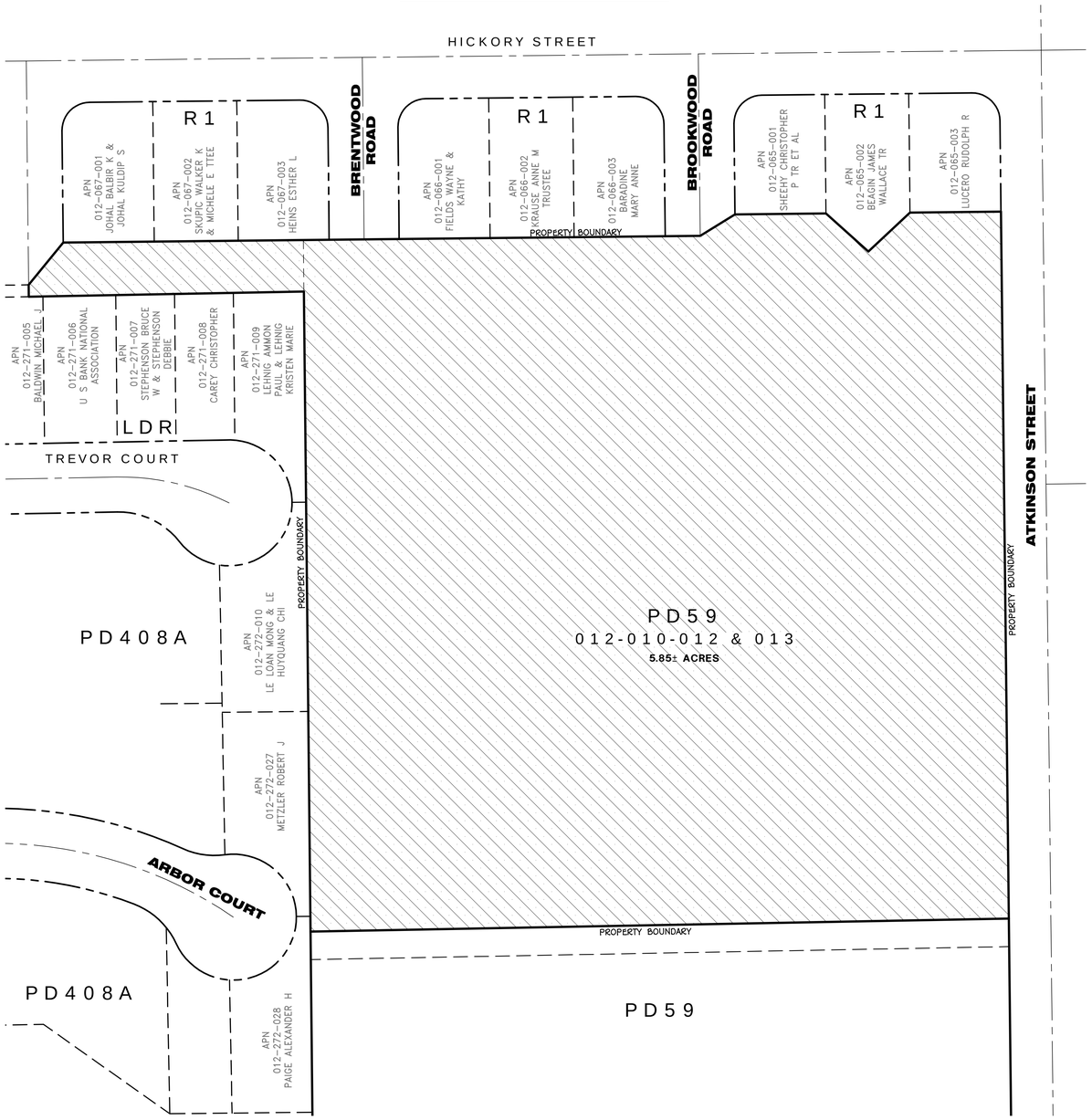


ZONING	LAND USE:
R1	LOW DENSITY RESIDENTIAL
PD59	PLANNED DEVELOPMENT 59 (AMENDED)
PD59	PLANNED DEVELOPMENT 59

EXISTING ZONING



PROPOSED ZONING



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REZONE EXHIBIT FOR:

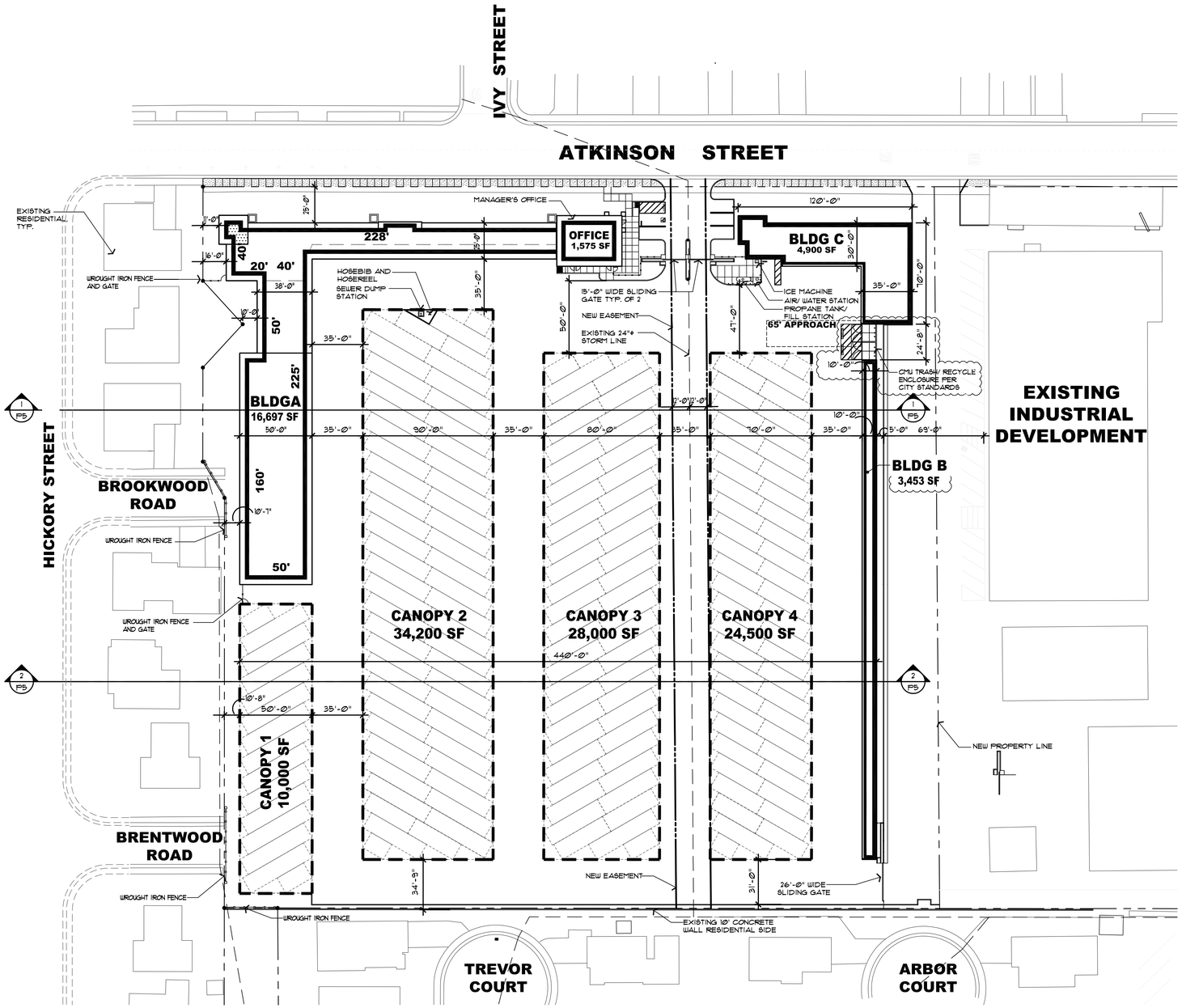
102 ATKINSON STREET

MARCH, 2021

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

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PC Exhibit C



TABULATION

SITE	254,826 SF (5.85 AC)
STORAGE	25,050 SF
OFFICE	1,575 SF
TOTAL BUILDING	= 26,625 SF
FAR	10.44 %
COVERED RV/ BOAT (163 SPACES)	96,700 SF
PARKING (OFFICE)	6 STALLS

0' 40' 80'

1/40"=1'-0"

PLAN NORTH / TRUE NORTH

Stark Designs ARCHITECTURE
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2256

11.214 B

DATE: 3-25-21 ~~DATE: 3-5-21~~ ~~DATE: 11-1-20~~

P1

PROPOSED SITE PLAN

ATKINSON SELF STORAGE AND RV/ BOAT

ROSEVILLE, California

RDS, LLC

PC Exhibit C



EAST ELEVATION - ATKINSON STREET



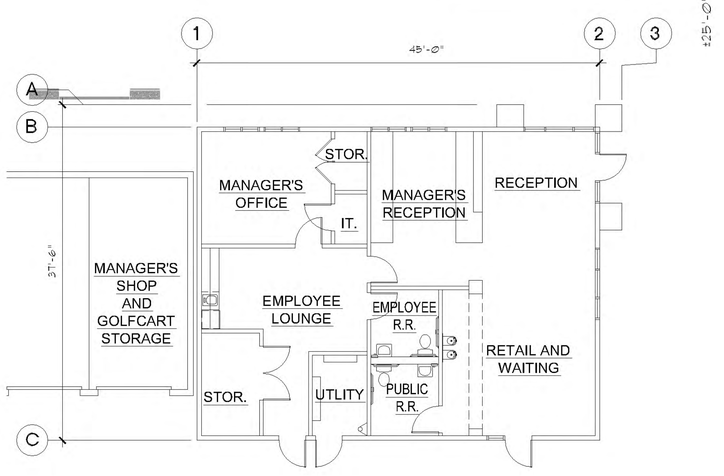
WEST ELEVATION



SOUTH ELEVATION

0' 8' 16'

1/8"=1'-0"



MANAGER'S OFFICE - FLOOR PLAN - PHASE 1

0' 8' 16'

1/8"=1'-0"

KEYNOTES

1. PLASTER WALL
2. METAL ROOFING
3. METAL SIDING
4. FOAM PARAPET CAP
5. ALUMINUM STOREFRONT DOOR
6. WROUGHT IRON SLIDING GATE
7. WROUGHT IRON FENCE
8. HOLLOW METAL DOOR
9. CLEAR GLAZING SET IN ALUMINUM STOREFRONT WINDOW SYSTEM
10. HORIZONTAL/ VERTICAL REVEAL
11. METAL LATICE WORK
12. METAL AWNING
13. GARAGE DOOR
14. BLOCK WALL
15. BLOCK WALL PILASTER WITH PLASTER FINISH
16. OVERHEAD DOOR
17. CONCRETE BASE
18. ACCENT LIGHTING

FINISH SCHEDULE

- (A) FIELD CMU BLOCK WALL- BASALITE 621, SPLIT FACE
- (B) ACCENT CMU BLOCK WALL- BASALITE 621, GROUND FACE
- (C) DEC139 GOLDEN GATE
- (D) METAL SIDING, MINI-V-BEAM META ROOF PANEL COOL MIDNIGHT BRONZE SRI: 27 - LRV:7 - GA:24422
- (E) METAL ROOF/ SLOPED METAL CANOPY, MINI-V-BEAM META ROOF PANEL COOL TERRA-COTTA SRI: 41 - LRV:15 - GA:24422
- (F) METAL FLAT AWNINGS, MINI-V-BEAM META ROOF PANEL COOL MATTE BLACK SRI: 29 - LRV:5 - GA:24422
- (G) WROUGHT IRON
- (H) BLACK ANODIZED ALUMINUM FRAME W/ CLEAR GLAZING
- (I) BLACK ANODIZED ALUMINUM
- (J) CONCRETE BASE- CLEAR SEALER
- (K) 'GLIDDEN' SILVER SWORDPLAY 30BB 45/049

Stark Designs ARCHITECTURE

11.214

DATE: 11-9-20

P2

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PROPOSED MANAGER'S OFFICE ELEVATIONS + PLANS

ATKINSON SELF STORAGE AND RV/ BOAT

ROSEVILLE, California

RDS, LLC

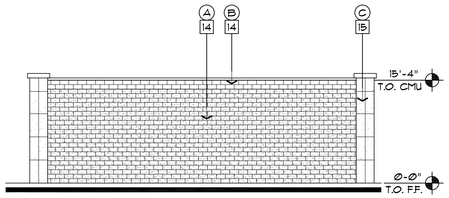
PC Exhibit C

KEYNOTES

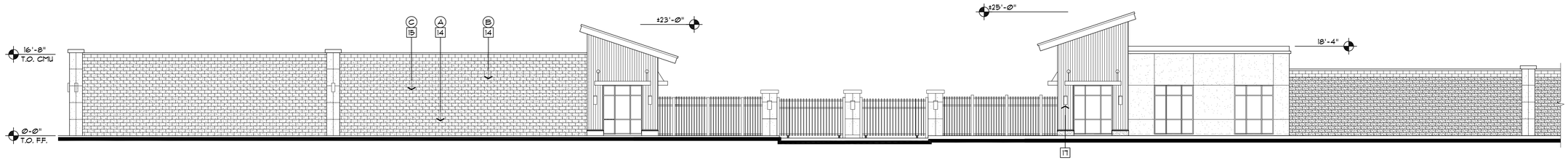
1. PLASTER WALL
2. METAL ROOFING
3. METAL SIDING
4. FOAM PARAPET CAP
5. ALUMINUM STOREFRONT DOOR
6. WROUGHT IRON SLIDING GATE
7. WROUGHT IRON FENCE
8. HOLLOW METAL DOOR
9. CLEAR GLAZING SET IN ALUMINUM STOREFRONT WINDOW SYSTEM
10. HORIZONTAL/ VERTICAL REVEAL
11. METAL LATICE WORK
12. METAL AWNING
13. GARAGE DOOR
14. BLOCK WALL
15. BLOCK WALL PILASTER WITH PLASTER FINISH
16. CONCRETE BASE
17. ACCENT LIGHTING

FINISH SCHEDULE

- (A) FIELD CMU BLOCK WALL- BASALITE 621, SPLIT FACE
- (B) ACCENT CMU BLOCK WALL- BASALITE 621, GROUND FACE
- (C) DEC139 GOLDEN GATE
- (D) METAL SIDING, MINI-V-BEAM META ROOF PANEL COOL MIDNIGHT BRONZE SRI: 27 - LRV:7 - GA:24422
- (E) METAL ROOF/ SLOPED METAL CANOPY, MINI-V-BEAM META ROOF PANEL COOL TERRA-COTTA SRI: 41 - LRV:15 - GA:24422
- (F) METAL FLAT AUNINGS, MINI-V-BEAM META ROOF PANEL COOL MATTE BLACK SRI: 29 - LRV:5 - GA:24422
- (G) WROUGHT IRON
- (H) BLACK ANODIZED ALUMINUM FRAME W/ CLEAR GLAZING
- (I) BLACK ANODIZED ALUMINUM
- (J) CONCRETE BASE- CLEAR SEALER
- (K) 'GLIDDEN' SILVER SWORDPLAY 30BB 45/049

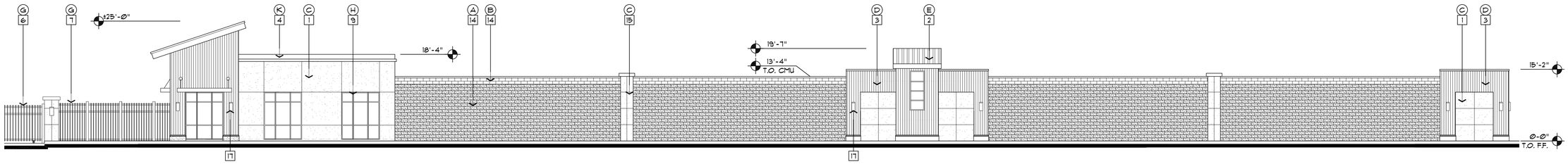


WEST WALL ELEVATION

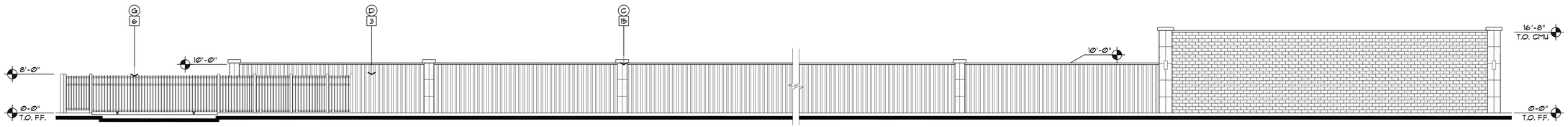


BUILDING 'C' EAST ELEVATION - ATKINSON STREET

BUILDING 'A' EAST ELEVATION - ATKINSON STREET

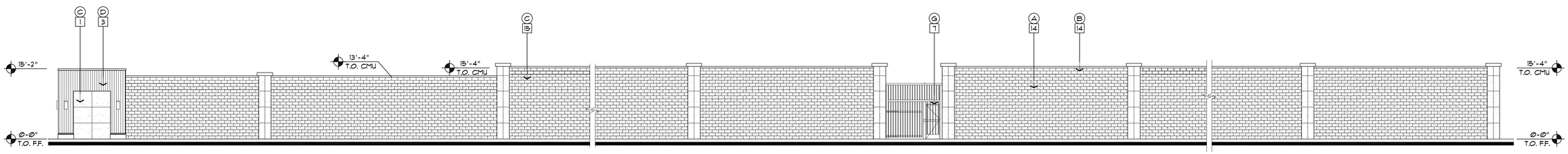


BUILDING 'A' EAST ELEVATION - ATKINSON STREET



BUILDING 'B' SOUTH ELEVATION

BUILDING 'C' SOUTH ELEVATION



BUILDING 'A' NORTH ELEVATION

0' 12' 24'

3/32"=1'-0"

Stark Designs ARCHITECTURE

11.214
DATE: 3-5-21
~~DATE: 11-3-20~~

P3

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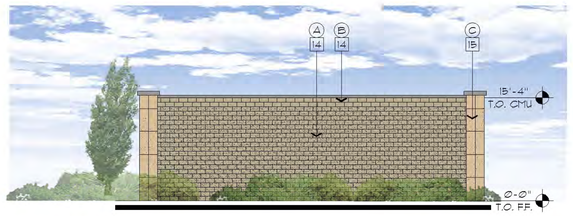
PROPOSED EXTERIOR ELEVATIONS

ATKINSON SELF STORAGE AND RV/ BOAT

ROSEVILLE, California

RDS, LLC

PC Exhibit C



WEST WALL ELEVATION

KEYNOTES

1. PLASTER WALL
2. METAL ROOFING
3. METAL SIDING
4. FOAM PARAPET CAP
5. ALUMINUM STOREFRONT DOOR
6. WROUGHT IRON SLIDING GATE
7. WROUGHT IRON FENCE
8. HOLLOW METAL DOOR
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11. METAL LATICE WORK
12. METAL AWNING
13. GARAGE DOOR
14. BLOCK WALL
15. BLOCK WALL PILASTER WITH PLASTER FINISH
16. CONCRETE BASE
17. ACCENT LIGHTING

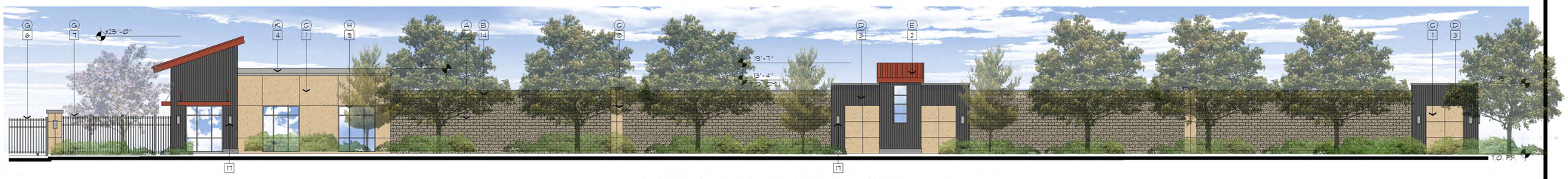
FINISH SCHEDULE

- (A) FIELD CMU BLOCK WALL- BASALITE 621, SPLIT FACE
- (B) ACCENT CMU BLOCK WALL- BASALITE 621, GROUND FACE
- (C) DEC739 GOLDEN GATE
- (D) METAL SIDING, MINI-V-BEAM META ROOF PANEL COOL MIDNIGHT BRONZE SRI: 27 - LRV:7 - GA:24422
- (E) METAL ROOF/ SLOPED METAL CANOPY, MINI-V-BEAM META ROOF PANEL COOL TERRA-COTTA SRI: 41 - LRV:15 - GA:24422
- (F) METAL FLAT AWNING, MINI-V-BEAM META ROOF PANEL COOL MATTE BLACK SRI: 29 - LRV:5 - GA:24422
- (G) WROUGHT IRON
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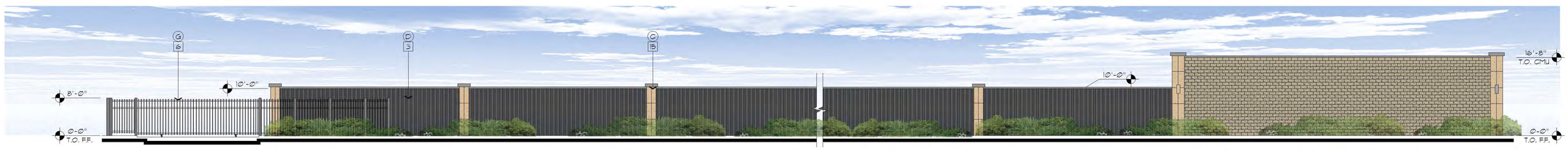


BUILDING 'C' EAST ELEVATION - ATKINSON STREET

BUILDING 'A' EAST ELEVATION - ATKINSON STREET

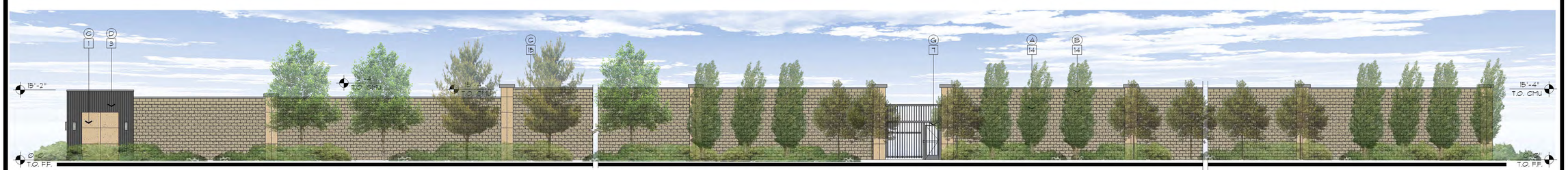


BUILDING 'A' EAST ELEVATION - ATKINSON STREET



BUILDING 'B' SOUTH ELEVATION

BUILDING 'C' SOUTH ELEVATION



BUILDING 'A' NORTH ELEVATION

0' 12' 24'

3/32"=1'-0"

Stark Designs ARCHITECTURE

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P3

11.214

DATE: 3-5-21

~~DATE: 11-9-20~~

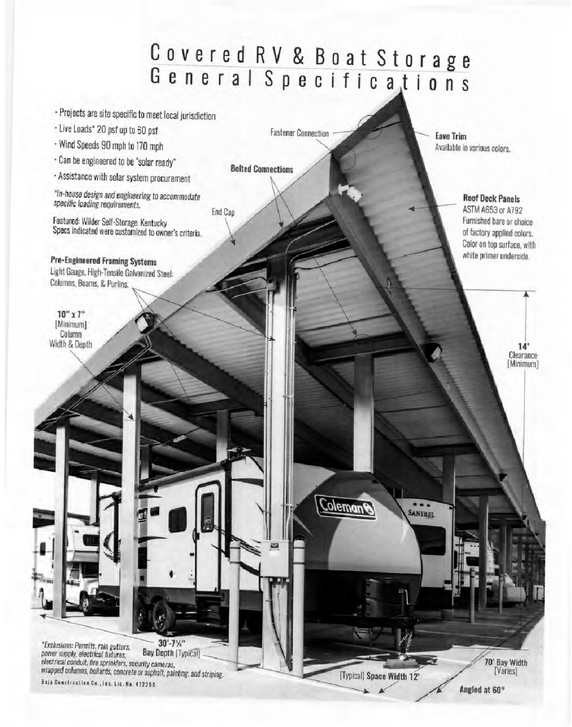
PROPOSED EXTERIOR ELEVATIONS

ATKINSON SELF STORAGE AND RV/ BOAT

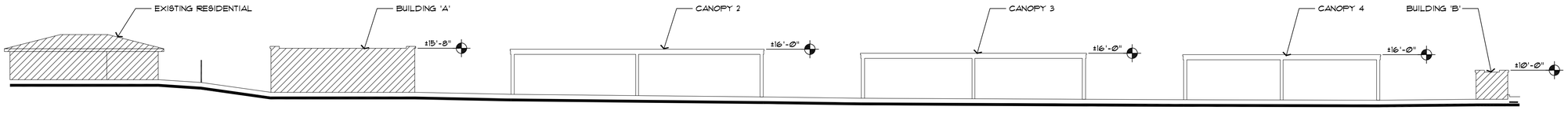
ROSEVILLE, California

RDS, LLC

PC Exhibit C



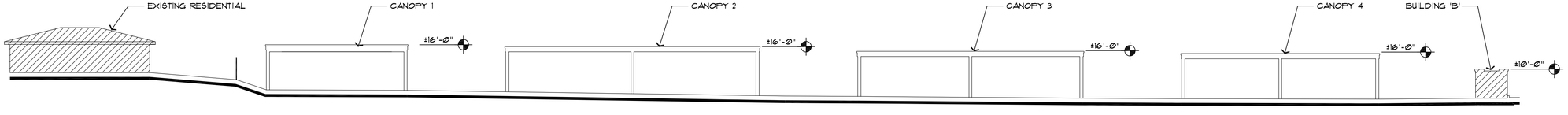
METAL CANOPY EXAMPLE



SITE SECTION PROFILE 1

0' 20' 40'

1/20"=1'-0"



SITE SECTION PROFILE 2

0' 20' 40'

1/20"=1'-0"

Stark Designs
ARCHITECTURE

DATE: 10-12-20

P5

SITE DETAILS

11.214

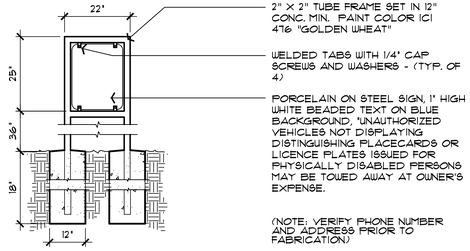
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ATKINSON SELF STORAGE
AND RV/ BOAT

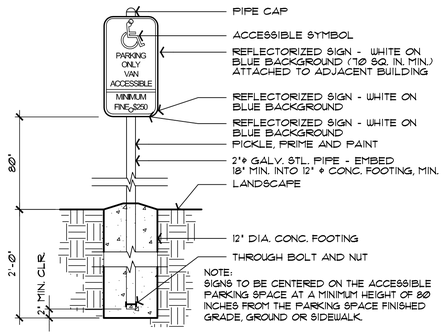
ROSEVILLE, California

RDS, LLC

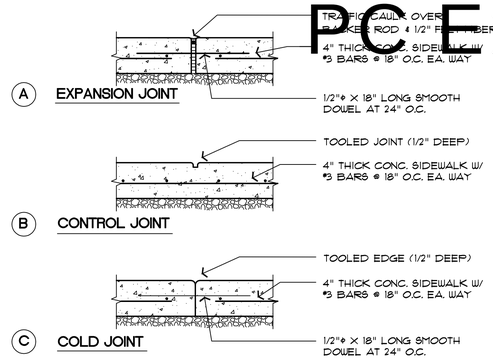
PC Exhibit C



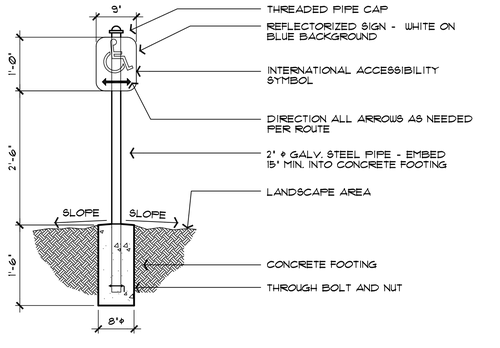
12 ENTRY SIGNAGE 1/2"



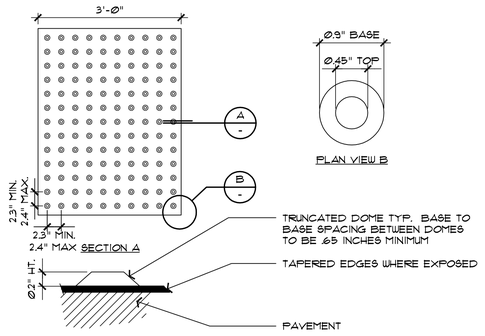
8 ACCESSIBLE SIGNAGE 3/4"



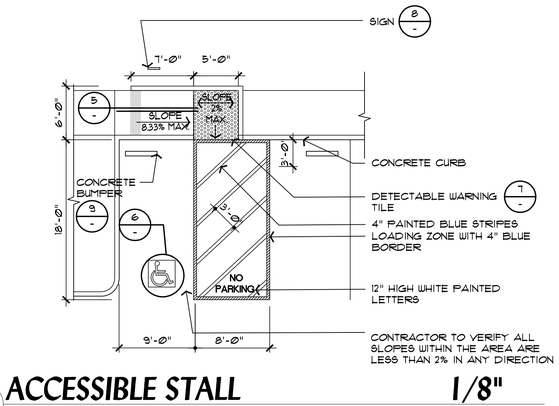
4 CONCRETE JOINTS 1-1/2"



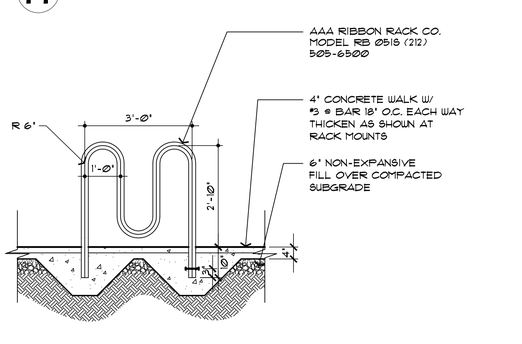
11 ACCESSIBLE PATH SIGN 3/4"



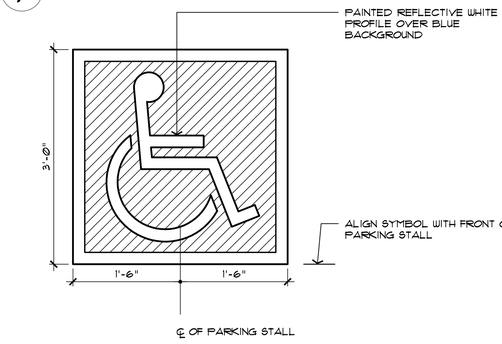
7 DETECTABLE WARNING 1"



3 ACCESSIBLE STALL 1/8"



10 BIKE RACK 1/2"


3'-Ø"
3'-Ø"
3'-Ø"

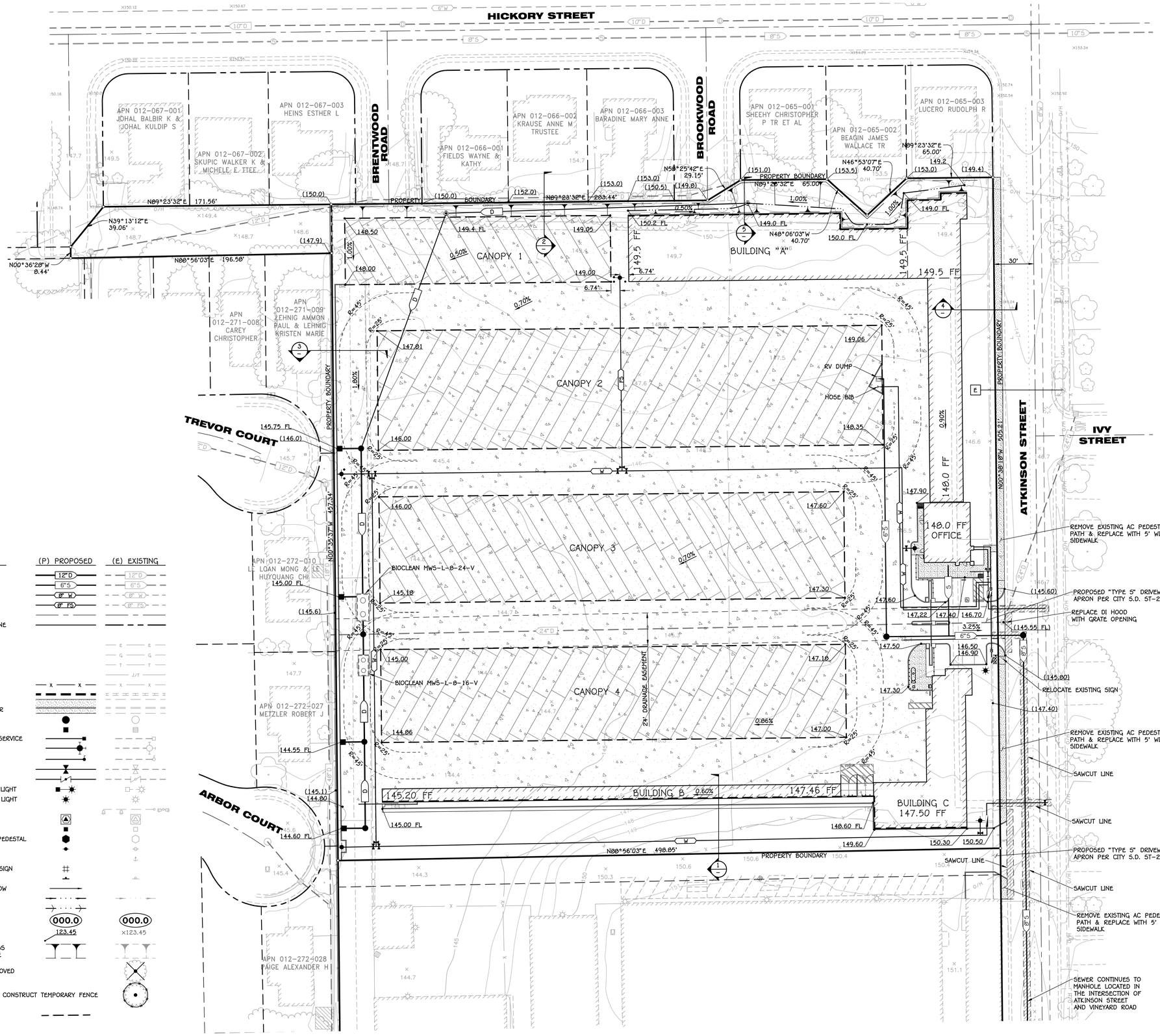
PC Exhibit C

PRELIMINARY GRADING AND UTILITY PLAN FOR:

102 ATKINSON STREET

APN: 012-010-012 & 013

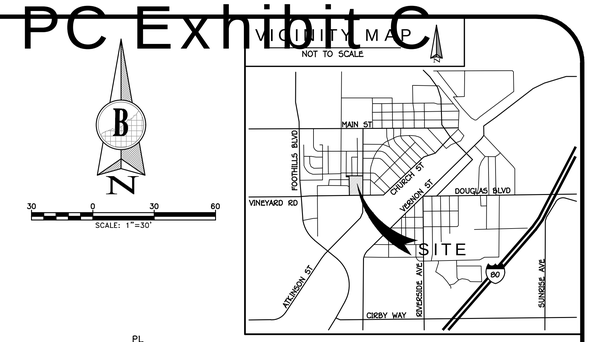
CITY OF ROSEVILLE CALIFORNIA

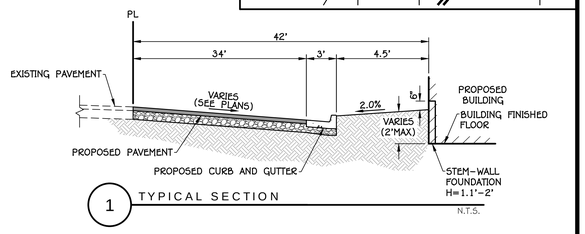


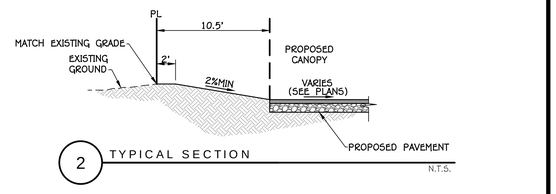
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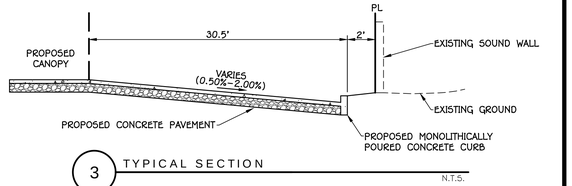
DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12"D	12"D
SANITARY SEWER	6"S	6"S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		E
GAS LINE		G
TELEPHONE LINE		T
JOINT TRENCH		J/T
FENCE	X X	X X
RETAINING WALL		
SIDEWALK WITH CURB AND GUTTER		
MANHOLE		
DRAIN INLET		
METERED WATER SERVICE		
FIRE HYDRANT		
BLOWOFF VALVE		
GATE VALVE		
BUTTERFLY VALVE		
TYPE 'A' STREET LIGHT		
TYPE 'B' STREET LIGHT		
TRAFFIC SIGNAL		
TRANSFORMER		
PULLBOX		
UTILITY SERVICE PEDESTAL		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FLOWLINE		
SWALE		
PAD ELEVATION	000.0	000.0
ELEVATION	123.45	×123.45
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED		
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		
CANOPY		

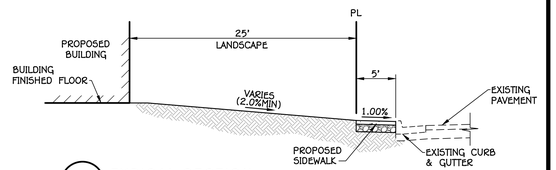
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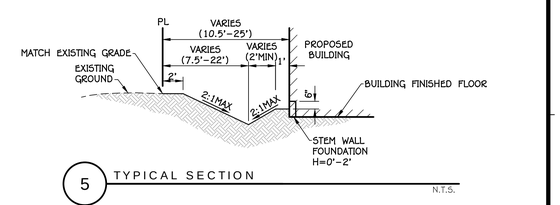












PRELIMINARY GRADING AND UTILITY PLAN FOR:

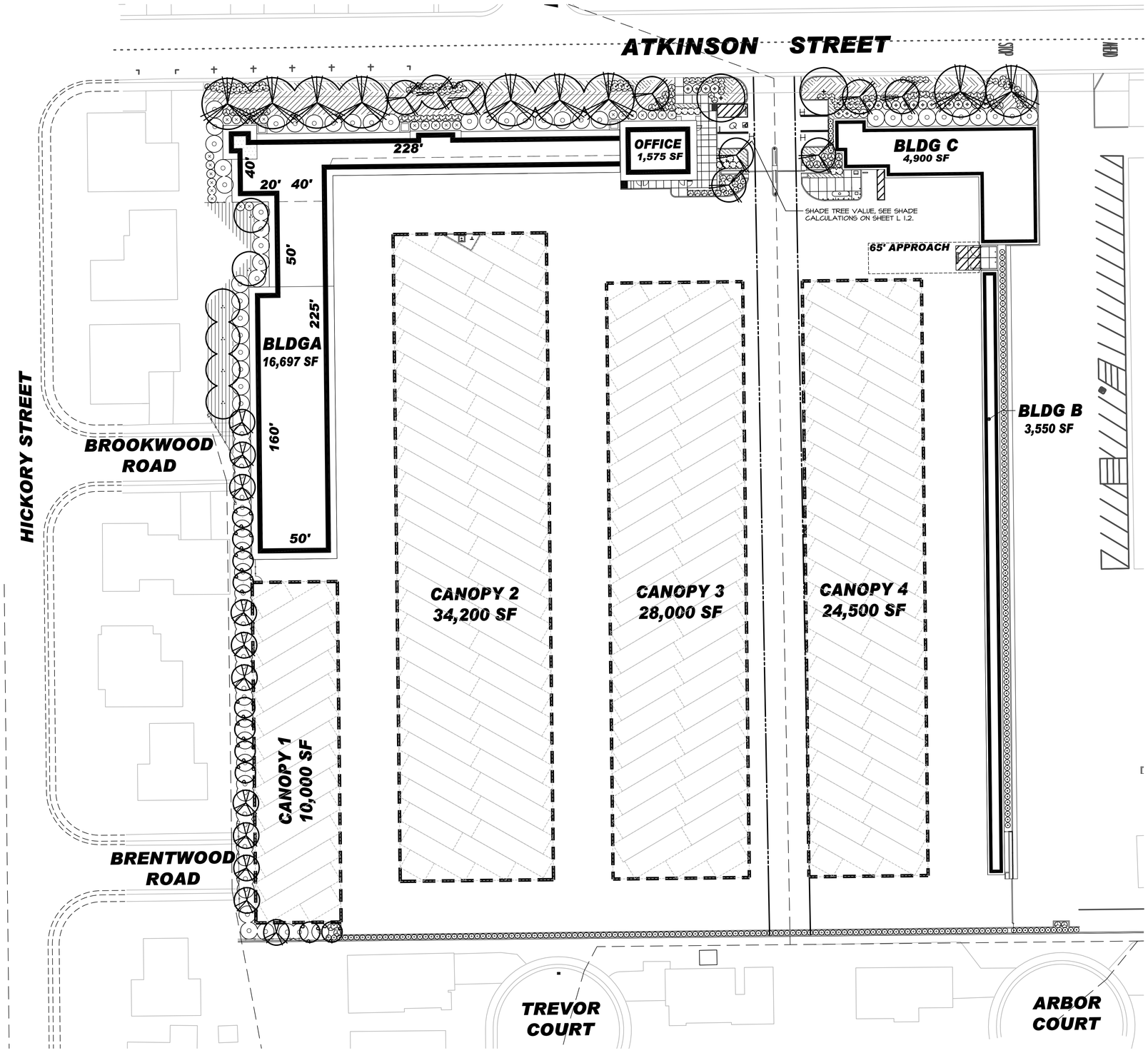
102 ATKINSON STREET

MARCH 30, 2021

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

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PC Exhibit C



PLANT SCHEDULE

TREES	CODE
	LAG NAT
	LAU NOB
	PIS KEI
	PYR CAP
	QUE URB
	QUE FAS

SHRUBS	CODE
	CAL LJN
	GRE NOE
	LOR RUB
	NAN COM
	NAN LEM
	XYL CON

GRASSES	CODE
	MUH REG
	MUH RIG

GROUND COVERS	CODE
	ARC EME
	CIS HYB
	COT LOW
	LAN SEL

SEE FULL PLANT SCHEDULE ON SHEET L 1.2

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

ATKINSON SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS
ATKINSON ST. & HICKORY ST.
ROSEVILLE, CALIFORNIA

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Sheet Title
PLANTING PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Signature
12/22
Renewal Date
3/4/21
STATE OF CALIFORNIA

No.	*Date*	*Revision*

Project Mgr.:	JMA	*Sheet No.:*	*L 1.1*
Drawn By:	CJM		
Scale:	1"=30'		
Date:	23 NOV 20		
File Name:	AS-PL	*of* 2 *sheets*	

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PC Exhibit C

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LAG NAT	9	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal
	LAU NOB	6	Laurus nobilis / Sweet Bay	15 gal
	PIS KEI	2	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal
	PYR CAP	10	Pyrus calleryana 'Capital' / Capital Callery Pear	15 gal
	QUE URB	9	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	15 gal
	QUE FAS	11	Quercus robur fastigiata / Pyramidal English Oak	15 gal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CAL LJN	12	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal
	GRE NOE	25	Grevillea x 'Noellii' / Grevillea	5 gal
	LOR RUB	22	Loropetalum chinense rubrum / Chinese Fringe Flower	5 gal
	NAN COM	188	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	1 gal
	NAN LEM	70	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	1 gal
	XYL CON	77	Xylosma congestum / Shiny Xylosma	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	MUH REG	110	Muhlenbergia capillaris 'Regal Mist' / Muhly	5 gal
	MUH RIG	55	Muhlenbergia rigens / Deer Grass	5 gal

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC EME	134	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	CIS HYB	118	Cistus x hybridus 'Little Miss Sunshine' / Little Miss Sunshine Rockrose	1 gal	24" o.c.
	COT LOW	84	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	60" o.c.
	LAN SEL	170	Lantana sellowiana / Trailing Lantana	1 gal	60" o.c.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	50%	25%
PIS. CHI.		1 (354) = 354	1 (177) = 177
LAG.NAT.		2 (157) = 314	

TOTAL PAVED AREA	1,620 s.f.
SHADE REQUIRED	810 s.f.
SHADE PROVIDED	**845 s.f.**
PERCENT SHADE	**52%**

YAMASAKI
LANDSCAPE ARCHITECTURE

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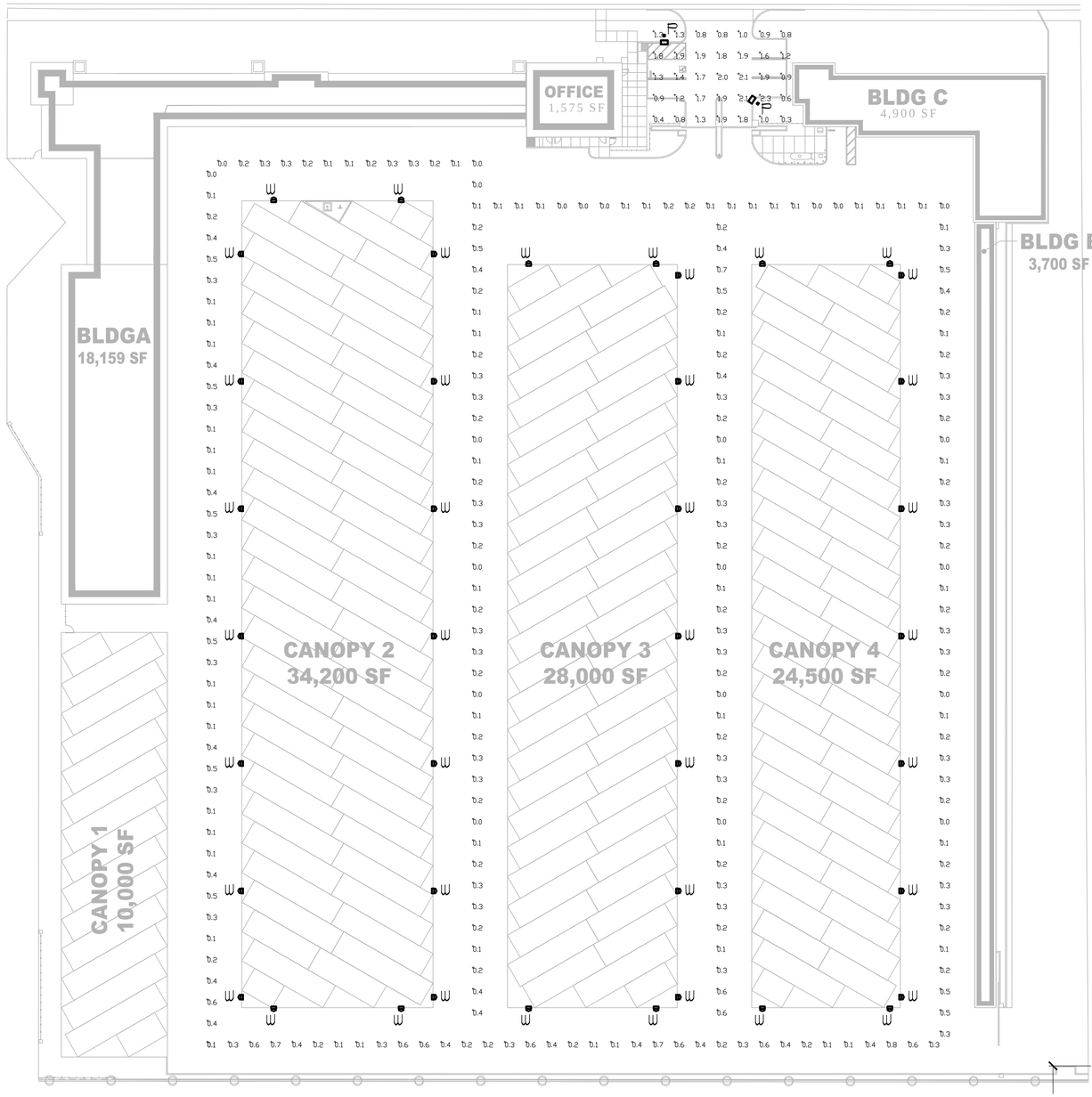
Sheet Title
PLANTING SCHEDULES

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA #4057
Signature
12/22
Renewal Date
3/4/21
Date
STATE OF CALIFORNIA

No.	*Date*	*Revision*

Project Mgr.:	JMA	*Sheet No.:*	
Drawn By:	CJM		*L 1.2*
Scale:	1"=30'		
Date:	23 NOV 20		
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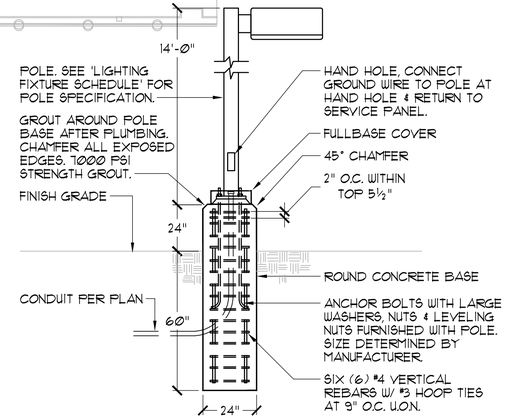
PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

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LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO.	LAMPS TYPE	INPUT V.A.	MOUNTING	REMARKS
P	LITHONIA *DSX0-LED-P1-30K-T3M-MVOLT-SPA ON 14' POLE	120-277	LED		38	POLE MOUNT 14'-0" ON 2'-0" BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED LUMINAIRE WITH TYPE III DISTRIBUTION, DARK SKY, FULL CUTOFF STYLE, WET LOCATION
W	LITHONIA *OLW14	120-277	LED		14	SURFACE FACE OF CANOPY +15'-0" AFF	LED WALL PACK WET LOCATION



LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish, standard unless otherwise noted. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

OPTICS

8 high performance LEDs are powered by a multi-volt (120V-277V) LED driver that uses 18 input watts and delivers 1,800 lumens. 100,000 hour LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

ELECTRICAL

Rated for outdoor installations, -40°C minimum ambient.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV

Surface or recessed mount. A universal junction box is included standard.

All mounting hardware included.

LISTINGS

UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4 feet off the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

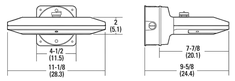
Catalog Number	
Notes	
Type	

Outdoor General Purpose

OLW14

LED WALL PACK





All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options.** **Example:** OLW14 WH

OLW14				
Series	**Color temperature (CCT)**[1]	**Voltage**	**Control**	**Finish**
OLW14 1,800 lumen LED wall pack	**(blank)** 5000K[1]	**(blank)** MVOLT (120V-277V)	**(blank)** MVOLT photocell included	WH White

Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78.377-2008.

OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 1-800-705-SERV (7378) www.lithonia.com © 2011-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev. 10/13/20



D-Series Size 0
LED Area Luminaire

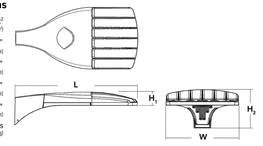
d-series

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.20 kg)



Introduction

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

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

Ordering Information

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

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics**	30K 3000 K	T1S Type I short (Automotive)	T5S Type V short[1]	MVOLT (120V-277V)[2,3]	**Shipped included**
	P1 P5	40K 4000 K	T2S Type II short	T5M Type V medium[1]	XVOLT (277V-480V)[2,3,4]	SPA Square pole mounting
	P2 P6	50K 5000 K	T2M Type II medium	T5W Type V wide[1]	120[4]	RPA Round pole mounting[5]
	P3 P7[1]		T3S Type III short	BLC Backlight control[6]	208[4]	WBA Wall bracket[7]
	P4[1]		T3M Type III medium	LCCO Left corner cutoff[6]	240[4]	SPUMBA Square pole universal mounting adaptor[11]
	Rotated optics		T4M Type IV medium	RCCO Right corner cutoff[6]	277[4]	RPUMBA Round pole universal mounting adaptor[11]
	P10[1] P12[1]		TFTM Forward throw medium		347[4]	**Shipped separately**
	P11[1] P13[1,2]		T5VS Type V very short[1]		480[4]	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)
Shipped installed	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[13,14]	**Shipped installed**	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled[13,14]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[13,15]	HS House-side shield[22]	DBLXD Black
PIRHN Network, high/low motion/ambient sensor[14]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15]	SF Single fuse (120, 277, 347V)[4]	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separately)[16]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[14,15]	DF Double fuse (208, 240, 480V)[4]	DWHXD White
PERS Five-pin receptacle only (control ordered separately)[16,17]	FAO Field adjustable output[23]	L90 Left rotated optics[2]	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)[16,17]		R90 Right rotated optics[2]	DBLBXD Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]		DDL Diffused drop lens[22]	DNATXD Textured natural aluminum
		HA 50°C ambient operations[3]	DWHGXD Textured white
		Shipped separately	
		BS Bird spikes[24]	
		EGS External glare shield	

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Stark Designs ARCHITECTURE
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236
tdws@sbcglobal.net

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DATE: 10-12-20

PROPOSED SITE PLAN E0

REGISTERED PROFESSIONAL ENGINEER TERRY C. HEWITT No. E-10629 EXP. 6-30-2021 ELECTRICAL STATE OF CALIFORNIA

Date Signed: November 30, 2020

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
www.aceng.com
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Job No. 20678

ATKINSON SELF STORAGE AND RV/ BOAT

ROSEVILLE, California

RDS, LLC

PLANNING COMMISSION COMMUNICATION

Title:	WRSP PCL F-25 & F-26 – Fiddyment Bungalows, 2150 Prairie Town Wy, File # PL20-0258
Contact:	Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 5/13/2021
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Neighbor Letter

Attachment 2 Co-Signers

Exhibit A Site Plan

Exhibit B Civil Plans

Exhibit C Building Plans

Exhibit D Color Boards

Exhibit E Landscape Plans

Exhibit F Photometric Plan

Fiddyment Bungalows Letter Response Memorandum

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***May 13, 2021***

Prepared by: Sean Morales, Assistant Planner

ITEM 6.2: Design Review Permit – 2150 PRAIRIE TOWN WAY – WRSP PCL F-25 & F-26 – Fiddyment Bungalows – PL20-0258

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a total of 189 rental dwelling units on two parcels. Parcel F-25 (2150 Prairie Town Way, APN 492-013-005) is proposed for 93 units. Parcel F-26 (2151 Prairie Town Way, APN 492-013-003) is proposed for 96 units. The project also includes clubhouse/leasing, fitness, and pool buildings, outdoor play areas, and associated landscape, lighting, and parking. Access to the sites will be provided by driveways on Prairie Town Way.

Applicant — Tim Fisher, Van Daele Homes
Owner — JEN CALIFORNIA 15 LLC

SUMMARY RECOMMENDATION

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

A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Planning staff received one letter in opposition to the project signed by 5 residents that live in the vicinity of the project (Attachment 1). The letter cites concerns regarding Aesthetics, Parking and Traffic, Safety, and Controlled Access among other items. The letter was received without adequate time for staff response before staff report publication. Staff will provide the Commission a separate memorandum that addresses the letter (the letter and response will be uploaded to the online staff report). Staff also received a packet of forms from 133 additional residents co-signing the letter (Attachment 2).

The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on parcels F-25 and F-26 of the West Roseville Specific Plan (WRSP), on either side of the future Prairie Town Way south of the intersection with Fiddyment Road (see Figure 2). The project is bounded on the north by Community Commercial parcels F-32 & F-33, on the west by Low-Density Residential subdivision F-16, on the south by RG Phillips Park, and on the east by Low-Density Residential subdivision F-15B. The subject parcels are designated High Density Residential (HDR) and are zoned Multi-Family Housing (R3). Parcels F-25 and F-26 have been planned for HDR land use since the adoption of the WRSP in 2004. The number of allocated units has shifted up and down within the HDR range in that time but has been consistently 25 units/acre since 2014. The allocated number of units and development standards for the project site have been vested with adoption of the Development Agreement with Roseville Fiddyment Land Venture, LL, with respect to the West Roseville Specifc Plan and all subsequent amendments to the Development Agreement.

The parcels are located within Phase 2 of the Fiddyment Ranch Master Plan within the West Roseville Specific Plan. The project site has previously been rough graded and is currently undeveloped. Prairie Town Way, which bisects the project site, is under construction.

The current project, Fiddyment Bungalows, proposes the construction of 189 multi-family rental dwelling units. The project includes 141 residential buildings across the two parcels. There are four different plan types in the project. Plans 3 and 4 are two-story detached units. There are a total of 93 of the two-story buildings in the project. Plans 1 and 2 are located together in a three-story building with a garage at the ground level. There are a total of 48 of the three-story buildings in the project. The project is designed generally in clusters or "pods" of three buildings. Each pod contains a Plan 3 and Plan 4 building side-by-side and a multi-unit building with garages below in the rear (Figure 1). There is a central courtyard and private yard space between the multi-unit building and single unit buildings. The project includes a total of 404 parking spaces, and also includes site amenities such as a playground, swimming pool, wading pool, fitness building, and clubhouse, as well as pedestrian pathways and landscaping. The proposed multi-family project is a principally permitted use in the R3 zone, and a Design Review Permit is required to evaluate the project's design.

Figure 1. Pod Layout

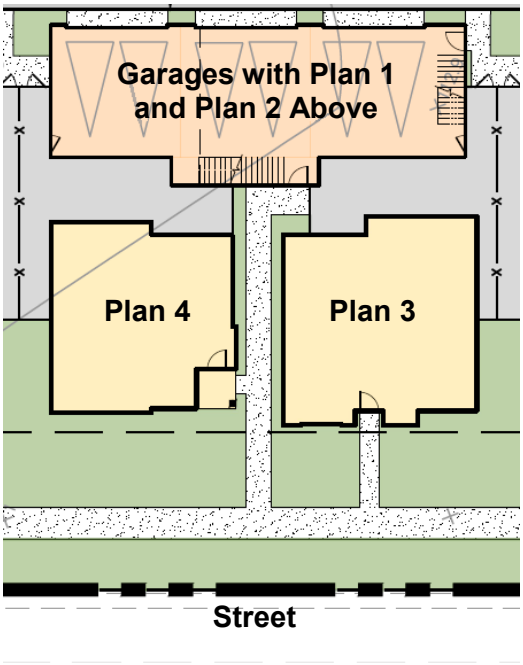


Figure 2: Project Location



SITE INFORMATION

Location: 2150 Prairie Town Way, West Roseville Specific Plan Parcels F-25 and F-26

Total Size: 11.09 acres

Topography and Setting: The site is undeveloped, and generally characterized by bare dirt and native grasses. There are no native oak trees, vernal pools, or seasonal wetlands on the site.

EVALUATION

The Design Review Permit evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

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

The project site is undeveloped, and is generally flat and characterized by bare dirt and native grasses. The site was previously rough graded and limited frontage improvements were installed when the surrounding roadways were constructed. These improvements include utility stubs, curbing and gutters around the site. There are no native oak trees, vernal pools, or seasonal wetlands on the site. In order to make beneficial use of the site for development, the site will be finish graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied in to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

2. ***The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in 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.***

Multifamily residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation

The CDG recommend projects be designed consistent with the City's Engineering Design Standards and Zoning Ordinance requirements. The proposed project includes one driveway for each parcel to access the sites off of Prairie Town Way. The driveways connect to the internal roadway, with parking areas spread throughout the site (Figure 3). The driveway access and internal circulation was reviewed by the Development Services divisions and were found to be consistent with standards.

The project also includes pedestrian connectivity throughout the site and to the surrounding streets. Sidewalks internal to the project connect the buildings and the on-site amenities. Each pod has a paved central connection to the adjacent sidewalk. A Dial-a-Ride pick up location will be located within the project. Seating for the Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

Figure 3: Site Plan



Landscaping and Open Space

The CDG MF-44 recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit E. The project includes a detached sidewalk with an 8-foot planter between the sidewalk and the street. Primary street trees are proposed in the planter consistent with the WRSP to provide visual screening as well as shade on the sidewalk. Low-water use groundcover is used around the trees. Consistent with MF-47, turf is used sparingly throughout the project and limited to activity areas. Consistent with MF-58, each pod contains a varied mix of 1, 2, and 5-gallon low-water use shrubs in the front setback area. Special attention is paid to screening potentially undesirable views. There are covered parking areas located throughout the project and three of them are located adjacent to the public street. Large trees are placed adjacent to the carports for screening and 3-foot tall shrubs will be located alongside the parking spaces to screen views of the cars. The trash enclosures located on the southern portion of each parcel are screened from the public street with a combination of trees, shrubs, and vines. Many of the required parking spaces on-site are located in enclosed garages. The majority of the outdoor spaces are located under carports. In addition to the carports, trees are used in the uncovered parking and back-up areas to provide 52% shade coverage.

Additionally, the project includes open space areas on the interior of each parcel as well as other recreational amenities on each parcel. Parcel F-25 contains open turf area with grassy mounds for active play as well as shade structures, eating areas, and a wading pool. Parcel F-26 contains a more robust play area including swings, a playhouse, and a rope spinner. This parcel also contains a clubhouse and pool area including spa. These features are consistent with recommendations in the CDG concerning plazas, parks, and play lots.

Parking and Lighting

The project includes 404 parking spaces, which exceeds the City's requirement of two spaces per unit with two or more bedrooms, and one space per ten units for guest parking. Each of the 189 units in the project contains at least two bedrooms, which leads to a requirement of 378 spaces. An additional 19 spaces are required for guest parking for a total requirement of 397 spaces. The required and provided parking calculations are shown on Table 1 and Table 2. In response to neighbor concerns about parking,

staff added Condition 67 that requires all garages be kept free and clear for parking. This will help to ensure that all garage spaces will be utilized as parking and reduce the impacts of parking on adjacent streets. The condition is enforceable by inspection of the City Code Enforcement division.

Table 1. Parking Required

Units with 2+ Bedrooms	189
Resident Spaces Ratio	2 spaces/unit = 378 spaces
Guest Spaces Ratio	1/10 units = 19 spaces
Total Parking Required	397 spaces

Table 2. Parking Provided

	Total Spaces	Total Structures
Garage Parking	294	147 2-Car Garages
Carport Parking	84	12 carports
Uncovered Parking	26	N/A
Total Parking Provided	404	

Much of the lighting on-site is attached to the residential buildings at a height of approximately 7 feet from the ground. The project includes a small number of 15-foot tall lighting standards in key locations not covered by other lighting such as the central play areas and the project entrances on Prairie Town Way. Carport lighting is provided on the underside of the structures in the center of each carport. The project photometric plan and conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards are required to be shielded to ensure that there is no off-site glare.

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 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 City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes one, two, and three-story buildings. The tallest buildings on-site are three stories with a maximum height of 37 feet 5 inches. The Zoning Ordinance requires there be a twenty-foot setback from street frontages in the R3 zone. Any of the general development standards in the R3 zone may be modified with approval of a Design Review Permit. The applicant proposes a minimum 19-foot setback along Rustler Dr. and Autumn Leaves Dr. The detached unit design for Plan 3 and Plan 4 allow for varied setbacks. The setback distances along these streets will vary from 19 feet to 25 feet, with most buildings exceeding a 20-foot setback. Unlike many multi-family projects that contain fewer and larger apartment style buildings, the detached unit design allows for breaks in between buildings and softens the appearance of the project from the street.

The arrangement of each pod with two-story units adjacent to the street and three-story units set back approximately 60 feet from the front property line creates a transition to the adjacent single-family neighborhoods, consistent with the City's Community Design Guidelines (MF-29). Figure 4 provides an example streetscape. The two-story height of the units adjacent to the street are compatible with the existing single-family homes across the street, many of which are also two stories in height.

The proposed buildings use a muted but varied palate of colors and a variety of materials in the modern farmhouse style (Exhibit D). Plans 3 and 4 are the architectural focus of the project, as those are the buildings that will be most visible from the public street. Stucco is the base field material used on all three residential building types. Accent areas are clad in horizontal or vertical cementious siding. Simulated wood corbels and gable end vent details are also present to add decorative detail. Those units that are adjacent to the street are required to provide enhanced side elevations with additional horizontal or vertical siding to add visual interest consistent with the CDG. The roofing material is a concrete flat tile similar to that found on adjacent homes. The project design mixes varied sloped and gabled roof forms, as well as material breaks between levels and wall planes, to create a varied and interesting streetscape. Six different but complementary color schemes will be featured throughout the project. The clubhouse/leasing building, fitness building, and west side pool house are all single-story, located interior to the project site, and incorporate the same colors and materials as the residential buildings. The plan elevations are found in Exhibit C. The elevations have been designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the surrounding neighborhood and the CDG.

Figure 4: Example Streetscape



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

All four trash containers will be screened within trash enclosures. The enclosures will match the color and materials of the residential buildings. There will be one enclosure located on the north and south end of each parcel. The enclosures will surround the three non-accessible sides of the trash container, and also be screened with landscaping as discussed above. Three of the enclosures will be located in the

drive aisles closest to Prairie Town Way and away from the existing residences. Due to site constraints, one enclosure will be located slightly closer to Autumn leaves Drive, though it will be screened with landscaping, partially screened by residential buildings, and located approximately 150 feet from the nearest existing residence. All other service equipment will be screened from public view, consistent with the conditions of approval.

CONCLUSION

The proposed project is a principally permitted, 189-unit multi-family project that is consistent with the WRSP. The site design and architecture are compatible with the surrounding community and environment, and will provide a beneficial use of the site. Based on the analysis included in this staff report and as conditioned, the proposed project is consistent with the General Plan, WRSP, Zoning Ordinance, and CDG, and the required findings for the Design Review Permit can be made.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5.(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

> (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
>
> (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation "identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

> (i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.
>
> (ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units."

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, staff supports the proposed project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site

since adoption of the WRSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence. Staff cannot provide evidence of a "specific adverse impact" to support any of the above required findings.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations.

Two community meetings were held with the Fiddyment Farm Neighborhood Association at their monthly meetings on February 9th and March 9th. Notice of the meeting was mailed to residents and property owners within 300 feet of the project. The applicant presented the project at the initial meeting and staff and the applicant were present to answer any questions as well as hear community feedback. The meetings were held virtually and attendees provided comments and questions. In response to the meeting, staff received requests from 27 residents outside of the 300-foot mailing radius to be added to the notification list for the project. A third smaller meeting with three representatives from the neighborhood was held virtually by staff on April 22nd. Staff has communicated with residents one-on-one throughout the project as well. The neighborhood concerns were consistent during the two larger meetings. Staff created a project page on the City's website to address common concerns. The most common concerns are paraphrased and summarized below with a staff response provided.

Density: *Can this project be changed to a single-family subdivision like the existing adjacent homes?*

Parcels F-25 and F-26 have been planned for High-Density Residential (HDR) land use since the adoption of the WRSP in 2004. The number of allocated units has shifted up and down within the HDR range in that time but has been consistently 25 units/acre since 2014. At the fully permitted density, this project would include 277 units across the two parcels. The applicant proposes a project with 189 units, which is approximately 70% of the allowed density anticipated in all of the City's planning documents. Further, the provisions of California Government Code Section 66300 prohibits the City from taking action that would change the land use or zoning of the property to a less intensive use.

Parking: *Can we prohibit multi-family residents from parking on public streets?*

The City cannot prohibit residents of the proposed project from parking on public streets. The parking provided by the project exceeds the City's minimum parking requirement based on the number and size of the units. Three of the units in each pod will have two off-street parking spaces located in enclosed garages adjacent to their units. The fourth unit in each pod will have two off-street parking spaces in the carport parking areas spread throughout the project. The public streets adjacent to the project (Rustler Dr., Prairie Town Wy., Autumn Leaves Dr.) are designed for parallel parking and will provide an additional approximately 90 on-street parking spaces immediately adjacent to the project based on the lineal frontage and an assumed parallel parking space of 22 feet long. In response to neighbor concerns, staff added Condition 67 that requires all garages be kept free and clear for parking. This condition is enforceable by inspection by the City Code Enforcement division.

Traffic: *There is too much traffic in the neighborhood and the project will create dangerous conditions.*

The City is divided into Traffic Analysis Zones (TAZ), which are used for travel demand forecasting. The TAZ for this area assumes maximum buildout of the parcels with 277 units. The applicant proposes to build out the project to 70% of the anticipated density and will therefore create 30% less traffic than anticipated in the City's traffic model. Residents brought up other concerns with cut-through traffic from Fiddyment Rd. to Crocker Ranch Rd. across the neighborhood. Though this is not a concern directly related to the proposed project, staff conferred with Public Works-Traffic Engineering for more insight.

Public Works will be conducting studies in the area, but preliminary numbers show that 85% of traffic that may cut through the neighborhood uses sections of Casa Sedona Dr. and Angus Rd. that do not bypass any residential frontages. Public Works has conducted several studies over the past two years that have shown between 280 and 500 cars per day travelling on Old Coach Dr. Old Coach Road was designed and constructed consistent with the City's primary residential road standard. Primary residential roads are designed to accommodate up to 5,000 vehicles per day. Lastly, Public Works noted that traffic volumes are expected to be lower in the first 5-10 years of any given area and will steadily increase until full buildout. The existing adjacent single-family homes are up to seven years old and residents who have lived in the neighborhood throughout that time will have noticed a steady increase in traffic. Ultimately, construction of the proposed project will result in traffic volumes that are 70% of those anticipated to be generated from the site based on the current unit allocation.

Play Areas: *Can the project add play equipment to lessen the impact on R.G. Phillips Park?*

R.G. Phillips Park was designed to accommodate the amount of neighborhood and City-wide visitors as anticipated in the West Roseville Specific Plan, including residents of a high-density project on parcels F-25 and F-26. Despite this fact, in response to neighbor concerns and comments from staff, the applicant added a more robust play area in the amenity area on F-26 including swings, a playhouse, and rope spinner.

In addition, the project will be paying its fair share of city-wide and neighborhood park fees. These development impact fees will be used to fund additional park construction in the local neighborhoods and throughout the City. An example of where these funds could be used is the regional park currently being planned on Parcel F-54, which is located less than a mile from the project site.

Building Height: *Can the project height be reduced?*

The dwelling units are spread among 141 separate residential buildings. Forty-eight (48) of those buildings are three stories tall. Ninety-three (93) of the buildings are two stories tall. All of the buildings immediately adjacent to the public street are two stories tall. These two-story buildings provide a transition from the three-story buildings on the interior of the project to the adjacent single-family neighborhoods. The three-story buildings are 8.5 feet below the 45-foot maximum height allowed in the R3 zone.

Notification of Planning Commission Hearing

A public notice of the Planning Commission hearing was published on April 30, 2021, and was distributed to all property owners within 300 feet of the project site as well as the interested individuals list. The notice was also posted to the Roseville Coalition of Neighborhood Association (RCONA) website and the meeting date was added to the Projects of Interest page on the Planning Division website. One comment letter (Attachment 1) and a packet of 133 residents co-signing the letter (Attachment 2) were received in response to the notice. These comment letters generally contain many of the same questions that are listed above. However, staff will also provide a separate memorandum that addresses the items in the letter. As mentioned above, this response will be provided to the Commission and uploaded to the online staff report.

ENVIRONMENTAL DETERMINATION

The proposed project is statutorily exempt from environmental review pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, as a residential project pursuant to a Specific Plan. A project is eligible for this exemption if the public agency has prepared an EIR on a specific plan after January 1, 1980, and the criteria to require a subsequent or supplemental EIR are not met. The EIR for the West Roseville Specific Plan (SCH #2002082057) was certified by the City Council on February 4, 2004. No significant changes to the site or new, potentially significant impacts have been identified that would require the preparation of a subsequent or supplemental EIR, and the proposed project is consistent with the

previously completed analysis. A copy of the WRSP EIR is available for review in the Development Services – Planning Division at 311 Vernon St, as well as on the City of Roseville website.

RECOMMENDATION

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

A. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 2150 Prairie Town Way – WRSP PCL F-25 & F-26 Fiddyment Bungalows – PL20-0258** subject to seventy-eight (78) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL20-0258

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 13, 2021** and if not effectuated shall expire on **May 13, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 13, 2024**. (Planning)

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

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

4. The project shall be addressed as 2150 Prairie Town Way. The address for F-25 shall be 2150 Prairie Town Way. The address for F-26 shall be 2151 Prairie Town Way. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

   i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

   ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

   iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

12. The project Landscape Plans shall comply with the following:

    a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)

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

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

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

    e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

    f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

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

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

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

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 Residential Code – CRC – based on the International Residential Code, California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

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

19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (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. Prior to issuance of a building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per the Development Agreement Section 3.15.14 (Alternative Transportation).

24. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).

25. Prairie Town Way shall be striped to account for street parking along the entire project frontage. The striping shall provide for a typical half-section of 10.5' wide travel lane, 5' bike lane with the remaining pavement width for street parking (both sides of the street). (Engineering)

26. Prairie Town Way shall be substantially complete prior to occupancy of the Fiddyment Bungalows. (Engineering)

27. The applicant shall provide bollards that fold down and lay flat at Emergency Vehicle Access locations per City of Roseville Standard Detail ST-38. (Engineering)

28. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

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

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

31. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, and 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)

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

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

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

35. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

36. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

37. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

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

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

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

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

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

40. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

41. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

42. 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)

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

44. 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)

45. 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)

46. 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

47. This project shall be annexed into the Fiddyment Farm CFD for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)

48. 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)

49. 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)

50. 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:

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

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

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

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

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

52. 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)

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

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

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

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

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

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

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

57. 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)

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

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

60. 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)

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

62. 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)

63. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a. Locate the metered service panel on the outside of the building.

    b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

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

OTHER CONDITIONS OF APPROVAL:

65. 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)

66. 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)

67. The garages shall be maintained as the required parking spaces for the tenants of the apartment complex. Incidental storage can be provided within the garages. However, storage shall not occur within the garages in such a fashion as to restrict a tenant’s ability to park within the garage (Planning)

68. All two-story buildings immediately adjacent to a public street are required to provide enhanced elevations. (Planning)

69. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

70. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

71. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

72. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from

the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

73. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

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

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

76. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

77. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

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

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

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

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

Attachments

1. Neighbor Letter
2. Letter Co-Signers

Exhibits

A. Site Plan and Details
B. Preliminary Civil Plans
C. Building Plans
D. Color Boards
E. Preliminary Landscape Plans
F. Photometric Plan

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

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA 95678
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear City of Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. We request that you exercise your discretion to deny the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the project's design and to resubmit the project for approval after the concerns have been addressed.

1. Background

The parcels at issue have a land use designation of high-density residential and a zoning designation of attached housing. The proposed project will consist of 189 rental units on two parcels. The two parcels are separated in the middle by Prairie Town Way, which is presently under construction. The project is bordered to the north by two parcels having a land use designation of commercial; the commercial parcels will be developed in the future. The project is otherwise bordered by the RG Phillips neighborhood park and low-density single-family homes to the south on Old Coach Drive and Angus Road, and low-density single-family homes to the east and west on Autumn Leaves Drive and Rustler Drive.

Attached hereto as Exhibit A is a collection of photos of the neighborhood where the project is proposed. As shown, the project will be surrounded by single-story and two-story homes. Indeed, many of the homes directly across from the project are single-story homes. There is no wall separating the low-density residential parcels from the project across the street. Also, the driveways of several homes are located on Autumn Leaves Drive and Rustler Drive, directly facing the project.

Van Daele Homes participated in two community meetings on February 9, 2021, and March 9, 2021. As explained further herein, the on-site parking compliance was inaccurately represented to the community at both the February and March meetings. Additionally, the correct second submittal plans were not uploaded to the City's projects of interest website until March 17, 2021, eight days *after* the last community meeting. The "interest list" also did not receive notice that the third submittal plans were uploaded

to the City's website.[1] The foregoing does not comport with the City's focus on promoting and fostering a culture of public participation.

Many community members have expressed concerns regarding the project. Those concerns were raised in the community meetings, individually with the Planning Department, and by the undersigned residents as a group with the Planning Department. The concerns raised by the community include but are not limited to: the incompatibility of the project with the existing neighborhood as to the architecture, including the three-story design, color schemes, and theme; possible non-compliance with the landscaping and screening requirements; increased traffic (in a community already experiencing significant through traffic from Crocker Ranch); parking concerns; safety concerns (for example, speeding is already a significant concern in our community); lack of adequate play areas within the project; the absence of a fence around the area as laid out originally in the West Roseville Specific Plan (Specific Plan); the impacts to driveways facing the project; whether the width of the roads are appropriate for the intended use; the need for adequate crime reduction measures; impacts to schools (especially when our community is being squeezed out of Barbara Chilton Middle School to make way for new development); impacts to the RG Phillips neighborhood park; and negative property value impacts.

The City's Planning Department was able to secure some changes to the project in response to the foregoing concerns. For example, the project now includes swings, a rope spinner, and a playhouse, which were added in the third submittal. We recognize and appreciate the Planning Department's assistance in that regard, but several concerns remain. Unfortunately, the addition of the foregoing resulted in the deletion of a bocce ball court, even though it appears there is still enough space to include it. Van Daele Homes has made *no attempt* to alleviate or address any of the concerns raised by the residents. It appears all the changes that have been made to the plans have been done at the Planning Department's request.

Because the Commission's purview is limited to determining whether to approve the design permit based on specific criteria, this letter focuses on the design permit criteria and the findings required under the City Municipal Code. We note, however, that our community is not abandoning the other concerns raised throughout this process. In that regard, several members of the community remain concerned about reduced property values and increased crime. Several members of the community have also requested that the City and Van Daele Homes consider rezoning of the property from high-density

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[1] Sean Morales individually notified Louinda Lacey that the third submittal plans were uploaded to the public website in response to her inquiry about status. The individuals on the interest list were never notified, however.

residential to medium-density or low-density residential in light of at least three parcels having been rezoned from non-residential to residential in the Specific Plan since 2004 (F-55, W-28, W-29), and for the project to be owner-occupied rather than tenant-occupied.

2. The Commission Is Making A Discretionary Decision

It is important to note the approval of a design review permit is a *discretionary* decision. (See *Breneric Associates v. City of Del Mar* (1998) 69 Cal.App.4th 166, 174.) One of the key questions in determining whether to approve or deny a design review permit is the compatibility of *this* project in *this* neighborhood -- the project must thus *not* be viewed in isolation. The location and nature of this project is unique in that it is being placed smack dab in the middle of an existing neighborhood, unlike other similar projects in the City. The characteristics of the existing neighborhood is therefore an important facet to the discretionary decision; indeed, the discretionary decision must take the existing neighborhood into account.

Denial of a design review permit on grounds the proposed design is aesthetically or otherwise objectionable "will be upheld as long as the denial substantially advances legitimate governmental interests and is supported by substantial evidence." (*Breneric Associates v. City of Del Mar*, *supra*, 69 Cal.App.4th at p. 176.) "The courts have repeatedly held that a determination of a project's aesthetic incompatibility with the neighborhood does not require expert testimony and that the opinions and objections of neighbors can provide substantial evidence to support rejection of a proposed development. [Citations.] The opinions of administrative board members, when based on personal observations of the neighborhood and the proposed development, can also provide evidentiary support for a determination of aesthetic incompatibility of a project." (*Id*. at pp. 176-177.) If a reasonable person could have reached the conclusion reached by the agency, a court will affirm the discretionary determination made by the agency. (*Id*. at p. 178.) We request that you consider the community's objections and opinions and exercise your discretion to deny this project as it is designed in the most recent submittal.

3. The Commission Must Make Several Findings

To grant a design review permit, the Commission must find: (1) "[t]he project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development; (2) "[t]he 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; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines

and the applicable specific plan and/or applicable design guidelines"; (3) "[t]he 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 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"; and (4) "[t]he 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." (City Municipal Code, § 19.78.060, subd. B.)

4. The Project Is Incompatible With The Neighborhood

A. Aesthetics

One of the purposes of the Community Design Guidelines is to ensure a visually cohesive community. In that regard, "[t]he City recognizes the significance of not only where differing land uses are placed, but how the development of those uses interfaces with respect to design." (Community Design Guidelines, Design Character, p. 2.) As the Specific Plan notes, "[l]ow density single-family residential is the predominant land use within the [Specific Plan], and a defining characteristic of the community." (Specific Plan, ch. 3, p. 3-3.)

Height: The three-story design does not "create and enhance a sense of community and neighborhood," nor does it "[c]onsider and respond to the relationship and context of adjacent projects." (Community Design Guidelines, Multi-family Residential Development, p. 47.) The height is not "harmonious with other development and buildings in the vicinity." (City Municipal Code, § 19.78.060, subd. B.3.) Indeed, we have attached hereto as Exhibit A photos of our community for purposes of orientation. The project will tower over the existing community and be a focal point at the dome above RG Phillips Park, where Old Coach Drive and Angus Road join. It will be a visual center of the neighborhood and must thus be harmonious with the neighborhood surrounding it.

Notably, reducing the proposed three-story design to a two-story design will not impact the density for the project, although it may reduce the number of bedrooms per unit if Van Daele Homes replaces the three-bedroom units with two-bedroom units to fit in the two-story buildings. Even if the modification reduced the density, however, the City has the express flexibility under the Specific Plan to adjust residential densities given subdivision and/or design review considerations. (Specific Plan, ch. 4, pp. 4-26 –

4-27.) The current density for this project is 17 dwelling units per acre.[2] The high-density residential zoning at issue here allows for a density range of 13 dwelling units per acre or higher. (Specific Plan, ch. 4, p. 4-15.) The Commission thus has the discretion to consider whether the density proposed for this project meets the current and existing needs and design considerations.

Color: The bright white paint proposed for some of the buildings does not "[c]onsider and respond to the relationship and context of adjacent projects." (Community Design Guidelines, Multi-family Residential Development, p. 47.) It also does not compliment the neighborhood's earthen colors and warm hues. (Specific Plan Design Guidelines, §12.1.3, p. 12-2; see Exhibit A.) The reflective white paint on large walls will make the apartment complex stand out from the surrounding community instead of "creat[ing] and enhanc[ing] a sense of community and neighborhood." (Community Design Guidelines, Multi-family Residential Development, p. 47.) The white color scheme is not "harmonious with other development and buildings in the vicinity" given the placement of the project as a focal point and the towering scope of the project in relation to the neighboring homes. (City Municipal Code, § 19.78.060, subd. B.3.) Attached hereto as Exhibit B is a photo of a project with white walls currently under construction on Roseville Parkway and Gibson Drive. The exhibit demonstrates our point when compared to our existing community in Exhibit A.

Theme: The farmhouse theme is incompatible with the design of the surrounding neighborhood. (See Exhibit A.) The theme does not "create and enhance a sense of community and neighborhood," nor does it "[c]onsider and respond to the relationship and context of adjacent projects." (Community Design Guidelines, Multi-family Residential Development, p. 47.) Van Daele Homes simply reused a design from its Lathrop community without considering the characteristics of the existing neighborhood and the community within which the project would be built.[3] The current design does not match the surrounding residential homes, which incorporate a mix of varied architectural themes to give the neighborhood an enhanced and custom appearance.

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[2] City's projects of interest webpage. (https://www.roseville.ca.us/government/departments/development_services/planning/projects_of_interest.)

[3] https://www.vandaele.com/wp-content/uploads/2020/07/Hideaway-Brochure-3-10-21.pdf

B. Parking and Traffic

Two of the community's main concerns regarding the project are the anticipated parking and traffic impacts. During the March community meeting regarding this project (the last community meeting), the community was told the developer's proposed onsite parking was equal to 133% of that required by the City and the project provided a surplus of 101 onsite parking spaces. This was false. After a community member inquired as to the calculation of the number of required parking spaces, the City corrected the representation via email to the interest list members, explaining the project only provides a surplus of 7 onsite parking spaces. (See Exhibit C.) That means the project provides only 26 guest parking spaces for 189 units. This coupled with the fact that the project provides limited space for storage raises concerns that the garages will ultimately be used for storage instead of parking.

The problem is that these are *not* traditional multi-family residences. The project will have no one-bedroom dwelling units. It will have 48 two-bedroom dwelling units, 96 three-bedroom dwelling units (with three or more baths each), and 45 four-bedroom dwelling units (with three baths each). Notably, as well, the Plan 4 three-bedroom units also include a den and a loft. (Third Submittal, p. 25.) Thus, *the overwhelming majority* of the dwelling units will have *three or more bedrooms and three or more bathrooms*.[4] This project caters to large families and consolidated households, functionally intended to act as single-family homes within a multi-family design.[5] Generally, single-family residences are required to install a minimum driveway depth of 20 feet for each residence to accommodate additional parking due to the number of people anticipated to live in those homes. (Specific Plan, ch. 4, pp. 4-9 - 4-12.) Yet, Van Daele Homes is not required to do so here because the project is designated as multi-family residential.

We request that the Commission not focus on the project's land use designation but its actual design and intended function. Given the project is intended to cater to large families and consolidated households, the number of vehicles per household and the number of tenants per household will be much greater than that of other apartment

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[4] The reasonable occupancy limit in California is two people per bedroom plus one additional occupant. (https://cal-rha.org/rental-property-owner-and-managers-guide-to-californias-new-laws-for-2017.)

[5] Compare Harvest, an apartment complex on Blue Oaks Boulevard, which has multiple one-bedroom and two-bedroom plans and only one three-bedroom plan with two bathrooms. (https://www.liveatharvest.com/floorplans.aspx.) The on-street parking derived from that apartment complex is shown in Exhibit D. This project would result in greater impacts than those shown at Harvest given the additional number of bedrooms proposed per unit.

complexes. The disparity of this project must be considered, especially due to the location of the apartment complex in the middle of an existing neighborhood. To reiterate, this project needs more onsite parking. Exhibit D contains photos taken of parking conditions on streets around other apartment complexes in the City. Exhibit E contains photos taken during a real-world simulation of what parking would look like on Autumn Leaves Drive if people parked on both sides of the street. Parking will undoubtedly be an issue.

We further note that, in the first community meeting, Van Daele Homes asserted this project is similar to the single-family design it had used in Lathrop.[6] Notably, that community consisted of only two-story units and, for the 120 units (each with its own 2-car garage), Van Daele Homes provided an *additional 68 parking spaces* within the project's interior.[7] Thus, to the extent Van Daele Homes touts its Lathrop community as an example of the proposed project, it does not comport.

Parking will be an issue in another manner as well. The proposed parking lots with emergency vehicle access on Autumn Leaves Drive and Rustler Drive (as newly proposed on the third submittal) create substantial concerns as to light and noise pollution for the homes across the street inasmuch as landscape screening is unavailable. In that regard, Mike Teske, in an email to the Planning Department on April 26, 2021, proposed the installation of an architectural gate at these locations to reduce the visual, light, and noise impacts resulting from these parking areas.

As to traffic concerns, as the City is aware, our community has already repeatedly expressed frustration regarding the level of traffic and speeding observed on our community's streets. The cut-through traffic from Crocker Ranch was apparently unanticipated in the traffic models. The addition of these 189 units will only exacerbate the traffic concerns. In correspondence from Jana Cervantes on April 21, 2021, the City said it will perform four traffic and traffic safety studies in our neighborhood, but such studies are only anticipated to be completed in five to six months. The studies are necessary to inform the City as to further potential unanticipated traffic impacts from this project in light of real-world, existing circumstances.

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6 https://www.vandaele.com/northern_california/community/hideaway-river-islands/

7 https://www.vandaele.com/wp-content/uploads/2020/07/Hideaway-Brochure-3-10-21.pdf; https://www.vandaele.com/site-plan/?post=6063.

C. Safety Concerns

This project will be located across from a neighborhood park. Nothing in the plans show that there are crosswalks or stop signs provided around the park. There are further no bike lanes on Old Coach Drive or Angus Road. In the absence of crosswalks or other safety mechanisms, the project fails to "provide pedestrian, bicycle and vehicle linkages to adjacent developments and uses." (Community Design Guidelines, Multi-family Residential Development, MF-7, p. 50.) It further fails to provide bicycle circulation and pedestrian walks "which results in a safe, efficient, and harmonious development."[8] (City Municipal Code, § 19.78.060, subd. B.2.) It should also be noted that, by placing front door access for several units on Old Coach Drive and Angus Road, the project encourages project residents to park on those streets directly above the park. This will reduce visibility of oncoming traffic for those seeking to cross the street from the project to get to the park or, in the future, for community members to get to the commercial parcels.

As the City is aware, our community has already raised significant concerns regarding speeding through our neighborhood. Indeed, one community member said a dog was hit by a car while walking on its leash. The addition of 189 units, an additional 500 plus people (assuming 2.68 people per household, as presumed by the City), and at least 378 vehicles (when assuming only 2 cars per unit) will certainly exacerbate the safety concerns around the park. The absence of any proposed safeguards to ensure safety in crossing the streets is simply unacceptable, especially when the City promotes active lifestyles and the use of green space and parks.

D. Controlled Access

The Community Design Guidelines provide that a "[p]roject should provide fencing as appropriate between adjacent land uses." (Community Design Guidelines,

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[8] Note, the use of the word "and" between "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," as shown by the italics, indicates a conjunctive function such that both of the requirements on either side of the "and" must be true in order to meet the Municipal Code requirement. (See *Fuimaono v. Samoan Congregational Etc. Church of Oceanside* (1977) 66 Cal.App.3d 80, 84; *McComb v. Superior Court* (1977) 68 Cal.App.3d 89, 96-97.)

Multi-family Residential Development, MF-9, p. 50.)[9] All around the City, there are separations between single-family homes and multi-family residences. Either the multi-family complexes have fences around them, or the adjacent single-family homes are separated from the multi-family complexes via fences or large collector roadways (even when located across the street). Photos from projects all around the City are attached hereto as Exhibit F.

We believe a fence (or something similar) with controlled access to the project is important for a few reasons. First, it will reduce crime by limiting access to the project and ensuring that only residents and their guests enter the property. Second, it will reduce light and noise pollution to the adjoining properties and the park, especially given that parking lots are located adjacent to Autumn Leaves Drive and Rustler Drive, across from homes, and trash enclosures are located across from the park. Third, it will promote the use of garages for parking.

5. Conclusion

As demonstrated herein, the project is incompatible with the existing neighborhood. As such, we contend the evidence does not support a finding that the project site design provides for vehicle parking, vehicle, pedestrian, and bicycle circulation, or access "which results in a safe, efficient, and harmonious development" or a finding that the building design "is harmonious with other development and buildings in the vicinity." (City Municipal Code, § 19.78.060, subds. B.2 & B.3.) For these reasons, we request that the Commission deny the design review permit for this proposed project as presently designed, subject to resubmittal following further discussions and negotiations with the impacted community.

Sincerely,

Christopher Monroe and Louinda Lacey
1121 Old Coach Drive
916-342-0417

Mike Teske and Jillian Teske
2348 Angus Road
916-768-2293

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[9] Notably, this guideline does not use the term "abutting." (Cf. Community Design Guidelines, Commercial Development, CC-12, p. 14 [using the word "abut"].)

Trevor McPeak
3016 Oak Trail Way
916-549-2284

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

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5. Conclusion

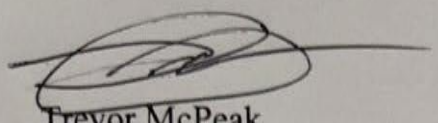
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EXHIBIT A

Overview of the Project:

Overhead photos of the area where the project is planned. The RG Phillips neighborhood park is across the street with single-family homes surrounding the project. The project is comprised of the brown parcels.



East Of The Project:

Views of the existing neighborhood and community to the east of the project. Three driveways are directly across the street from the proposed project. The majority of the homes across from the project are single-story.




LUND

West Of The Project:

A view of the existing neighborhood and community to the west of the project. Three driveways are directly across the street from the proposed project.





EXHIBIT B

White Three-Story Project Under Construction On Roseville Parkway And Gibson Drive



EXHIBIT C

Gmail [redacted]

F-25/F-26 Project Parking Correction

1 message

Morales, Sean <SMorales@roseville.ca.us> Tue, Mar 16, 2021 at 10:05 AM
Cc: "Alvord, Scott" <SAlvord@roseville.ca.us>, Tim Fisher <TFisher@vandaele.com>, "Bitter, Greg" <GBitter@roseville.ca.us>, "Ogden, Derek" <DOgden@roseville.ca.us>

Hello All,

You are receiving this message because you have requested notice of updates about this project and I have a correction to make on how the project has been characterized. Due to incorrect information on the initial submittal, which affected staff's review, the parking surplus was stated as 101 extra spaces. The number of units (189) and number of spaces provided on-site (404) remain the same. However, the correct amount of parking required by City code is 397 spaces amounting to a surplus of 7 spaces on-site. The total amount of parking provided continues to exceed City requirements. The project website has been updated to reflect these numbers. I am available to discuss further by phone or email.

Thank you,

Sean Morales
Assistant Planner
Development Services Dept.

o: (916) 774-5282
f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

EXHIBIT D

Photos of On-Street Parking Around Apartment Complexes

1. Harvest

Parking on both sides of the street. The parking on the right side is all the way down to the no parking sign at the intersection.



Parking on both sides of the street on the other side of the apartment complex.



2. Quail Ridge Apartments and Sonterra Apartments

Parking on both sides of Sawtell Rd all the way down to Washington Blvd.



Parking on both sides of Vallejo Ave



3. Campus Oaks Apartments

Parking on both sides of the only street on which parking is allowed.



4. Adora Luxury Townhomes

Parking on both sides of the only street on which parking is permitted.




Justice Brothers

EXHIBIT E

Real World Simulation Of Parking On Autumn Leaves Drive










ANGUS

EXHIBIT F

Separation Of Apartment Complexes From Homes

1. Harvest

The homes across from Harvest are separated by walls around the single-family residences.




ORCHARD VIEW
STOP



2. The Bridges Apartment Homes

The apartment complex has fencing around the perimeter and controlled access. No parking is allowed on the streets next to this apartment complex. Single-family homes are across from and adjacent to this complex.







3. Adora Luxury Townhomes

Aerial photo



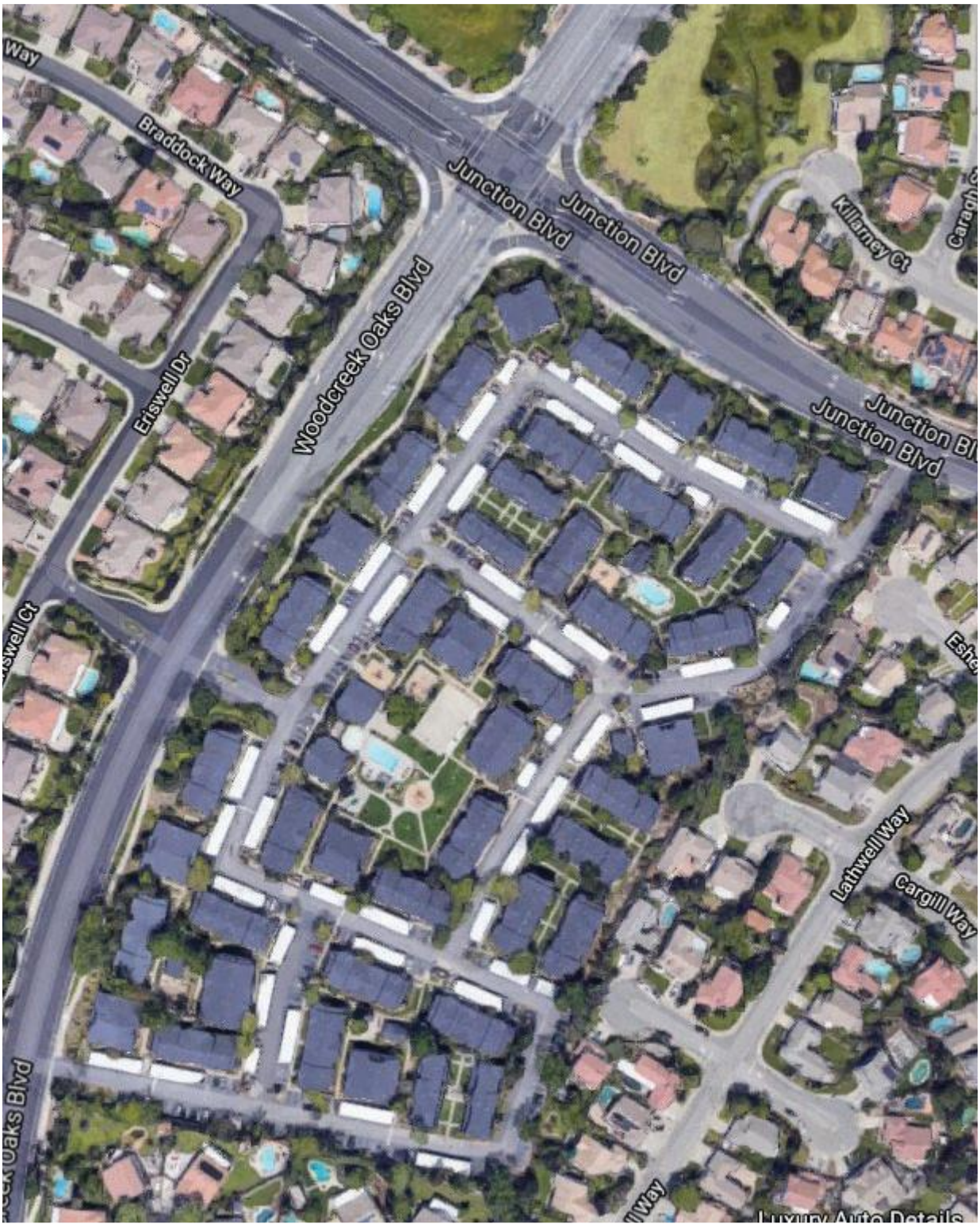
Fencing and controlled access around the apartment complex. Single-family homes across from and adjacent to the project.




JUNCTION
STOP
ADORA
Adora

4. Heritage Park Apartments

Aerial photo



Fencing and controlled access around the apartment complex. No street parking. Single-family homes across the street and adjacent to the complex.






RITAGE PARK
APARTMENTS

5. Siena Apartments

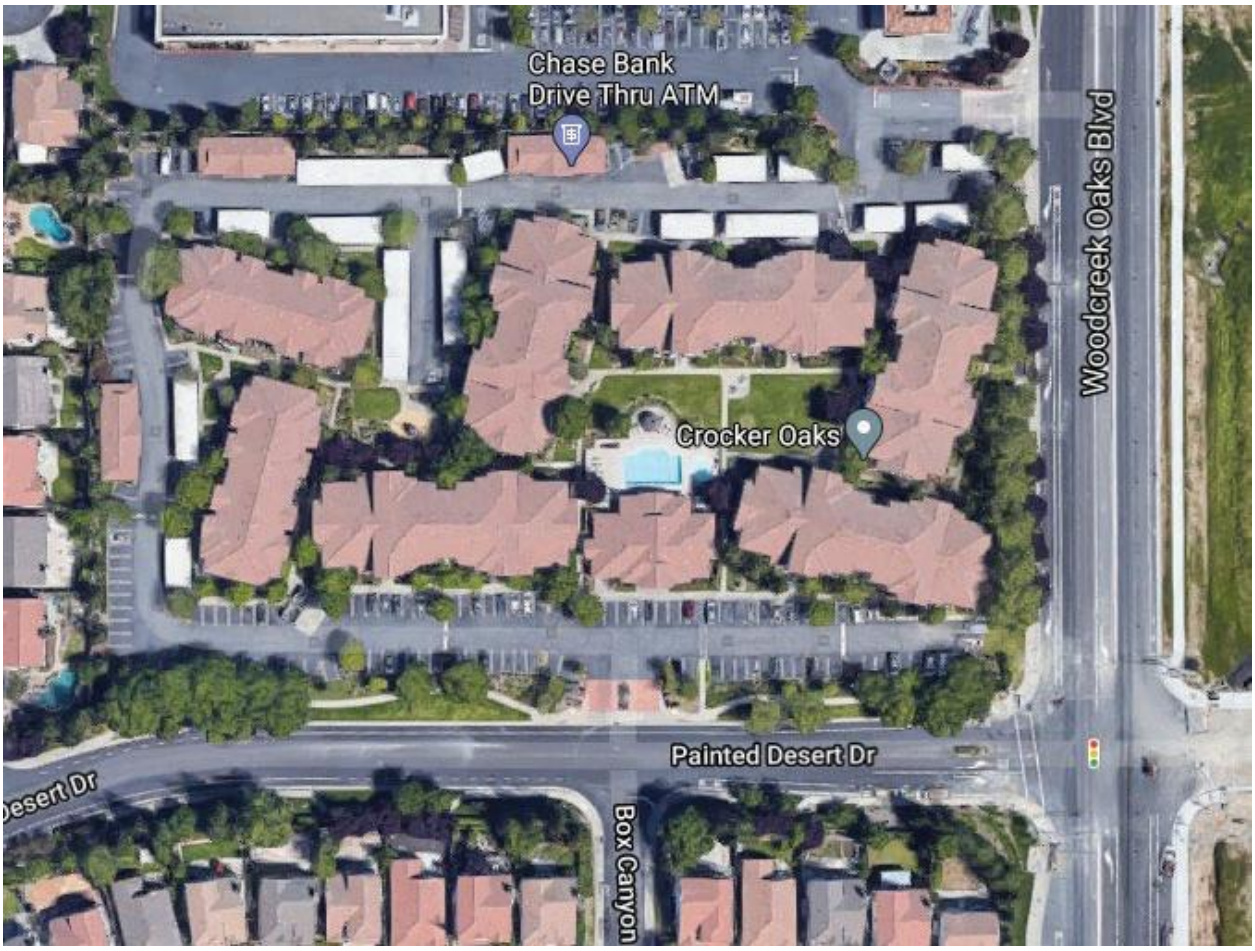
Single-family homes across the street are surrounded by a wall.





6. Aerial Shots Of Other Apartment Complexes Showing Separation From Surrounding Single-Family Homes And Other Land Uses

Crocker Oaks Apartments



Autumn Oaks Apartments



Allegria at Roseville Apartments



DocuSign Envelope ID: CF947D0C-7C29-472C-BAC7-DE09E93FC1FB

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

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Aesthetics – height

Aesthetics – color

x Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: CF947D0C-7C29-472C-BAC7-DE09E93FC1FB

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Karin marton

Address: 2001 Cumberland loop Roseville

Phone: 9162211203

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
620A106EB8DD498...

DocuSign Envelope ID: 8D53F9B9-2C79-4527-B8A1-C30F752191B2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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DocuSign Envelope ID: 8D53F9B9-2C79-4527-B8A1-C30F752191B2

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:

Concerned about access and cut throughs. I have seen at least 3 kids get very close to being hit. I have seen a dog get hit that was on a leash. The numerous cars parked on the street will increase safety concerns because of limited vision because of parking on the street. 2 cars or more a unit will be a problem.

Name: Kevin Anderson

Address: 2380 Angus Road

Phone: 312.523.7062

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
kd

DocuSigned by:
KEVIN ANDERSON
B74B2CB1174D4D1...

DocuSign Envelope ID: F7CCC60C-C03B-40C2-8938-2EA457F367CE

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- Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

  Many more cars on the street leads to increase in car break-ins and other petty crimes

DocuSign Envelope ID: F7CCC60C-C03B-40C2-8938-2EA457F367CE

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
Why wasn't a larger park built if this project was being considered

x School impacts:

Other:

Name: Jesse Brott

Address: 308 Lasso Ct.
Roseville, CA 95747

Phone: 509-724-8927

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS JB

DocuSigned by: Jesse Brott 8362BD32C3B2443...

DocuSign Envelope ID: 4E2F0F76-35EC-48A0-A603-319EABD1877A

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Aesthetics – color

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Safety Concerns

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Crime:

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x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Casey Bor

Address: 1129 Old Coach Dr, Roseville CA 95747

Phone: 7142636967

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
CB

DocuSigned by:
CASEY BOR
90CD62869ADC40C...

DocuSign Envelope ID: AD86BF8C-8FED-418E-9E65-494B491AA654

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: AD86BF8C-8FED-418E-9E65-494B491AA654

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:
Speeding on our residential streets.

Name: Ashley Bor

Address: 1129 Old Coach Drive
Roseville, CA 95747

Phone: 714-618-0091

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
AB

DocuSigned by:
Ashley Bor
33589643E29C4F9...

DocuSign Envelope ID: 712DC34D-307D-4A51-9B6D-CE2358E089C5

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- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

This is a residential suburb made up of single family homes. Mixed use development is better suited near mass transit where they have access. This is going to negatively impact the great home community we live in.

DocuSign Envelope ID: 712DC34D-307D-4A51-9B6D-CE2358E089C5

x That this is an apartment complex rather than owned residences:

Too many apartments in too little space is not suitable for this neighborhood.

x Decreased property value of the single-family residential homes in the neighborhood:

This will be an eyesore and will affect the current and resale value of single family homes in the neighborhood. Nobody would choose to move in to a high rise apartment complex so close.

x Park impact:

The park was not designed with this large number of apartments in mind. This will impact social gatherings, trails, affect the amount of litter and trash and parking surrounding the park.

x School impacts:

Schools are already getting crowded and the residential streets are just going to get clogged with cars for drop off and pickup.

Other:

Name: Satnam Bains

Address: 2318 Angus Rd, Roseville, CA, 95747

Phone: 4083658997

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 5078F66F-BE88-4B8C-A946-C026D9A186F1

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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

We are already experiencing increased crime from the general growth out here, but this housing project concerns me so much more that this will get much worse.

DocuSign Envelope ID: 5078F66F-BE88-4B8C-A946-C026D9A186F1

x That this is an apartment complex rather than owned residences:
Owned residences bring a better respect level to the new neighborhood and surrounding homes.

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
Our parks are already busy, and that fact that this new project doesn't have much in the way of parks within it's set-up...this will drive the people to the closest parks...which aren't meant for that much traffic.

x School impacts:

Other:

Name: Audra Neal

Address: 3049 Oak Trail Way
Roseville, CA 95747

Phone: 916-719-2640

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS AN

DocuSigned by: Audra Neal DD4BFC41EB024B3...

DocuSign Envelope ID: A48351F9-1E5D-464B-94DE-332311E46A73

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- x Crime:

DocuSign Envelope ID: A48351F9-1E5D-464B-94DE-332311E46A73

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Mike Neal

Address: 3049 Oak Trail Way
Roseville, CA 95747

Phone: 916.425.6151

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS MN

DocuSigned by: Mike Neal 8C8021E65D0347C...

DocuSign Envelope ID: C28AE086-2049-48C2-B62A-2F63B8BB2380

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- Aesthetics - theme
- x Parking and Traffic
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- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  increase in crime with apartments rather than single family homes

DocuSign Envelope ID: C28AE086-2049-48C2-B62A-2F63B8BB2380

That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

With apartments in neighborhood it is likely my home value will decrease as opposed to having no apartments.

x Park impact:

x School impacts:

Over populated schools, and school ratings will likely go down.

Other:

Name: Kayla Gutierrez

Address: 333 Lasso Court Roseville CA 95747

Phone: 4087994560

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS KG

DocuSigned by: KG 1F2B45839ED3429...

DocuSign Envelope ID: F6639E23-2BB9-4BC9-BDA2-4EAA7379424B

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DocuSign Envelope ID: F6639E23-2BB9-4BC9-BDA2-4EAA7379424B

x That this is an apartment complex rather than owned residences:

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x Park impact:

School impacts:

x Other:

I moved to this neighborhood because I wanted open spaces not only for myself and family but for wildlife habitats for wild birds and critters like rabbits that are being impacted by the building of more and more homes. We need to say "Enough".

Name: Shirley Ambelang

Address: 332 lasso court

Phone: 408-499-0330

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS SA

DocuSigned by: Shirley Ambelang DD4576A8A481452...

DocuSign Envelope ID: 16997269-358C-4BED-AC6B-5FDEC8C2592C

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DocuSign Envelope ID: 16997269-358C-4BED-AC6B-5FDEC8C2592C

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Candace Kuhl

Address: 101 Cactus Ct. Roseville

Phone: 916-719-9473

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: E84B36EC-94CB-4314-AA4D-17BAB281EF6C

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- x Controlled Access
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Crime:

DocuSign Envelope ID: E84B36EC-94CB-4314-AA4D-17BAB281EF6C

That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Julie Hunt

Address: 5161 Chico Drive

Phone: 8083581713

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS JH

DocuSigned by: Julie Hunt 58373D7F08CF41E...

DocuSign Envelope ID: A5958B34-88F9-455B-B93F-EF9754EBE660

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I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Low income housing, and apartments in general, add extra residents and increase the potential for crime. This is a safe and quiet neighborhood, adding more units of this nature will deteriorate the community.

DocuSign Envelope ID: A5958B34-88F9-455B-B93F-EF9754EBE660

x That this is an apartment complex rather than owned residences:

It is well documented that home owners take more pride in their home and neighborhood. Transient residents are less likely to take pride of their community.

x Decreased property value of the single-family residential homes in the neighborhood:

Our property and area will no longer be a sought after area with an apartment building in the center. New potential homeowners will not be willing to pay market price with the high density low income housing.

x Park impact:

The existing play structure is already small in scope, adding 200 more units will make the structure hard to use. Also increase traffic and crime on the trails surrounding the park.

School impacts:

x Other:

requirement of low income housing due to the size of the project will bring down the value of the surrounding homes, and increase crime in the area. Suggest to split the project into 2 separate projects, each below 100 units to not qualify for low income housing.

Name: Kim Cruise

Address: 1016 Broken Spoke Lane, Roseville 95747

Phone: 916-878-1027

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
7254B8307280453...

DocuSign Envelope ID: F37F8CBB-73C7-49F8-937F-D5841715F4C7

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

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- x Crime:

DocuSign Envelope ID: F37F8CBB-73C7-49F8-937F-D5841715F4C7

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:

Name: Josh jones

Address: 1009 old coach drive
Roseville ca 95747

Phone: 916-532-9775

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: DA290BF9-AD13-4412-B28B-436F61517EE6

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  More people, more crime in rentals

DocuSign Envelope ID: DA290BF9-AD13-4412-B28B-436F61517EE6

x That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
We will be heavily impacted!

x School impacts:

Other:

Name: Heather Frederick

Address: 1017 Broken Spoke Ln Roseville CA 95747

Phone: 916-508-2448

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: E23874A4-0D59-46D2-B350-959EACCA2F2C

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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DocuSign Envelope ID: E23874A4-0D59-46D2-B350-959EACCA2F2C

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Junius And Elainne Rule

Address: 1141 Vista Verde Dr Roseville, Ca 95747

Phone: 310-977-0396

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS ER

DocuSigned by:
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DocuSign Envelope ID: BCB9845C-F54B-484E-9148-A5A511B34700

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Parking and Traffic

- x Safety Concerns
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Crime:

DocuSign Envelope ID: BCB9845C-F54B-484E-9148-A5A511B34700

That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Eric Banks

Address: 5025 Chico Dr.
Roseville, CA 95747

Phone: 719-268-0858

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
EB

DocuSigned by:
Eric Banks
AB82F88B8284441...

DocuSign Envelope ID: 5AF006F9-132C-4AB3-B311-443C0C0C75D3

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Safety Concerns
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- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

A liquor store is planned at the corner of angus and Fiddyment road. This liquor store is close to thunder valley casino. It is also within walking distance of the planned apartment and retail site. My street is a direct walking path from the apartments to this future store. The traffic on my street will increase dramatically. Which brings crime to my neighborhood.

DocuSign Envelope ID: 5AF006F9-132C-4AB3-B311-443C0C0C75D3

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

The amount of traffic on my through street that a 189 unit property is going to bring will significantly reduce my home value. My street will be the direct access point to all the apartments that will utilize the gas station and convenience stores that are planned for angus and Fiddyment road.

Park impact:

Just getting to the park for my children will be impacted due to the substantial increase in traffic this will bring to the neighborhood

x School impacts:

Adding possible hundreds of elementary school age kids to Fiddyment farm elementary will severely increase the class size and impact kids education.

Other:

Parking on both sides of casa Sedona dr will severely impact the value of my house. It is also less safe for my children to go to the park closest to my house. More traffic equals crime and safety issues.

Name: James Niccolson

Address: 2024 Cattledrive way

Phone: 9168445268

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 6DAC5E10-1107-478B-AA46-D83312397FC2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

as a path already on the way to and from the casino we see so much crime here already - now your are going to bring this many more people in who have zero regard for the neighborhood. Do a study to see what the crime already is in this neighborhood.

DocuSign Envelope ID: 6DAC5E10-1107-478B-AA46-D83312397FC2

x That this is an apartment complex rather than owned residences:

having non-owners who don't care about their surroundings as much as an owner is bad from property values and they way they care for things. Please consider these to be townhomes for purchase and respect your residents who have already put down roots in Roseville.

x Decreased property value of the single-family residential homes in the neighborhood:

Same reason as above. lack of care - poor management company

x Park impact:

The city did very poor planning if they anticipated this many more people living there. 4 swings. if you already go there at 5pm at night the play structure is way to busy and unsafe for more kids - not to mention with social distancing in place. The city has not take any of that into consideration.

School impacts:

x Other:

traffic and speed are already a joke in this neighborhood because people use it to cut through between crocker ranch and fiddyment outter areas.

Name: Will & Jessa Nicoletti

Address: 2396-A Angus Rd
Roseville, CA 95747

Phone: 707-849-5444

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 8621DA96-F605-4604-BEF0-39521BD3627B

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 8621DA96-F605-4604-BEF0-39521BD3627B

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Lacy Yarrow

Address: 4048 Chuckwagon Way
Roseville, CA 95747

Phone: 9168343388

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Lacy Yarrow
31215566A6B043B...

DocuSign Envelope ID: A523329A-AF74-4D97-92D0-CE81DEB252E7

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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DocuSign Envelope ID: A523329A-AF74-4D97-92D0-CE81DEB252E7

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Marie Aubin-Vanacore

Address: 2016 Hacienda Drive
Roseville CA 95747

Phone: 916-698-1409

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Marie Aubin-Vanacore
99BEEEADF0074AA...

DocuSign Envelope ID: 876D787B-03C9-4F7C-AAFA-8428AA776773

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Crime:

DocuSign Envelope ID: 876D787B-03C9-4F7C-AAFA-8428AA776773

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Andrea Musich

Address: 4033 Falmouth way

Phone: 407-500-8081

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS AM

DocuSigned by: Andrea Musich BDEBFC6B33F84DA...

DocuSign Envelope ID: 31012186-C8D4-4F24-B53A-DD34EFCC0E37

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

A natural byproduct of tenant occupied units which are often shared by multiple family units on a relatively short term basis.

DocuSign Envelope ID: 31012186-C8D4-4F24-B53A-DD34EFCC0E37

x That this is an apartment complex rather than owned residences:

Not compatible with those who own property in the neighborhood who share a long term vested interest in the community

x Decreased property value of the single-family residential homes in the neighborhood:

Largely because the units are located within the the JMC and Lennar community

x Park impact:

The park is already sub-par compared to other neighborhood parks in the area and cannot handle the overflow from the Bungalows

x School impacts:

x Other:

The current single family homes total 304 in number. Assume that this involves 608 to 760 cars. The bungalows will increase that by at least 62% (see number or bedrooms) or 378 to 471 cars. It is not realistic to assume that most will exit directly onto Fiddyment.

Name: Mark R Smith And Stephanie L Smith

Address: 5049 Prairie Grass Way
Roseville, CA 95747

Phone: 916-256-4417 (home) and 303-916-7247 (cell)

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS MS

DocuSigned by: Mark Smith 3B0990683971423...

DocuSign Envelope ID: 90A70321-3548-46BF-B585-0C7799CD23D3

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Crime will certainly rise within the area, view Roseville PD calls for service around current rental locations.

DocuSign Envelope ID: 90A70321-3548-46BF-B585-0C7799CD23D3

That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

It will certainly have a negative effect on current home owners value of their property, which you are knowingly creating to happen.

x Park impact:

The current park will be unusable to the current tax paying home owners children due to increased numbers using the park.

School impacts:

x Other:

Parking will have a severe negative impact on current homeowners as overflow parking will be used directly in front of properties.

Name: James Snyder

Address: 2388 Angus Road Roseville, CA. 95747

Phone: 9163000468

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS JS

DocuSigned by: James Snyder E174CB1B731B475...

DocuSign Envelope ID: CDFA9E19-733D-4912-9EE6-F4BBAAC262FB

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  Crime is always a concern in non owned residences.

DocuSign Envelope ID: CDFA9E19-733D-4912-9EE6-F4BBAAC262FB

x That this is an apartment complex rather than owned residences:
Please build owned residences.

x Decreased property value of the single-family residential homes in the neighborhood:
This is a big one, bought two years ago and had no idea this could happen.

x Park impact:
The park will be overrun with users , lowering the experience for all. Play equipment is not sufficient for park users.

x School impacts:
Non owned residences, lowers the quality of the schools.

Other:

Name: Garry Hollinger

Address: 2065 Cattledrive Way

Phone: 916-205-7463

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS GH

DocuSigned by: Garry Hollinger D363B01636F6466...

DocuSign Envelope ID: 3BD57400-93A5-4889-BFFD-F4FD47245C5F

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Veronica De Los Santos

Address: 3008 Goodnight Trail Dr., Roseville CA 95747

Phone: 408-334-0978

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS VDLS

DocuSigned by: Veronica De los Santos 53AE8502BDC04A0...

DocuSign Envelope ID: 5F02AB9A-8068-49FF-9E58-A704CD636BFC

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 5F02AB9A-8068-49FF-9E58-A704CD636BFC

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Martie De Los Santos

Address: 3008 Goodnight Trail Dr.
Roseville CA 95747

Phone: (408) 410-9075

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 44270088-D621-4015-828D-FAA6ECA8D3E4

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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DocuSign Envelope ID: 44270088-D621-4015-828D-FAA6ECA8D3E4

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Kevin Wheeler

Address: 5017 Prairie Grass Way
Roseville Ca 95747

Phone: 5107543777

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 57F23238-5C53-4B68-8D35-50E1D63CE644

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- Aesthetics - theme
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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 57F23238-5C53-4B68-8D35-50E1D63CE644

That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Woranga Karzai

Address: 2616 pipestone loop

Phone: 9256281882

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Woranga Karzai
CFE0E30D8A3841D...

DocuSign Envelope ID: 75B0B9DC-CF0A-4F39-A10E-02EA55FB2B0A

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
- x Parking and Traffic
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- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 75B0B9DC-CF0A-4F39-A10E-02EA55FB2B0A

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Eugene & Vicki Green

Address: 2352 Provincetown Way

Phone: 209 474-3911

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 71D9E6C9-9FD2-4F90-B793-33642AE32CCC

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:
Will they have security patrol? Or will they do background check or/and how many low income residents will live here?

DocuSign Envelope ID: 71D9E6C9-9FD2-4F90-B793-33642AE32CCC

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Karthik E.

Address: Prairie Grass Way

Phone: 510-825-7543

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
kE

DocuSigned by:
karthik Ekambaram
4DE7185152C649D...

DocuSign Envelope ID: 54B3ED7B-F276-4B49-BEEA-1CD0FCD7251D

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

In the past I've lived by apartment complexes. Never had anything positive to say about them. I sincerely hope this project is rethought to compliment the existing homes without turning it into a less than desirable area, causing a decrease in value for all here now.

DocuSign Envelope ID: 54B3ED7B-F276-4B49-BEEA-1CD0FCD7251D

x That this is an apartment complex rather than owned residences:

This type of structure would be more accepted if the people living there actually had some skin in the game and were owners instead to mere tenants.

x Decreased property value of the single-family residential homes in the neighborhood:

Make this structure complimentary to the existing development. Not everything is about how much money you can make. It's more about your companies integrity.

x Park impact:

Apartments and parks inevitably turn into drug infested hangouts. Prove all of us wrong. Low income housing bring out the lowlifes. Do what you know is right.

x School impacts:

Try to keep the young people in the existing neighborhoods safe.

x Other:

I think, if the developer wants to build a lower income property, he should also be required to live there on a permanent basis for a minimum 5 years. You shouldn't be able to shoving it down our throats without eating some of it yourself.

Name: Daniel A. Husbands

Address: 1237 Vista Verde Drive
Roseville, CA 95747

Phone: 916 309-9566

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS DH

DocuSigned by: Daniel Husbands 3DA25C855132442...

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City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- Aesthetics – color
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- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: C0DE73EB-EB4A-4723-B300-34D404D35E77

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Jeffrey Locke

Address: 5080 prairie grass way

Phone: 9167400103

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

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DocuSign Envelope ID: 70B19130-267E-410A-A54F-4020858FB72B

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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DocuSign Envelope ID: 70B19130-267E-410A-A54F-4020858FB72B

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Barbara Edd

Address: 1816 Avenida Martina
Roseville, CA 95747

Phone: 916-539-1766

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
BE

DocuSigned by:
Barbara Edd
79EAECAE8D5B41F...

DocuSign Envelope ID: 27BCE04C-B621-48C7-8449-35E54EBB80A5

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 27BCE04C-B621-48C7-8449-35E54EBB80A5

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Dawn Lutter

Address: 4008 Haystack Way Roseville CA 95747

Phone: 2522596273

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS DL

DocuSigned by: Dawn Lutter 2623AC6D8AB4434...

DocuSign Envelope ID: 2958E75B-E2F8-4966-B2E1-8DD657519421

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 2958E75B-E2F8-4966-B2E1-8DD657519421

x That this is an apartment complex rather than owned residences:
There are already too many apartment complexes in my area.

Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
Street parking and traffic because thus proposed plan is not able to guarantee no street parking

School impacts:

Other:

Name: Katie Lewis

Address: 1244 Vista Verde Dr Roseville CA 95747

Phone: 916-501-4720

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

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City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 9677D4E3-8BC8-4AA5-84ED-D5969B08CD1F

That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:

As an original owner of a JMC home the plans submitted do not conform to project specifications disclosed to us by the sellers agent during the purchase process. This I believe may result in legal actions that could be costly to the City of Roseville and JMC Homes.

Name: Matthew and Debra Kowalski

Address: 3033 Oak Trail Way
Roseville , CA 95747

Phone: 831-578-7343

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS DK

DocuSigned by: Debra Kowalski 70A8DDE006E64DD...

DocuSign Envelope ID: EB78518E-F76A-4948-92ED-9504347901D0

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  Too many people for the area and will impact very close housing

DocuSign Envelope ID: EB78518E-F76A-4948-92ED-9504347901D0

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Nick Moreno

Address: 4040 Chuckwagon Way Roseville, Ca

Phone: 916-758-7610

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

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City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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DocuSign Envelope ID: 175C2644-65B9-448B-9253-6D6A9B1FB2B2

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Dennie Moreno

Address: 4040 Chuckwagon Way, Roseville CA 95747

Phone: 916-434-8004

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS DM

DocuSigned by: Dennie Moreno 51367BFB7D854E7...

DocuSign Envelope ID: E11DD669-00C3-4524-AC56-694F18A90696

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: E11DD669-00C3-4524-AC56-694F18A90696

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

x Other:

This is of significant detriment to the existing neighborhoods and is a poorly placed high density, rental complex. The overall look of the community will stick out like a sore thumb; traffic will increase; parking will fill the streets; and home values WILL be negatively impacted.

Name: Jennifer Commer

Address: 1025 old coach drive Roseville, CA 95747

Phone: 925-895-8040

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Jennifer Commer
797D86FADB6F4F3...

DocuSign Envelope ID: 93FEEA69-8FAD-4F30-9C6D-9FA23C85F966

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I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- Aesthetics – color
- Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

Condensed areas of easily accessible parking will encourage more break-ins

DocuSign Envelope ID: 93FEEA69-8FAD-4F30-9C6D-9FA23C85F966

x That this is an apartment complex rather than owned residences:

I am concerned that there is less consideration for the impact of our community when residents lease rather than own.

x Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

x School impacts:

Other:

Living on Old Coach Dr we already have significant issues with cars speeding and using our street as a short cut to access Fiddyment Rd which is likely to be exacerbated by people parking on Rustler if there is inadequate parking (as is currently the case).

Name: Erin and Richard Bartucco

Address: 1057 Old Coach Dr

Phone: 9168479648

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS EB

DocuSigned by: Erin Bartucco 2E17FBC48580435...

DocuSign Envelope ID: 4662601C-58A1-4C7E-A369-B05DF0E48079

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

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x Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

As a retired Law Enforcement officer, in my experience, any time populations increase in a small area, crime usually goes up. To inject this many residents into a small area is asking for an increase in crime and victims. I think that re-thinking this project as a owner occupied as apposed to rentals, and reducing the height of the project would help reduce the crime impact.

DocuSign Envelope ID: 4662601C-58A1-4C7E-A369-B05DF0E48079

x That this is an apartment complex rather than owned residences:
See comments above.

Decreased property value of the single-family residential homes in the neighborhood:
Having such a high density apartment complex in a neighborhood of single family houses is going to negatively impact property values.

Park impact:

School impacts:

Other:

Name: James Barrett

Address: 2356 Angus Road Roseville, CA 95747

Phone: 707-328-4384

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS JB

DocuSigned by: Jim Barrett F18C5258D6164EE...

DocuSign Envelope ID: D0367D06-BB66-4417-AFA4-0D472A74C828

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

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- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: D0367D06-BB66-4417-AFA4-0D472A74C828

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Larry Nutter

Address: 2672 Pipestone Loop

Phone: 9167892068

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
F70457CAF6E5430...

DocuSign Envelope ID: 7D69F8F5-EEC9-4203-B770-DED3AB6EE0F7

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – color

Aesthetics - theme

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x Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: 7D69F8F5-EEC9-4203-B770-DED3AB6EE0F7

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Paul Scott

Address: 1180 Vista Verde Drive, Roseville 95747

Phone: (916)261-4268

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS PS

DocuSigned by: Paul Scott CB388BA670A64AB...

DocuSign Envelope ID: 04571500-965A-4FB7-B963-C87A613E7CD0

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – color

Aesthetics - theme

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x Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: 04571500-965A-4FB7-B963-C87A613E7CD0

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Brenda Scott

Address: 1180 Vista Verde Drive

Phone: (916)412-1298

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
FF5EBEC3A3D84FE...

DocuSign Envelope ID: 29F0B915-2EE4-42E0-9179-08DA2D2E01E7

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 29F0B915-2EE4-42E0-9179-08DA2D2E01E7

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Chad Beardslee

Address: 4041 Haystack Way Roseville, CA 95747

Phone: 916 521 1410

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS AB

DocuSigned by: Amy Beardslee D6C06CF7C33244C...

DocuSign Envelope ID: 529959B6-7AB5-4A60-B163-E218E82EEC27

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: 529959B6-7AB5-4A60-B163-E218E82EEC27

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Katherine Butler

Address: 4048 Haystack Way Roseville CA 95747

Phone: 916-215-0027

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
KB

DocuSigned by:
Katherine Butler
FFB1F3BC88E942D...

DocuSign Envelope ID: F50A7259-1D14-492C-8022-C28930787BEA

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: F50A7259-1D14-492C-8022-C28930787BEA

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Jennifer Criss

Address: 1073 Old Coach Drive

Phone: 9168126187

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS JC

DocuSigned by:
19CD7CD1C549471...

DocuSign Envelope ID: 99D19759-7425-4A4D-8D3D-A88B20004A0D

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 99D19759-7425-4A4D-8D3D-A88B20004A0D

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

This apartment complex presents potential incursions and dilution of enjoyment of our tax-paid community park and trails.

x School impacts:

What assurances are there that the residents will be Covid-responsible?

Other:

Name: Joe Compuesto

Address: Roseville, Ca 95747

Phone: 408-891-2517

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Joe Compuesto
1836FF6706FB44C...

DocuSign Envelope ID: 8E95B6CA-A598-4BA4-9402-074246C4F144

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 8E95B6CA-A598-4BA4-9402-074246C4F144

That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: David Hernandez

Address: 2081 Cattledrive Way, Roseville, CA, 95747

Phone: 909-614-9235

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS DH

DocuSigned by: F95A93041794404...

DocuSign Envelope ID: C0E193CC-F624-4F46-934F-9408C3F389B2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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x Safety Concerns

x Controlled Access

Improper Road Designs

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Crime:

DocuSign Envelope ID: C0E193CC-F624-4F46-934F-9408C3F389B2

x That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Alfred Thurlow

Address: 3009 Goodnight Trail Dr, Roseville, 95747

Phone: 916-612-5583

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
4BC843EEC932433...

DocuSign Envelope ID: 73FDED96-BDD3-469A-8122-10910B1EE583

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Crime:

DocuSign Envelope ID: 73FDED96-BDD3-469A-8122-10910B1EE583

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Jeffrey Keil

Address: 4025 Haystack Way
Roseville, CA 95747

Phone: 9163352414

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS JK

DocuSigned by:
0AA2A2083CBC493...

DocuSign Envelope ID: 9EE940C0-0DA4-46F7-89F5-A5467DBED9F2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Controlled Access
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DocuSign Envelope ID: 9EE940C0-0DA4-46F7-89F5-A5467DBED9F2

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Lynde Stephens

Address: 2032 Rustler Dr, Roseville

Phone: 5305188557

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
LS

DocuSigned by:
Lynde Stephens
E953772BD1E544B...

DocuSign Envelope ID: 0DAEC20D-F91C-44FF-A260-49091EDCA228

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics - theme
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- x Safety Concerns
- x Controlled Access
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DocuSign Envelope ID: 0DAEC20D-F91C-44FF-A260-49091EDCA228

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Donna Trumbo

Address: 2296 Provincetown Way. Roseville

Phone: 916-715-5378

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
78B101C48BEF479...

DocuSign Envelope ID: 0BC69DF5-5554-4085-9CA5-C3D9944CEB7B

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 0BC69DF5-5554-4085-9CA5-C3D9944CEB7B

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Elizabeth Katz

Address: 2304 Provincetown Way, Roseville, CA 95747

Phone: 916-258-3296

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
Bk

DocuSigned by:
Betsy Katz
78B101C48BEF479...

DocuSign Envelope ID: FF3639E8-AE07-4824-8739-F269C191B97B

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- Aesthetics – color
- Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: FF3639E8-AE07-4824-8739-F269C191B97B

That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Lindsay Enos

Address: 3080 Quincy Avenue
Roseville, CA 95747

Phone: (916) 529-8400

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
LE

DocuSigned by:
Lindsay Enos
6238DFA907284AE...

DocuSign Envelope ID: 89D72E7A-D206-4DEE-B2B1-757EA35EBF31

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

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x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Joan Capizzano

Address: 2025 Hacienda Drive
Roseville, CA 95747

Phone: 916-419-0296

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Joan Capizzano
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DocuSign Envelope ID: 28257177-4B1C-47CC-83F6-895A1D5727B4

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

This is a family neighborhood. Lots of little kids and a park.
This is a terrible idea.

DocuSign Envelope ID: 28257177-4B1C-47CC-83F6-895A1D5727B4

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Mike & Stacy Velasquez

Address: 4024 Haystack Way

Phone: 916-257-0880

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 39EFB81D-C92F-4447-AC25-55CC13CC8775

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Crime:

its a fact with increased population in a rental facility comes crime. There is no ownership involved in the community therefor new residents have no commitment to keeping the neighbor safe

DocuSign Envelope ID: 39EFB81D-C92F-4447-AC25-55CC13CC8775

x That this is an apartment complex rather than owned residences:

this will add nothing to value of the neighbor, especially with no ownership

x Decreased property value of the single-family residential homes in the neighborhood:

its a simple fact that nobody is going to pay a decent or premium price when the see an apartment complex at the end of their street!!

x Park impact:

the park was not designed for the population impact this complex would bring. In short order the park would be overwhelmed and ruined if it doesnt become a hot bed for crime and drug use.

x School impacts:

This many additional residents would most certainly overwhelm what there is of local schools.

x Other:

increased traffic
risk of the local children who ride their bikes, skateboards and scooters in the neighborhood due to all the cars that will be parked and driving up and down these streets.

Name: Brian England

Address: 3072 Oak Trail Way, Roseville CA 95747

Phone: 916-947-5889

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
BE

DocuSigned by:
Brian England
4922DE399BF445C...

DocuSign Envelope ID: 848F577D-3C93-491D-95E1-B8387189977D

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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DocuSign Envelope ID: 848F577D-3C93-491D-95E1-B8387189977D

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Sue Brock

Address: 1065 Old Coach Drive

Phone: 408 858 5717

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 2415CBF3-BF66-46F5-9AD6-FF00EE93A76F

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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DocuSign Envelope ID: 2415CBF3-BF66-46F5-9AD6-FF00EE93A76F

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Pat Woessner

Address: 348 Lasso Ct

Phone: 9167686589

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS PW

DocuSigned by:
Pat Woessner
D1DF97C298EA442...

DocuSign Envelope ID: 9A6A1E68-34F1-4185-B0C9-4F92F52D13B6

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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DocuSign Envelope ID: 9A6A1E68-34F1-4185-B0C9-4F92F52D13B6

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Marc Berner

Address: 348 Lasso Ct.
Roseville, CA. 95747

Phone: 916-813-8142

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 36643B70-7EE5-4207-91E5-6B2D6482D2B2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Apartment complexes or multi-family dwelling communities are often an concentrated target for criminal activity given the opportunities presented. That criminal activity will bleed over into the surrounding low density residential areas. Not to mention that these apartments are on the direct path to and from the casino which often brings a criminal element.

DocuSign Envelope ID: 36643B70-7EE5-4207-91E5-6B2D6482D2B2

x That this is an apartment complex rather than owned residences:

Owners are often more cognizant of maintaining their property, participating in the community, and have a much lower turnover rate.

x Decreased property value of the single-family residential homes in the neighborhood:

The homes surrounding and facing these apartments will surely see decreased property values as a result of their close proximity and the eye sore these apartments will be.

x Park impact:

The park playground area is small and not equipped to handle more than a handful of families at any given time.

x School impacts:

The homeowners in this area are required to pay Melo Roos for the schools to be built here, yet we have already been forced out of the middle school in our area due to overcrowding.

Other:

Name: Stefani Reed

Address: 2328 Provincetown Way

Phone: 916-667-2703

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS SR

DocuSigned by: Stefani Reed B8FCE1F442624BA...

DocuSign Envelope ID: F8182EB2-AB4F-4589-A0DB-4F823A9DE58D

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Adjoing neighborhoods to multi family projects usually result in additional crime in those neighborhoods. Review Roseville PD statistics of neighborhoods adjacent to Multi Family projects.

DocuSign Envelope ID: F8182EB2-AB4F-4589-A0DB-4F823A9DE58D

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

Crime, on street parking and additional trash do not increase property values.

x Park impact:

The Neighborhood park is not equipped to handle the large influx of youth that will be brought in by this project.

School impacts:

Other:

Name: James De Maria

Address: 4073 Haystack Way

Phone: 916-302-7006

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Jim DeMaria
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DocuSign Envelope ID: D4B354D3-4A54-443A-9B26-015233BBB035

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

The crime rate is known to increase when dense populations occur. Mixing them in with single family residences is a recipie for increased crime.

DocuSign Envelope ID: D4B354D3-4A54-443A-9B26-015233BBB035

x That this is an apartment complex rather than owned residences:
Would liked to have seen owner occupied townhouses.

x Decreased property value of the single-family residential homes in the neighborhood:
Traffic and trash will devaluate the property values in the single family residence neighborhoods

x Park impact:
The recreation provided by the project is not going to be able to handle the amount of children that will reside in the project.The neighborhood park, as outfitted with playground equipment, won't handle the influx of children.

x School impacts:
Our schools are already overcrowded. This project won't help.

x Other:
My main concern is vehicle traffic cutting thrugh our neighborhood to reach the project. Speeding is of particular concern with all of our children playing outside.

Name: Jennifer De Maria

Address: 4073 Haystack Way

Phone: 916-302-7006

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
JSD

DocuSigned by:
Jennifer DeMaria
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DocuSign Envelope ID: 4A8AE919-A0BA-45E1-BC18-8CD142814C4D

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planningdivision@roseville.ca.us

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Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

x School impacts:

Other:

Name: Janae Herren

Address: 2384 Provincetown way

Phone: 7077996699

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

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DocuSign Envelope ID: 46E3F566-678F-4077-9A30-61FA4A14801B

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311 Vernon Street
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Which high density I'm concerned low income would be allowed and introduce crime into the community. Which is why I would rather have low density housing or at least own medium density.

DocuSign Envelope ID: 46E3F566-678F-4077-9A30-61FA4A14801B

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

I will probably end up selling and moving out of the area of Roseville isn't concerned about their residents and their property values.

x Park impact:

School impacts:

x Other:

Traffic is already an issue in this area and will only get worse.

Name: Jason Drobish

Address: 5008 Stetson St
Roseville, CA 95747

Phone: 9162960013

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
3411E120099D458...

DocuSign Envelope ID: 165CD6FD-0226-42B1-B1DD-D8DD5969744A

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics - theme

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x Safety Concerns

Controlled Access

Improper Road Designs

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DocuSign Envelope ID: 165CD6FD-0226-42B1-B1DD-D8DD5969744A

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Jessica drobish

Address: 5008 Stetson st

Phone: 9166871531

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

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DocuSign Envelope ID: 6F948613-9A24-4B0D-8592-D7D81915E549

City of Roseville Planning Commission
311 Vernon Street
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x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Joanna Bates

Address: 1140 Vista Verde Dr.

Phone: 408-230-6103

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 5CB59111-B928-4BFD-9B42-761FC68BF2A9

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I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 5CB59111-B928-4BFD-9B42-761FC68BF2A9

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Ling Huynh

Address: 3025 Goodnight Trail Dr Roseville, CA 95747

Phone: 4083986822

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS LH

DocuSigned by:
AAE3A95AC39043B...

DocuSign Envelope ID: E9DC7ED3-9D0D-4A33-B7EC-70A372824BA2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

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- x Aesthetics – height
- x Aesthetics – color

  Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access

  Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: E9DC7ED3-9D0D-4A33-B7EC-70A372824BA2

x That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Pippa Shibata

Address: 1252 Vista Verde Drive

Phone: (916) 275-5846

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 43D0E55F-BB5B-4321-8E76-7FF8BB3F416B

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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DocuSign Envelope ID: 43D0E55F-BB5B-4321-8E76-7FF8BB3F416B

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Tom Cianci

Address: 3032 oak trail way

Phone: 916 3300280

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: A2B6A157-885F-4A04-BDC2-08F57B20E56B

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: A2B6A157-885F-4A04-BDC2-08F57B20E56B

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:

Name: Caprice cianci

Address: 3032 oak trail way
Roseville, ca 95747

Phone: 916-792-0605

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
A613EDA8841542E...

DocuSign Envelope ID: 07655E5C-EF5B-4B9C-85C8-079E7E60898E

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 07655E5C-EF5B-4B9C-85C8-079E7E60898E

x That this is an apartment complex rather than owned residences:
This location should be only be used for owned townhomes, single family homes, or parks and open spaces.

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:
Roseville needs to protect its green open space. This apartment proposal is short-sighted and does not add any value to Fiddyment Farms.

Name: Kerry Perdue

Address: West Roseville, Fiddyment Farms, 95747

Phone: 999-999-9999

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS kp

DocuSigned by: Kerry Perdue 888BFF48F2DA4FE...

DocuSign Envelope ID: BC59C450-D700-443B-8C1C-58716033226D

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: BC59C450-D700-443B-8C1C-58716033226D

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Renee Nelson

Address: 4009 Chuckwagon Way
Roseville, CA 95747

Phone: (916) 218-2371

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS RN

DocuSigned by: Renee Nelson
B246A7E72920477...

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear City of Roseville Planning Commission Members:

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I/We agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- ☑ Aesthetics – height
- ☑ Aesthetics – color
- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☒ Crime:
Yes, will be increased. Vandlyed will increase
Trash will increase

☒ That this is an apartment complex rather than owned residences:

☒ Decreased property value of the single-family residential homes in the neighborhood:
Very concerned w/ the value of my home impact from This Project.

☒ Park impacts:
Was the Park made for this impact? Was it considered for the # of Residents?

☐ School impacts:

☒ Other:
Parking considered? Does anyone know how this will impact our neighborhood?
This will be a huge problem!

Name: Shane Fleischacker

Address: 4056 Haystack Way

Phone: 303 886 4388

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☑ Aesthetics – height
- ☑ Aesthetics – color
- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- ☑ Crime: worried that additional population will bring more crime. I am worried about cars being broken into that are parked in our driveway.

- ☑ That this is an apartment complex rather than owned residences: Since not owned properties I am concerned that the apartments will not be cared for. If not owned fearful that renters will not respect property or surroundings.

☑ Decreased property value of the single-family residential homes in the neighborhood:
very worried!! worried to the point of considering moving.

☑ Park impacts:
not enough parking for the park. where will everyone park??

☑ School impacts:
Our schools will again be overcrowded. too many students - too few schools

☐ Other:
trash
noise - from traffic
loitering -

Name: (1) Darlene Preciado

Address: 4056 Haystack Way Roseville CA 95747

Phone: 720 · 334 - 4337

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

Darlene Preciado

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☑ Aesthetics – height
- ☑ Aesthetics – color
- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- ☑ Crime:

_____
_____
_____
_____
_____

- ☑ That this is an apartment complex rather than owned residences:

_____
_____
_____
_____

☑ Decreased property value of the single-family residential homes in the neighborhood:

☑ Park impacts:

☑ School impacts:

☑ Other: Big concern over traffic & parking

Daymon Beams

Name: Daymon Beams

Address: 4049 Haybrook Way

Phone: 916-412-7646

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DB

Daymon Beams

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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I/We agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- [X] Aesthetics – height
- [X] Aesthetics – color
- [X] Aesthetics – theme
- [X] Parking and Traffic
- [X] Safety Concerns
- [X] Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- [X] Crime:

_____
_____
_____
_____
_____

- [X] That this is an apartment complex rather than owned residences:

I would prefer townhomes
_____
_____
_____

X Decreased property value of the single-family residential homes in the neighborhood:

X Park impacts:

X School impacts:

X Other: Don't want 3 stories / 3-4 Bedroom apts

Name: Candace Ofo

Address: 4065 Haystack Way, Roseville, CA 95747

Phone: (916) 204-0965

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

CNO

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- [X] Aesthetics – height
- [X] Aesthetics – color
- [X] Aesthetics – theme
- [X] Parking and Traffic
- [X] Safety Concerns
- [X] Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- [X] Crime: Increased property crime and nuisance noise.
- [X] That this is an apartment complex rather than owned residences:

☒ Decreased property value of the single-family residential homes in the neighborhood:

☒ Park impacts:

☒ School impacts:

☐ Other:

Name: Augustine Eck

Address: 4065 Haystack Way, Roseville, CA

Phone: 360-606-5060

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

AE

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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I/We agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- ☒ Aesthetics – height
- ☐ Aesthetics – color
- ☐ Aesthetics – theme
- ☒ Parking and Traffic ★
- ☒ Safety Concerns ★
- ☒ Controlled Access ★

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- ☐ Crime:
  Additional vehicles on the street will increase theft which unfortunately has increased
- ☒ That this is an apartment complex rather than owned residences:

  _____

  _____

- ☐ Decreased property value of the single-family residential homes in the neighborhood:

  _____

  _____

☒ Park impacts:

_____

_____

☒ School impacts:

_____

_____

☐ Other:

_____

_____

Name: Yvette De Guero

Address: 1116 Vista Verde Dr

Phone: 916/342-7867

cc: Sean Morales, Assistant Planner ( )
Greg Bitter, Planning Manager ( )
Scott Alvord, Roseville City Councilmember ( )

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City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: 6C7BB350-2435-4973-9111-CA3DC96D4BE0

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Monica Luna

Address: 4305 Weathervane Way Roseville, CA 95747

Phone: 916-258-3793

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 8DC4FADA-B6F5-4FAE-9619-81D9B2F517C0

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Temporary residents don't care as much as permanent residents do. They don't have as much invested in the care and value of the area in which they TEMPORARILY reside. This tends to bring bad behavior with it. Home values would be affected as a result.

DocuSign Envelope ID: 8DC4FADA-B6F5-4FAE-9619-81D9B2F517C0

x That this is an apartment complex rather than owned residences:

Temporary residents don't care as much as permanent residents do. They don't have as much invested in the care and value of the area in which they TEMPORARILY reside. This tends to bring bad behavior with it. Home values would be affected as a result.

x Decreased property value of the single-family residential homes in the neighborhood:

Temporary residents don't care as much as permanent residents do. They don't have as much invested in the care and value of the area in which they TEMPORARILY reside. This tends to bring bad behavior with it. Home values would be affected as a result.

x Park impact:

The playground gets crowded as-is. Additional people in such close vicinity will take away from the current neighborhood enjoyment of the facilities.

x School impacts:

As a result of population increase, recent boundary changes will force our kids into a different middle school than anticipated when purchasing our home. It's not fair that the long time residents would potentially be affected by temporary (if rentals) residents.

x Other:

I am in favor of a block wall that's offset from the road (Autumn Leaves Drive) with landscape screening. This would be in the same aesthetic as Crocker Ranch. Our street is FAR TOO NARROW for parking on both sides and two way traffic. This is a hazard and potential danger to the many kids in the area.

Name: Kristina Alacon

Address: 3065 Autumn Leaves Drive

Phone: 916-743-8414

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Kristina Alacon
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DocuSign Envelope ID: D78CCF38-A8B3-4722-88B9-0D98C16FD00C

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – height

Aesthetics – color

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x Parking and Traffic

x Safety Concerns

x Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: D78CCF38-A8B3-4722-88B9-0D98C16FD00C

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Nili Naik

Address: 5088 prairie grass way, Roseville, CA 95747

Phone: 4082182914

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS MN

DocuSigned by: Nili Naik F962E3715F534C6...

DocuSign Envelope ID: 96D48A6F-1435-4910-94F7-3C98077644A2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Temporary residents don't care as much as permanent residents do. They don't have as much invested in the care and value of the area in which they TEMPORARILY reside. This tends to bring bad behavior with it. Home values would be affected as a result.

DocuSign Envelope ID: 96D48A6F-1435-4910-94F7-3C98077644A2

x That this is an apartment complex rather than owned residences:

Temporary residents don't care as much as permanent residents do. They don't have as much invested in the care and value of the area in which they TEMPORARILY reside. This tends to bring bad behavior with it. Home values would be affected as a result.

x Decreased property value of the single-family residential homes in the neighborhood:

Temporary residents don't care as much as permanent residents do. They don't have as much invested in the care and value of the area in which they TEMPORARILY reside. This tends to bring bad behavior with it. Home values would be affected as a result.

x Park impact:

The playground gets crowded as-is. Additional people in such close vicinity will take away from the current neighborhood enjoyment of the facilities.

x School impacts:

As a result of population increase, recent boundary changes will force our kids into a different middle school than anticipated when purchasing our home. It's not fair that the long time residents would potentially be affected by temporary (if rentals) residents.

x Other:

I am in favor of a block wall that's offset from the road (Autumn Leaves Dr) with landscape screening. This would be in the same aesthetic as Crocker Ranch. Our street is FAR TOO NARROW for parking on both sides and two way traffic. This is a hazard and potential danger to the many kids in the area.

Name: John Paul Alacon

Address: 3065-A Autumn Leaves Dr., Roseville, CA 95747

Phone: 916-202-1883

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
JP Alacon
DA8618C37DA54D1...

DocuSign Envelope ID: 35874B3F-107B-43FB-B611-4608DAD65DDF

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

The more on street parking there is seems to correlate with the possibilities of increased crimes involving car vandalism.

DocuSign Envelope ID: 35874B3F-107B-43FB-B611-4608DAD65DDF

x That this is an apartment complex rather than owned residences:
This contributes to a more transient and less stable community

x Decreased property value of the single-family residential homes in the neighborhood:
This might be mitigated if there is sufficient compatibility with the existing

Park impact:

School impacts:

Other:

Name: Raymond and Mary-Ellen Rood

Address: 2404-A Angus Road
Roseville, 95747

Phone: 626-482-0823

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
RR

DocuSigned by:
Raymond Rood
60A66947FB97449...

DocuSign Envelope ID: 65FC8F8B-C5C3-49E1-8B69-62B19CD6AF4C

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – color

x Aesthetics - theme

x Parking and Traffic

Safety Concerns

x Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 65FC8F8B-C5C3-49E1-8B69-62B19CD6AF4C

x That this is an apartment complex rather than owned residences:

While this does provide some responsibility for facility maintenance to the owner there is reduced ownership stake by the residents in the community. This causes concern regarding to overall look and potential for deferred maintenance that could cause the the facility to fall into disrepair.

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Ed Kriz

Address: 1097 Old Coach Drive, Roseville, CA 95747

Phone: (916) 223-7714

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS Ek

DocuSigned by: Ed Kriz CC530A435F7742E...

DocuSign Envelope ID: 0846FA38-B9B9-4761-B5D5-853B992177F9

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics - theme
- x Parking and Traffic
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- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 0846FA38-B9B9-4761-B5D5-853B992177F9

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Jeri Krebs

Address: 3040 Oak Trail Way
Roseville, CA 95747

Phone: (916) 214-8656

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Jeri Krebs
B1B4576DA3D8410...

DocuSign Envelope ID: 302B6F40-9161-4EF8-9BA6-E326203C80B2

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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  Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 302B6F40-9161-4EF8-9BA6-E326203C80B2

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
Over use...no issue with people using the park but large amount of people tend to leave trash all over, especially if the bins are already overflowing.

School impacts:

Other:

Name: Scott Petts

Address: 4016 Haystack Way
Roseville, CA 95747

Phone: 520-834-5195

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS SP

DocuSigned by: Scott Petts 217FCDF298AF418...

DocuSign Envelope ID: 6E1FC280-F568-4AB2-9273-89CA036ABD12

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Controlled Access
- x Improper Road Designs

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- x Crime:

DocuSign Envelope ID: 6E1FC280-F568-4AB2-9273-89CA036ABD12

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

x Other:

Name: Doris M. Edwards

Address: 2364 Angus Road
Roseville, CA 95747

Phone: (916) 253-7070

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
DE

DocuSigned by:
Doris Edwards
37F54E8745DD444...

DocuSign Envelope ID: E471986A-C599-43E1-B739-BD3DF36B74DF

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: E471986A-C599-43E1-B739-BD3DF36B74DF

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:
I have grandchildren/elderly mom who lives with us. This will cause a traffic/parking issue presenting a danger to both.

Name: Traci Toomey

Address: 5001 Prairie Grass Way
Roseville, CA 95747

Phone: 916-792-4156

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS TT

DocuSigned by: Traci R Toomey 528DFE983DF4486...

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☑ Aesthetics – height
- ☑ Aesthetics – color
- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- ☑ Crime:

- ☑ That this is an apartment complex rather than owned residences: This Zone has been Zoned Since 2004 The Builders should have Told us before We Purchased. Dirty!!!

☑ Decreased property value of the single-family residential homes in the neighborhood:

☑ Park impacts:

☐ School impacts:

☐ Other:

Name: Christopher O'brien

Address: 4056 Chuckwagon Way, Roseville, CA 95747

Phone: 916-295-0559

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

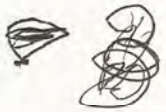
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- ☐ Aesthetics – theme
- ☐ Parking and Traffic
- ☐ Safety Concerns
- ☐ Controlled Access



In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☑ Crime:

_____
_____
_____
_____
_____

☑ That this is an apartment complex rather than owned residences:

_____
_____
_____
_____

☑ Decreased property value of the single-family residential homes in the neighborhood:

☐ Park impacts:

☐ School impacts:

☐ Other:

Name: Brandon Green

Address: 4017 Chuckwagon way

Phone: (916) 759-8909

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

City of Roseville Planning Commission
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Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☒ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- ☒ Crime:

  _____
  _____
  _____
  _____
  _____

- ☒ That this is an apartment complex rather than owned residences:

  _____
  _____
  _____
  _____

☒ Decreased property value of the single-family residential homes in the neighborhood:

☐ Park impacts:

☒ School impacts:

☐ Other:

Name: Ryan Taylor

Address: 2326 Argus Rd

Phone: 916 342 6540

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DocuSign Envelope ID: B114D73E-0B2B-4B72-8CFB-96E593FC5F6A

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Crime:

DocuSign Envelope ID: B114D73E-0B2B-4B72-8CFB-96E593FC5F6A

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Anthony Chan

Address: 4137 Weathervane way, Roseville Ca 95747

Phone: 916-3780758

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 53C69E8A-ADDF-46AA-BF05-53A10B6C8FCF

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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x Aesthetics – height

Aesthetics – color

x Aesthetics - theme

x Parking and Traffic

x Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

The increased traffic is a big concern because of the opportunity it presents with crime in the area. We live along Fiddyment and have already had Roseville Police contact us to see if our cameras caught a crime along Fiddyment. High density communities bring a large number of people to the area. Parking on the street is a draw for criminals

DocuSign Envelope ID: 53C69E8A-ADDF-46AA-BF05-53A10B6C8FCF

x That this is an apartment complex rather than owned residences:

There is no pride of ownership in rentals and there are often a large volume of people in and out.

x Decreased property value of the single-family residential homes in the neighborhood:

All of these concerns would be concerns for potential buyers moving into the neighborhood. All of these things lend themselves to lowering the property value because people would prefer to move into a community that doesn't have similar issues.

x Park impact:

The local park, located across from the planned project, can't sustain the potential volume of children that would come from the neighborhood as well as the new high density community.

x School impacts:

x Other:

The amount of traffic and the potential for lack of parking is a HUGE concern. We have young children who play outside with friends. There are already MANY people who drive too fast through the neighborhood and who cut through to get to other parts of the neighborhood.It's incredibly scary.

Name: Katherine and Jorge Belda

Address: 232 Rebel Court

Phone: 916-833-3644

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
KJB

DocuSigned by:
Katherine & Jorge Belda
C6D0BE76DE6D488...

DocuSign Envelope ID: 81B13524-AACF-4064-8C4D-8953AD1EF2E1

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: 81B13524-AACF-4064-8C4D-8953AD1EF2E1

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Thimas & Tina Climer

Address: 2329 Provincetown Way, Roseville, CA 95747

Phone: 408.667.6873

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS TTC

DocuSigned by: Thomas & Tina Climer BCE1C47FDC64441...

DocuSign Envelope ID: 95350C8B-D966-4671-8DB8-8736E4CC7FBC

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Crime:

DocuSign Envelope ID: 95350C8B-D966-4671-8DB8-8736E4CC7FBC

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Lisa Sylvester

Address: 1009 Fence Post Way Roseville Ca 95747

Phone: 916-217-7917

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS LS

DocuSigned by: Lisa Sylvester 326113FBCC3D41A...

DocuSign Envelope ID: 1EBB2853-14FB-4FBD-BE8F-5686E2A2C265

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

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- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  Always follows apartment complexes with transient population.

DocuSign Envelope ID: 1EBB2853-14FB-4FBD-BE8F-5686E2A2C265

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Alexander Kovaleff

Address: 1000 Makeway Street Roseville CA 95747

Phone: 4159963063

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: EFE85E62-8F75-4571-B796-DBEEB5E906E1

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Maria Genove-Montiero

Address: 109 Cactus Ct, Roseville CA 95747

Phone: 6503925396

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS MGM

DocuSigned by: Maria Genove-Montiero 4806E3683B1A4C8...

DocuSign Envelope ID: 2B410A84-EDA0-483A-BBC8-6C8FBB43DD36

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Crime:

DocuSign Envelope ID: 2B410A84-EDA0-483A-BBC8-6C8FBB43DD36

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Sharon Watson

Address: 2096 Cattledrive Way
Roseville, CA 95747

Phone: 916-805-0694

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS SW

DocuSigned by: Sharon Watson E55311B3DBD440F...

DocuSign Envelope ID: 17EB4013-2100-4B24-BA35-463C5FCF46CB

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

The increased traffic is a big concern because of the opportunity it presents with crime in the area. We live along Fiddyment and have already had Roseville Police contact us to see if our cameras caught a crime along Fiddyment. High density communities bring a large number of people to the area. Parking on the street is a draw for criminals.

DocuSign Envelope ID: 17EB4013-2100-4B24-BA35-463C5FCF46CB

x That this is an apartment complex rather than owned residences:

This contributes to a more transient and less stable community. There is no pride of ownership in rentals and there are often a large volume of people in and out. Rentals brings more crime and traffic with events and less care for the neighborhood

x Decreased property value of the single-family residential homes in the neighborhood:

Poor management and poor design that does not match the existing neighborhood will hurt current residents and values. The city should make sure that this HDR compliments and adds value - NOT TAKE IT AWAY

x Park impact:

The local park, located across from the planned project, can't sustain the potential volume of children that would come from the neighborhood as well as the new high density community. The city did a POOR JOB designing this park if it was meant to serve so many people. Shame on them!

x School impacts:

Cross-walk traffic on Fiddyment, school impact with additional children is a concern.

x Other:

The amount of traffic and the potential for lack of parking is a HUGE concern. We have young children who play outside with friends. There are already MANY people who drive too fast through the neighborhood and who cut through to get to other parts of the neighborhood. It's incredibly scary.

Name: Tom & Dianne Rank

Address: 2396 Angus Rd
Roseville, CA 95747

Phone: (916) 258-3640

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS TDR

DocuSigned by:
Tom & Dianne Rank
1EB41EF6CD5F41F...

DocuSign Envelope ID: C708C70E-3E5B-401A-8DB1-F53E4B39D581

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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

Crimes occur in and around a high density residential zone. Check out the police reports involving Carmel Apartments in Junction Blvd, Siena Apartments at Hayden Parkway as an example, and the Village Plaza neighborhood of Westpark. HDRs cater to low-income families, while most of them are decent, law-abiding citizens, rented properties also invite malicious people.

DocuSign Envelope ID: C708C70E-3E5B-401A-8DB1-F53E4B39D581

x That this is an apartment complex rather than owned residences:

It is more on the zoning of the parcels, really. Build LDR owned residences on the parcels would address the parking and crime problems that our community is more concerned about. HDR and MDR don't differ much in parking managed or not, see WestPark. See houses in W-32(MDR) and W-26(HDR). It is a mess.

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

x Other:

Rented HDR communities are usually fenced in like Carmel in Junction and Allegria at Foothills. Harvest at Blue Oaks would face the same parking problem as Siena at Hayden Pkwy when it reaches maximum occupancy. Multi-story apartment buildings are horrible in our neighborhood.

Name: Carlo Lacambra

Address: 5024 Stetson St
Roseville, CA 95747

Phone: (916) 246-8879

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
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DocuSigned by:
Carlo Lacambra
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DocuSign Envelope ID: 8C27D59E-24CB-4A79-A7E9-2E0A424D5692

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 8C27D59E-24CB-4A79-A7E9-2E0A424D5692

That this is an apartment complex rather than owned residences:

Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Andrea Moore

Address: 2224 Ellesmere Loop, Roseville CA 95747

Phone: 2097473819

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- ☑ Crime:

_____
_____
_____
_____
_____

- ☑ That this is an apartment complex rather than owned residences:

_____
_____
_____
_____

☑ Decreased property value of the single-family residential homes in the neighborhood:

☑ Park impacts:

☑ School impacts:

☑ Other:

Name: LILIA C DEEM

Address: 2372 Angus Road

Phone: 916 410 0990

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DocuSign Envelope ID: AF3A7A66-E6A7-4443-8910-F71970DDC3AA

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x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:
Workforce

Name: Eric Nguyen

Address: 3080 Southington Way Roseville 95747

Phone: 916-768-7899

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 20EA6DEA-0B48-4911-8083-58D330765DD3

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

The inadequate planning if development in this hdr zone will lead to an uptick in crime.

DocuSign Envelope ID: 20EA6DEA-0B48-4911-8083-58D330765DD3

x That this is an apartment complex rather than owned residences:
I take no issue with rental properties when zon

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Shahbir Khunkhun

Address: 2016 Cattledrive Way, Roseville, Ca 95747

Phone: 916-572-3663

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
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DocuSigned by:
Shahbir Khunkhun
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DocuSign Envelope ID: 03152E3D-BCD6-4FCA-8275-AADEFE408C5B

City of Roseville Planning Commission
311 Vernon Street
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Please look at the Siena apartments on 2501 Hayden and note all the car break in and increased crime in that housing area across the street.

DocuSign Envelope ID: 03152E3D-BCD6-4FCA-8275-AADEFE408C5B

x That this is an apartment complex rather than owned residences:

when you work all your life to be able to afford a home you want the neighborhood to be consistent with those same goals and pride in ownership

x Decreased property value of the single-family residential homes in the neighborhood:

You cannot bury your head in the sand and try to be politically correct. We all know that apartment complexes decrease the value in any single family neighborhood if you end up across the street as a homeowner

x Park impact:

Parking is GOING to be a problem. It has never been addressed efficiently despite neighborhood complaining and giving up with poor city responses about the Siena apts. The streets at Summerland Way, Blakesley Ct/Way have cars parked on the streets 24/7 not allowing those that live there to park in front of

x School impacts:

No problem as long as the school system is counting on the extra kids that will be attending and not requiring those who could walk to school be shipped elsewhere

x Other:

Parking issues cont. there own homes, it haslessoned the value brings unwanted traffic/noise through the neighborhood day/night. This was approved by Roseville and never addressed well despite appropriate # parking stalls supposedly.

Name: Irma Ratliff

Address: 2305 Corin Dr

Phone: 9255751463

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS IR

DocuSigned by: Irma Ratliff BA0F4C1AF7D8490...

DocuSign Envelope ID: 041A0E32-9A4E-434A-850A-00C507C2569F

City of Roseville Planning Commission
311 Vernon Street
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x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

School impacts:

Other:

Name: Blake Rood

Address: 2404 Angus Rd

Phone: 916-214-2515

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS BR

DocuSigned by: Blake Rodd A885BEE840B24CB...

DocuSign Envelope ID: 212B3871-424D-41CB-BA05-2C58EC88B0CC

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- x Aesthetics - theme
- x Parking and Traffic

Safety Concerns

Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

DocuSign Envelope ID: 212B3871-424D-41CB-BA05-2C58EC88B0CC

x That this is an apartment complex rather than owned residences:

With the housing crisis in Roseville the community would be better served with this project being one that has owned rather than rental properties.

x Decreased property value of the single-family residential homes in the neighborhood:

Putting a multi story rental complex in the middle of a single family residence community will most certainly have property value implications. A compromise to owner occupant housing would be preferred if additional single family is not possible.

Park impact:

School impacts:

x Other:

This project does not appropriately accommodate for the amount of vehicles it will undoubtedly produce. This will mean parking will be pushed to the surrounding streets.

Name: Erik Carlson

Address: 5065 Prairie Grass Way
Roseville, CA 95747

Phone: 916-258-3630

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
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DocuSign Envelope ID: 50818A6C-D274-4A79-A68E-0FD668BA0A31

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DocuSign Envelope ID: 50818A6C-D274-4A79-A68E-0FD668BA0A31

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Julie Whitman

Address: 125 Waterlily Ct

Phone: 916-872-5193

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Julie Whitman
60F746FB1F1B42C...

DocuSign Envelope ID: 565CC4ED-DF6A-4634-9AD9-DA781D7CB2BD

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311 Vernon Street
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- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  Way more people traveling through the area can create more crime.

DocuSign Envelope ID: 565CC4ED-DF6A-4634-9AD9-DA781D7CB2BD

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

Not as a desirable area due to all the items listed. Drives property values down.

x Park impact:

Overcrowded park.

School impacts:

Over crowded schools

Other:

Name: Kelly Patterson

Address: 2025 Cattledrive Way
Roseville, CA 95747

Phone: 916-223-6025

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
kp

DocuSigned by:
Kelly Patterson
6E3E28156AE4421...

DocuSign Envelope ID: B9DC34D9-EAD4-4397-9A23-30D893600182

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

More people in rental property and visitors in the proposed area will bring more crime to neighborhoods close by.

DocuSign Envelope ID: B9DC34D9-EAD4-4397-9A23-30D893600182

x That this is an apartment complex rather than owned residences:

Renter have less interest in maintaining their property, are extremely loud and will engage in unlawful activity making me and my family uncomfortable.

x Decreased property value of the single-family residential homes in the neighborhood:

This proposed development will decrease our home value because people will not want to live next to a rental complex.

x Park impact:

Parking will be impacted on my street due to not enough parking in the complex.

School impacts:

Other:

Name: Claudine Davis

Address: 3024 Oak Trail Way, Roseville, CA 95747

Phone: 916-532-6211

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Claudine Davis
18FB6A6617F8411...

DocuSign Envelope ID: 5F3D396E-B5D7-4869-97F8-F231D6DAA721

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

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- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 5F3D396E-B5D7-4869-97F8-F231D6DAA721

x That this is an apartment complex rather than owned residences:
People who rent rather than own do not take as much concern or respect for their property and surrounding areas.

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Lindsey and Edwin Franke

Address: 1009 Broken Spoke Lane Roseville 95747

Phone: 707-580-0326

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS LF

DocuSigned by: Lindsey Franke 32E00127D9E24AD...

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear City of Roseville Planning Commission Members:

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- ☑ Aesthetics – height
- ☐ Aesthetics – color
- ☐ Aesthetics – theme
- ☑ Parking and Traffic
- ☐ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☑ Crime:

_____
_____
_____
_____
_____

☑ That this is an apartment complex rather than owned residences:

_____
_____
_____
_____

☐ Decreased property value of the single-family residential homes in the neighborhood:

☑ Park impacts:

☑ School impacts:

☐ Other:

Name: Michael Kelly

Address: 3016 OAK TRAIL Wy, Roseville 95747

Phone: 916 673 7932

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☐ Aesthetics – height
- ☐ Aesthetics – color
- ☐ Aesthetics – theme
- ☐ Parking and Traffic
- ☐ Safety Concerns
- ☐ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☐ Crime:

_____
_____
_____
_____
_____

☐ That this is an apartment complex rather than owned residences:

_____
_____
_____
_____

☐ Decreased property value of the single-family residential homes in the neighborhood:

☐ Park impacts:

☐ School impacts:

☐ Other:

Name: Kathy Leung

Address: 3080 Oak Trail Way, Roseville CA 95747

Phone: (707)330-6219

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

Kathy Leung

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☑ Aesthetics – height
- ☐ Aesthetics – color
- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☑ Crime: HIGHER CRIME RATES IN APARTMENT COMPLEXES THAN HOMEOWNER AREAS

☑ That this is an apartment complex rather than owned residences: SHOULD BE DEVELOPED AS SINGLE FAMILY OR CONDOMINIUMS ONLY

☑ Decreased property value of the single-family residential homes in the neighborhood: THIS IS OBVIOUSLY TRUE ON THE FACE OF IT.

☐ Park impacts:

☐ School impacts:

☑ Other: I HAVE SEEN APARTMENT COMPLEX'S NEXT TO SINGLE FAMILY HOMES BUT NEVER IN THE CENTER OF OFASINGLE FAMILY DELOPMENT. THIS PROPERTY SHOULD BE DELOPED AS SINGLE FAMILY HOMES ONLY

Name: GERALD FEIVERMAN

Address: 3057 OAK TRAIL WAY ROSEVILLE, CA. 95747

Phone: 916.587.3430

Gerald Feiverman

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- ☑ Aesthetics – height
- ☐ Aesthetics – color
- ☐ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☐ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☑ Crime: INCREASE ??

☑ That this is an apartment complex rather than owned residences: WE OWN OUR HOMES—PAY PROPERTY TAXES

☒ Decreased property value of the single-family residential homes in the neighborhood:
RENTERS HAVE NO PRIDE OF OWNERSHIP

☐ Park impacts:

☐ School impacts:

☐ Other:

Name: LAURA FEINERMAN
Laura D. Feinerman

Address: 3057 OAK TRAIL WAY

Phone: 916 587-3430

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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I/We agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- [x] Aesthetics – height
- [x] Aesthetics – color
- [x] Aesthetics – theme
- [x] Parking and Traffic
- [x] Safety Concerns
- [x] Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

- [x] Crime:

_____
_____
_____
_____
_____

- [x] That this is an apartment complex rather than owned residences:

_____
_____
_____
_____

- [x] Decreased property value of the single-family residential homes in the neighborhood:

- [x] Park impacts:

- [x] School impacts:

- [x] Other:

Name: KIMBERLY FOINEMAN

Address: 3089 OAK TRAIL WAY

Phone: (916) 945 7223

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

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City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  Apartment related property crime

DocuSign Envelope ID: DE257941-2278-45E2-8F3C-CAFED0FAABFA

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
not enough park space for this many units

x School impacts:
neighborhood schools are already maxed out

Other:

Name: Evan and Sara Baxter

Address: 325 Lasso Ct.
Roseville, CA 95747

Phone: 510-660-2605

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS EJB

DocuSigned by: Evan Baxter 48857421D7BC4B4...

DocuSign Envelope ID: CD7DEBC4-778F-417F-91DF-80302897881D

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

We are in hwin million dollar home developments promised that they were going to build more custom million dollar homes not apartments non owned, Hi here its investors in Florida and builders in Texas that's a shame. Let us live in our retirement community without apartments.

DocuSign Envelope ID: CD7DEBC4-778F-417F-91DF-80302897881D

x That this is an apartment complex rather than owned residences:
Wouldn't of moved here if I would have known apartment living

x Decreased property value of the single-family residential homes in the neighborhood:
This is so depressing to have apartments right in my neighbourhood.

x Park impact:
There goes the neighbourhood

School impacts:

x Other:
4S retired people we did not want to look at apartment style living

Name: Monica Crawley

Address: 5081 prarie grass way

Phone: 9165958106

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS MC

DocuSigned by: Monica Crawley 3490C27D5D6F42F...

DocuSign Envelope ID: 2611F439-326B-434F-A033-682312F39360

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

I moved in this neighbourhood and bought a million dollar house for a reason, No investors from Florida builders from Texas is coming in my neighbourhood which are gated communities Crocker ranch all these million dollar homes in now were gonna have 3 story apartment complexes just to please investors that is going to bring a lot of low income probably half not working living of

DocuSign Envelope ID: 2611F439-326B-434F-A033-682312F39360

x That this is an apartment complex rather than owned residences:
Renters instead of owners in a million dollar area.

x Decreased property value of the single-family residential homes in the neighborhood:
There will be decreased property values because of this how sad is that.

x Park impact:
Apartment complexes should have their own park like settings in their grounds. Let us use our parks without all the masses

School impacts:

x Other:
Investors and builders from out of state. Who cares about the retired folks living in million dollar areas let's dump an apartment complex in the middle

Name: DAVID CRAWLEY

Address: 5081 prarie grass way roseville ca 95747

Phone: 9164106284

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS DC

DocuSigned by: DAVID CRAWLEY 64D0194F8BF0417...

DocuSign Envelope ID: 819B17AC-D2BC-4691-83A0-50B34F63F57C

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Aesthetics – height

Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: 819B17AC-D2BC-4691-83A0-50B34F63F57C

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: shobhit kumar

Address: 417 danwood ct

Phone: 9168449427

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
Sk

DocuSigned by:
Shobhit kumar
BA48368105AD4DF...

DocuSign Envelope ID: 73EB4DBA-979E-4DDC-88F1-5920C7982F49

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 73EB4DBA-979E-4DDC-88F1-5920C7982F49

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:
Park was designed for existing homeowners and not an increase in residents from high density apartments.

x School impacts:
Adding this many rentals on an already full district will cause even more overcrowding of the school system.

Other:

Name: Martin langston

Address: 3009 oak trail way
Roseville,CA 95747

Phone: 9162338871

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
9D82080A3BE8407...

DocuSign Envelope ID: 4E5C43C9-F4C9-4AFC-8DC2-0ED8FB68D987

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 4E5C43C9-F4C9-4AFC-8DC2-0ED8FB68D987

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Tamara Tyukayev

Address: 5137 Chico Dr Roseville CA 95747

Phone: 9164984521

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
Tamara Tyukayev
145AEB1C659C46F...

DocuSign Envelope ID: 49B2F2FD-3066-421C-A8FF-BDE21C5C7CBB

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:
  More crime in this residential area

DocuSign Envelope ID: 49B2F2FD-3066-421C-A8FF-BDE21C5C7CBB

x That this is an apartment complex rather than owned residences:
I would be ok with residential homes but I'm
Not for an apartment complex

x Decreased property value of the single-family residential homes in the neighborhood:
With the apartment complex out home values will decrease

Park impact:

School impacts:

Other:

Name: Carrie Bouknight

Address: 5009 Prairie Grass Way, Roseville ca 95747

Phone: 916-527-2272

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS CB

DocuSigned by: Carrie Bouknight E45F0220E561479...

DocuSign Envelope ID: E0B85673-28FA-4DE8-BE8F-669F12F5941F

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

Dear Roseville Planning Commission Members:

The Fiddyment Bungalows project proposed on parcels F-25 and F-26 (the project) will be presented to the City of Roseville (City) Planning Commission (Commission) for a vote on its design review permit on May 13, 2021. I request that you exercise your discretion to reject the permit with a directive for Van Daele Homes to address the community's substantial concerns regarding the deficiencies in the design of the proposed project.

I agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- x Aesthetics – height
- Aesthetics – color
- Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: E0B85673-28FA-4DE8-BE8F-669F12F5941F

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

Park impact:

School impacts:

Other:

Name: Riley Facha

Address: 1196 Vista Verde Dr

Phone: 916-712-8627

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
4965D42EA89B481...

DocuSign Envelope ID: 6AE4C384-95A7-425B-B80B-A281ABC736FC

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

Re: WRSP PCL F-25 and F-26 – Fiddyment Bungalows (File# PL20-0258)

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Parking and Traffic

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DocuSign Envelope ID: 6AE4C384-95A7-425B-B80B-A281ABC736FC

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Sherri Kivett

Address: 109 Vista Verde Ct

Phone: 9166777270

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
1AB6C8DDB51E440...

DocuSign Envelope ID: EB879145-457D-4712-97ED-646EE6345E86

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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Aesthetics – color

Aesthetics - theme

x Parking and Traffic

x Safety Concerns

x Controlled Access

x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

x Crime:

DocuSign Envelope ID: EB879145-457D-4712-97ED-646EE6345E86

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Sudha Repaka

Address: 4040 Haystack way, Roseville CA 95747

Phone: 619-228-5428

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
5D6AA8E1F1E5453...

DocuSign Envelope ID: DEAE8FA0-6D97-402B-913D-37E09983EA95

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics – height
- x Aesthetics – color
- x Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

There is potential for crime like anywhere but the addition of the apartment complexes adds a very big question mark? A lot of unknowns, a lot more traffic and a lot more strangers etc. in our neighborhood.

DocuSign Envelope ID: DEAE8FA0-6D97-402B-913D-37E09983EA95

x That this is an apartment complex rather than owned residences:

There is nothing wrong with apartment complexes but in the middle of all these homes that just doesn't make sense on any grounds. It greatly takes away from the community as a whole. We don't want to look at apartments from our doorsteps.

x Decreased property value of the single-family residential homes in the neighborhood:

I feel the value of the homes will go down with the addition of the apartment complex. I feel that it won't be the same neighborhood we all call home.

x Park impact:

When you drive through the neighborhood you get that welcoming feeling but with the addition of apartment complexes in the middle of all theses homes it'll become a very big unknown.

x School impacts:

x Other:

Last but not least I feel that the people who live the neighborhood live here for the scenery and peacefulness of the community. Adding the apartments I feel takes away from its beauty and just makes it another place on the map. WE DO NOT WANT APARTMENTS IN OUR COMMUNITY.

Name: Dilpreet Singh Shergill

Address: 5104 Prairie Grass Way, Roseville CA 95747

Phone: 916-521-9505

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS
DS

DocuSigned by:
Dilpreet Shergill
7A8E54A7073F4D8...

DocuSign Envelope ID: 6C4AEEA0-C279-49CA-BEAE-0004546C9E77

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- Aesthetics – color
- Aesthetics - theme
- x Parking and Traffic
- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

Crime:

Traffic, schools that will be impacted, overcrowding, safety, parking etc.

DocuSign Envelope ID: 6C4AEEA0-C279-49CA-BEAE-0004546C9E77

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Kathy Goulding

Address: 8048 Randolph Drive, Roseville CA 95747

Phone: 916-587-3549

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS KG

DocuSigned by: Kathy Goulding FB51FF2138304A4...

DocuSign Envelope ID: 6821FE17-D213-497A-B9FC-7860FCD14A00

City of Roseville Planning Commission
311 Vernon Street
Roseville, CA
planningdivision@roseville.ca.us

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- x Aesthetics - theme
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- x Safety Concerns
- x Controlled Access
- x Improper Road Designs

In addition to the foregoing, I am concerned regarding the following impacts:

- x Crime:

DocuSign Envelope ID: 6821FE17-D213-497A-B9FC-7860FCD14A00

x That this is an apartment complex rather than owned residences:

x Decreased property value of the single-family residential homes in the neighborhood:

x Park impact:

x School impacts:

Other:

Name: Andrew Economon

Address: 1173 Vista Verde Drive

Phone: 7026229955

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

DS

DocuSigned by:
94FE6958D6BF448...

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I/We agree with the arguments presented in the Monroe/Teske/McPeak letter and specifically join in the arguments as to the project's incompatibility with our existing neighborhood as to the following:

- ☑ Aesthetics – height
- ☑ Aesthetics – color
- ☑ Aesthetics – theme
- ☑ Parking and Traffic
- ☑ Safety Concerns
- ☑ Controlled Access

In addition to the foregoing, I/we am/are concerned regarding the following impacts:

☑ Crime: increased due to increase density.

☐ That this is an apartment complex rather than owned residences:

☑ Decreased property value of the single-family residential homes in the neighborhood:

houses do not 'blend' with neighborhood and are not thoughtful to existing homes in and about the area of Fiddyment Farms.

☑ Park impacts: Greatest Concern - The parking Proposal is misleading.

☐ School impacts:

☐ Other:

Name: Tiffany Kirkbride and Michal Garbacino

Address: 1145 Old Coach Dr.

Phone: 916-945-8371

cc: Sean Morales, Assistant Planner (smorales@roseville.ca.us)
Greg Bitter, Planning Manager (gbitter@roseville.ca.us)
Scott Alvord, Roseville City Councilmember (salvord@roseville.ca.us)

Exhibit A

KING ENGINEERING
200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-8328
E: Info@King-Engineering-Inc.com

SITE PLAN

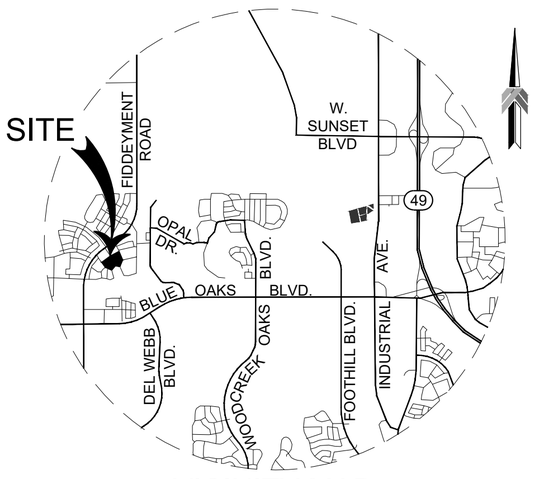
FIDDYMENT RANCH

PHASE 2 - F25

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021

30 15 0 30
SCALE: 1" = 30'



VICINITY MAP
NTS

LEGEND

DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER
ESMT	EASEMENT		STREET LIGHT
EVA	EMERGENCY VEHICLE ACCESS		ASPHALT PAVING
HE	HIGHWAY EASEMENT		CONCRETE
LE	LANDSCAPE EASEMENT		LANDSCAPE
MPE	MULTI PURPOSE EASEMENT		COURTYARD
MPTE	MULTI PURPOSE TRAIL EASEMENT		BUILDING
PE	PEDESTRIAN EASEMENT		GARAGE
PUE	PUBLIC UTILITY EASEMENT		GRASSCRETE
SDE	SLOPE AND DRAINAGE EASEMENT		ACCESSIBLE PATH OF TRAVEL
(E)	EXISTING		
(P)	PROPOSED		
PL	PROPERTY LINE		

WATER FIRE HYDRANT ASSEMBLY (FH)
AIR RELEASE VALVE (ARV)
BLOW OFF VALVE (BOV)
WATER VALVE
STORM DRAIN MANHOLE (DMH)
SANITARY SEWER MANHOLE (SMH)
TRANSFORMER



SITE INFORMATION

OWNER: CRP/VDH FIDDYMENT RANCH BUNGALOWS OWNER, L.L.C
APN: 492-013-005 PLACER COUNTY
SITE ACREAGE: 4.94 ACRES

PLAN TYPE 1 TOTAL = 24
PLAN TYPE 2 TOTAL = 24
PLAN TYPE 3 TOTAL = 22
PLAN TYPE 4 TOTAL = 23

EXISTING ZONING

R3

PROPOSED ZONING

R3

PARKING SUMMARY

REQUIRED: 2+ BEDROOMS = 2 PER UNIT
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED: 2 GARAGE SPACES X 73 UNITS = 146 SPACES
2 CARPORT SPACES X 20 UNITS = 40 SPACES

COVERED RESIDENT SPACES = 186
UNCOVERED GUEST SPACES = 12
TOTAL SPACES = 198

NUMBER OF REGULAR SPACES = 191
NUMBER OF COMPACT SPACES = 3
NUMBER OF ELECTRIC VEHICLE SPACES = 4

NOTE: SEE TYPICAL PARKING STALL STRIPING DETAIL ON THE DETAIL SHEET.

PROJECT ENGINEER

KING ENGINEERING
200 AUBURN FOLSOM ROAD, STE 201
AUBURN, CA 95603

PROJECT ARCHITECT

BASSENIAN LAGONI
2031 ORCHARD DRIVE, STE 100
NEWPORT BEACH, CA 92660

PROJECT LANDSCAPE ARCHITECT

WOOD RODGERS, INC
3301 C STREET, BLDG 100-B
SACRAMENTO, CA 95816

CONSTRUCTION NOTES

1. 30' CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
2. "PASSENGER LOADING ONLY" SIGN CALTRANS R25C (CA)
3. 8' WIDE LEVEL LANDING.

SHEET 1 OF 6

Exhibit A

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200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-8328
E: Info@King-Engineering-Inc.com

SITE PLAN

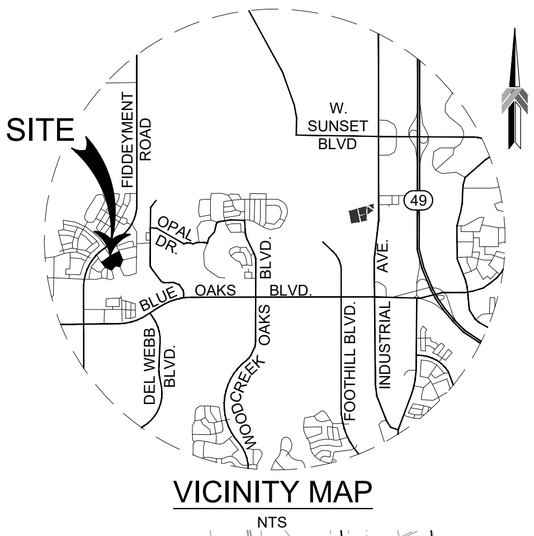
FIDDYMENT RANCH

PHASE 2 - F26

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021

30 15 0 30
SCALE: 1" = 30'



VICINITY MAP
NTS

LEGEND

DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER
ESMT	EASEMENT		STREET LIGHT
EVA	EMERGENCY VEHICLE ACCESS		ASPHALT PAVING
HE	HIGHWAY EASEMENT		CONCRETE
LE	LANDSCAPE EASEMENT		LANDSCAPE
MPE	MULTI PURPOSE EASEMENT		COURTYARD
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(E)	EXISTING		
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PL	PROPERTY LINE		

WATER FIRE HYDRANT ASSEMBLY (FH)
AIR RELEASE VALVE (ARV)
BLOW OFF VALVE (BOV)
WATER VALVE
STORM DRAIN MANHOLE (DMH)
SANITARY SEWER MANHOLE (SMH)
TRANSFORMER

492-013-002
F-32
FUTURE
COMMERCIAL

492-013-003

F-52
PARK

492-013-004

PRAIRIE TOWN WAY

AUTUMN LEAVES DRIVE

ANGUS ROAD

(P) CARPORT SPACES
(P) 24' PUE TYP.
65' APPROACH
MAINT BLDG
CLUBHOUSE/LEASING
(E) 25' PE & PUE PER BB MAPS 24
(P) EVA
(P) 19' PUE TYP.
(P) 24' PUE TYP.

SITE INFORMATION

OWNER: CRP/VDH FIDDYMENT RANCH BUNGALOWS OWNER, L.L.C
APN: 492-013-003 PLACER COUNTY
SITE ACREAGE: 5.04 ACRES

PLAN TYPE 1 TOTAL = 24
PLAN TYPE 2 TOTAL = 24
PLAN TYPE 3 TOTAL = 23
PLAN TYPE 4 TOTAL = 25

EXISTING ZONING

R3

PROPOSED ZONING

R3

PARKING SUMMARY

REQUIRED: 2+ BEDROOMS = 2 PER UNIT
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED: 2 GARAGE SPACES X 74 UNITS = 148 SPACES
2 CARPORT SPACES 2 22 UNITS = 44 SPACES

COVERED RESIDENT SPACES = 192
UNCOVERED GUEST SPACES = 14
TOTAL SPACES = 206

NUMBER OF REGULAR SPACES = 202
NUMBER OF COMPACT SPACES = 2
NUMBER OF ELECTRIC VEHICLE SPACES = 2

NOTE: SEE TYPICAL PARKING STALL STRIPING DETAIL ON THE DETAIL SHEET.

PROJECT ENGINEER

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200 AUBURN FOLSOM ROAD, STE 201
AUBURN, CA 95603

PROJECT ARCHITECT

BASSENIAN LAGONI
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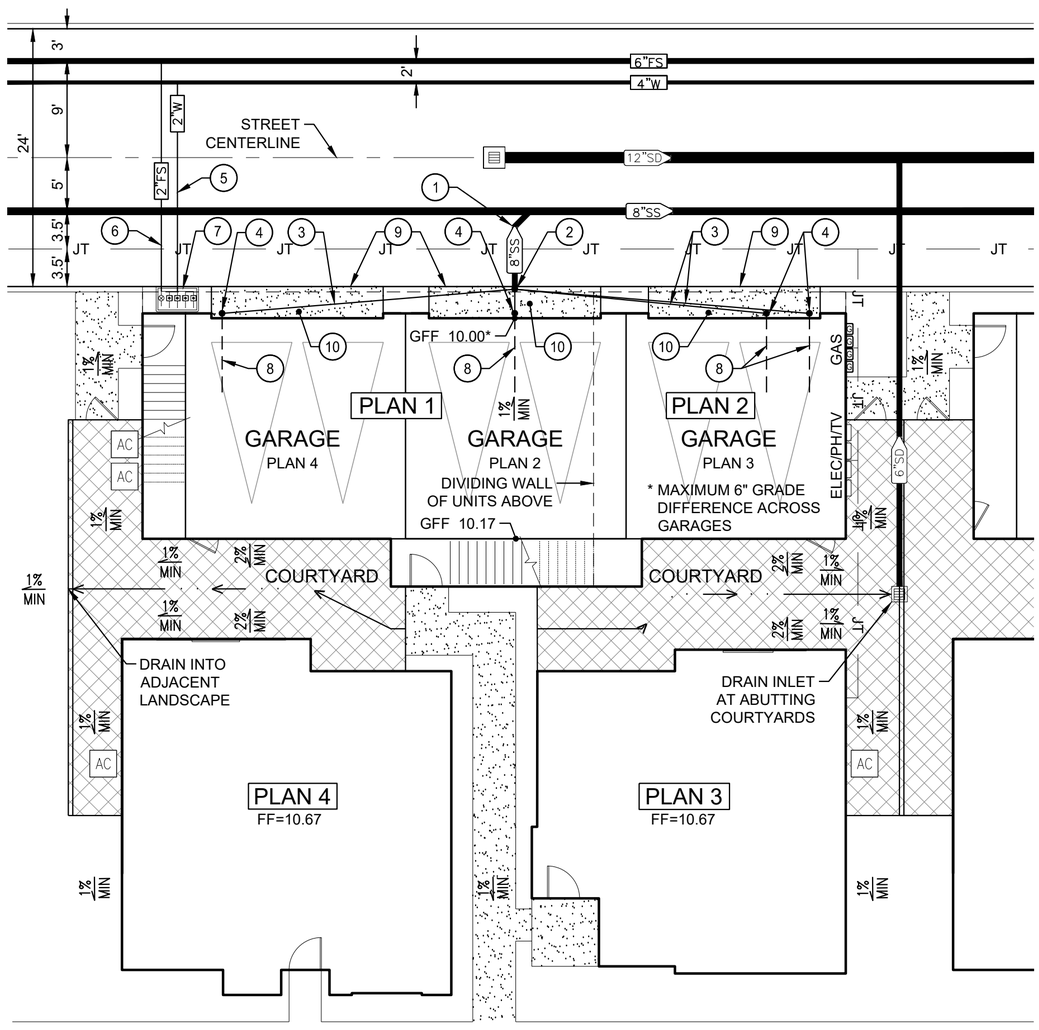
PRELIMINARY PLAN DETAILS

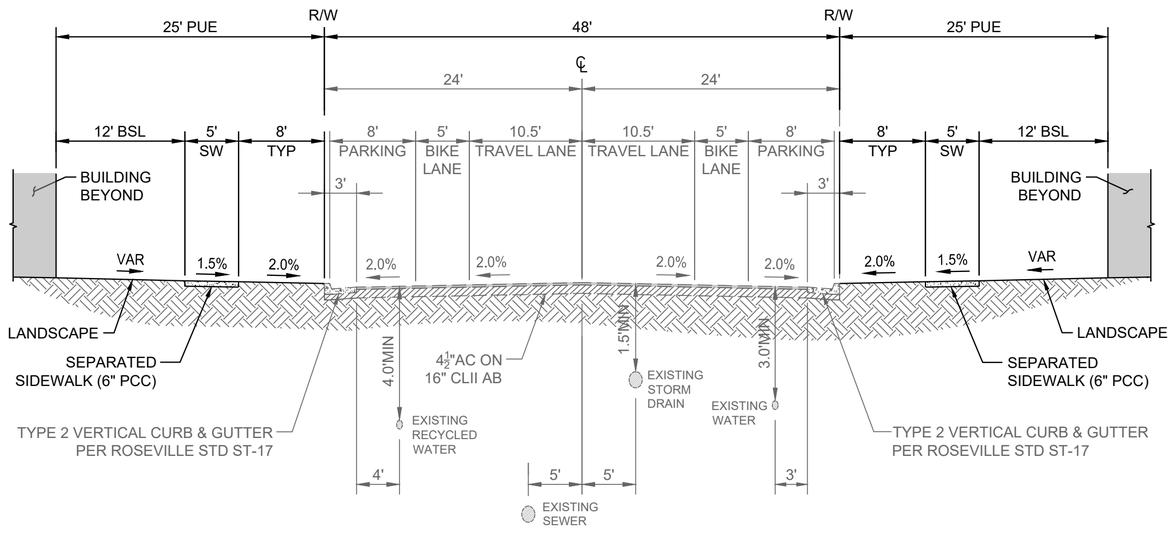
FIDDYMENT RANCH

PHASE 2 - F25 & F26

CITY OF ROSEVILLE STATE OF CALIFORNIA

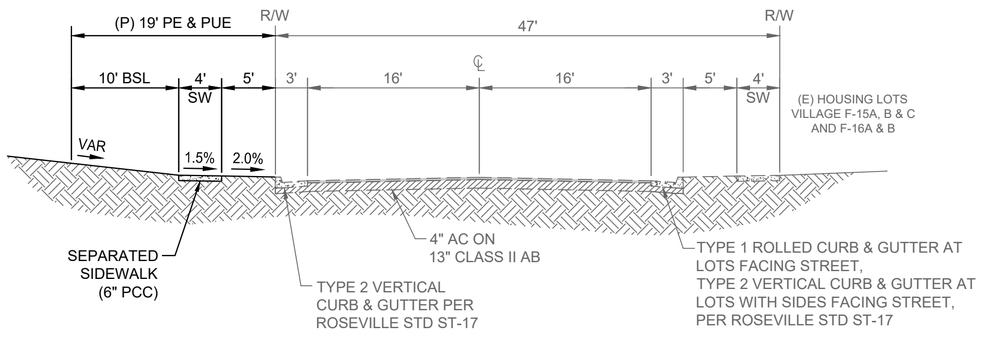
MARCH 2021





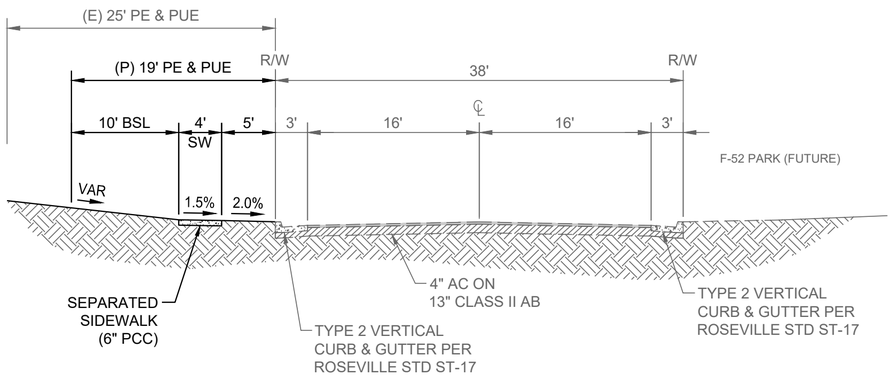
TI=8.0 R=15
BEG TO STA 8+05.75

A PRAIRIE TOWN WAY
NTS



TI=7.0 R=15

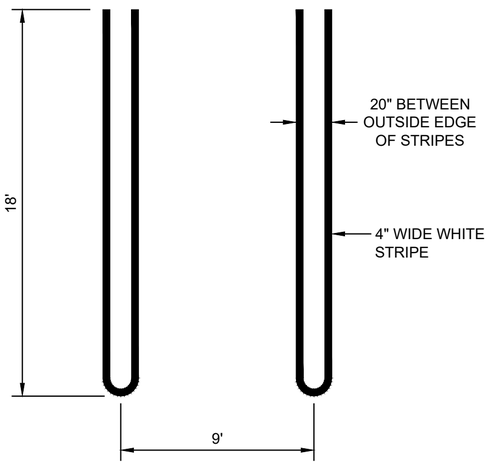
B TYPICAL SECTION - PRIMARY RESIDENTIAL 47' RW
(RUSTLER DRIVE & AUTUMN LEAVES DRIVE)
NTS



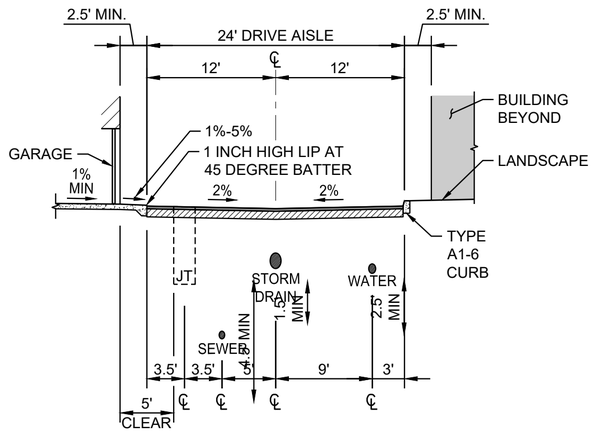
CONSTRUCTION NOTES

1. 6"SS INVERT ELEVATION PER PLAN.
2. 6" SS CLEANOUT, SEE DETAIL B.
3. 4" PVC SDR 26 @ S=0.02 MIN.
4. 4" SS CLEANOUT PER ROSEVILLE PLATE SS-5.
5. 2" DOMESTIC WATER SERVICE.
6. 2" FIRE SERVICE.
7. WATER MANIFOLD W/ (4) 1" WATER METER SIMILAR TO ROSEVILLE PLATE W-5, AND 1½" FIRE SERVICE LINE & VALVE IN A B44 BOX.
8. PRIVATE SEWER SERVICE LATERAL BY HOME BUILDER.
9. 1 INCH HIGH LIP AT 45 DEGREE BATTER.
10. 1.0% MINIMUM TO 5.0% MAXIMUM SLOPE TO ALLEY

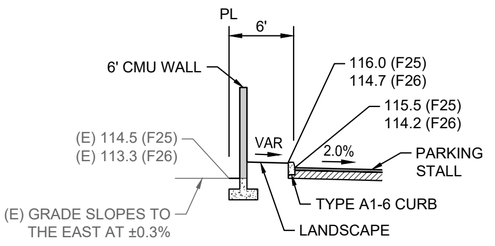
TYPICAL BUNGALOW UTILITY SERVICES & GRADING
SCALE: 1"=10'



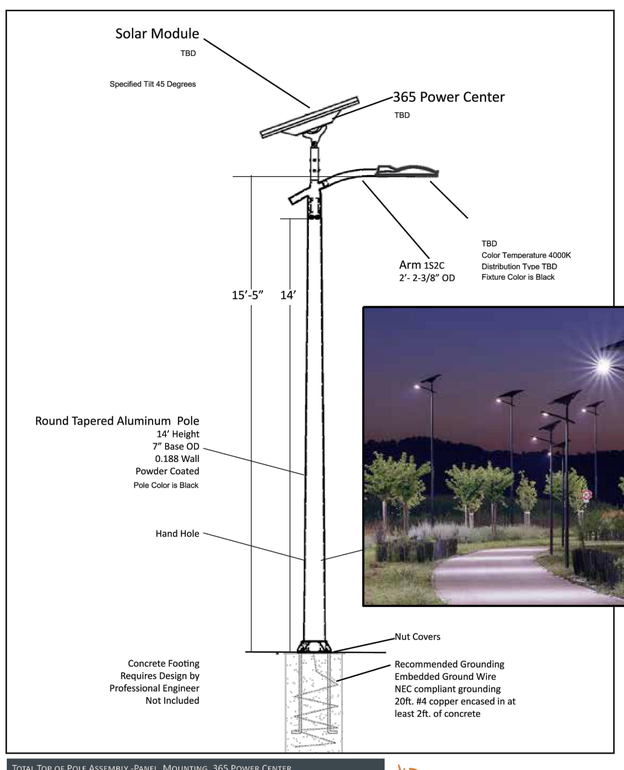
TYPICAL PARKING STALL STRIPING
NTS

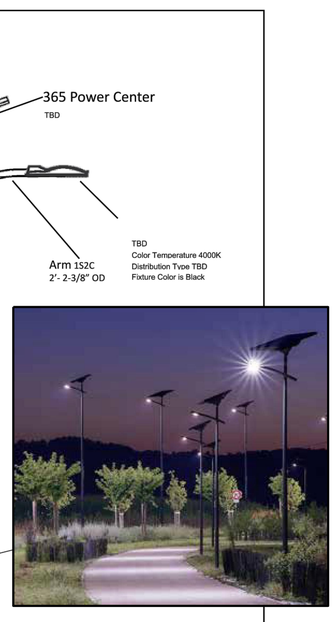


D TYPICAL ALLEY
NTS



E NORTH BOUNDARY SECTION
NTS





TOTAL TOP OF POLE ASSEMBLY -PANEL, MOUNTING, 365 POWER CENTER

Solar Assembly	Weight - (Pounds) 1P	2P	3P	4P	EPA (Sq.Ft.) 10° Tilt	20° Tilt	45° Tilt
P140F-T1-HW-MC	102.73	113.31	123.89	134.48	2.67	3.89	7.45
P260F-T3-HW-MC	120.37	130.95	141.53	152.12	4.48	7.24	13.93
P305F-T4-HW-MC	120.37	130.95	141.53	152.12	4.48	7.38	14.36

FONROCHE lighting AMERICA

Ordering Selections — 14' Pole

[-] - [4K] - [-] - [BK] - [-]]-[[-] - [HW-MC] - [-] - [-]]- [-] - [BK]
Fixture · Temp · Type · Color (Fixture) · HS · Solar-Mount · Option · Power Center · Tilt · Pole · Color (Pole)

ALLEY POLE LIGHTING

Day-Brite CFI by Signify

Linear

FluxStream sealed strip

4' and 8', Up to 12,000 lumens



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Day-Brite / CFI FluxStream LED sealed strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with the unparalleled energy efficiency of Philips LED lighting.

Ordering guide — Example: FSX440L840-UNV

Series	Length (nominal)	Lumens[1] (nominal)	Color temp. (K)	Voltage	Driver	Options
FSX FluxStream sealed strip	4 4' length	40L 4000 lumens 60L 6000 lumens	830 80 CRI, 3000K 835 80 CRI, 3500K 840 80 CRI, 4000K 850 80 CRI, 5000K	UNV Universal voltage 120-277V 120 120V 277 277V 347 347V	blank Non-dimming 0-10V 1% dimming DIM[3] Step dimming to 40% Input power SDIM[3]	BSL6LST[2,3] Factory wired Philips Bodine Integral emergency pack. Nominal 700lm MD360W 120-277V motion detector, factory installed on end cap (ON/OFF) MD360WD 120-277V motion detector, factory installed on end cap (ON/DIM) IP65 IP65 rated protection from water and dust WCW6/6 Factory wired 6' 18/6 white cord for use with 0-10V DIM option plus BSL6LST WCW6/5 Factory wired 6' 18/5 white cord for use with 0-10V DIM option WCW6/4 Factory wired 6' 16/4 white cord for use with BSL6LST or SDIM options Factory wired 6' 16/3 white cord is standard
	8' 8' length	80L 8000 lumens 120L 12000 lumens				

1. Nominal delivered lumens at 25°C ambient.
2. BSL6LST on 8' models illuminates 4' section in emergency mode.
3. 3 wire cord is standard. Order proper cord option for dimming or emergency.

Accessories (order separately, see last page for details)

- **FSXWG4** - 4' wire guard (order two for 8' models)
- **FSTH** - Sliding hanger bracket (set of two)
- **DACH48** – Adjustable cable hanger kit (order two per fixture)

General notes

Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

FluxStream_LED_sealed_strip www.day-brite.com 11/18 page 1 of 3

CARPORT LIGHTING

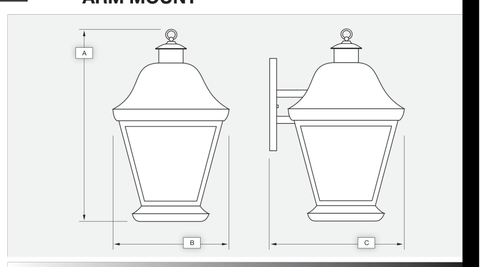
EVERGREEN LIGHTING

MADRID

Catalog #		Type	
Project			
Description		Date	

ARM MOUNT





Sample Spec Number: MAD2103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
MAD2103Q	13Q	800	18	9	10 3/4
MAD2105T	26T	1800	18	9	10 3/4
MAD2204Q	2-13Q	1600	18	9	10 3/4
MAD2205	26Q	1800	18	9	10 3/4
MAD2111	32T	2200	20 1/2	10	12
MAD2304Q	2-13Q	1600	20 1/2	10	12
MAD2306	2-26Q	3600	20 1/2	10	12
MAD2322	42T	3200	20 1/2	10	12
MAD2106L	6LED	600	18	9	10 3/4
MAD2110L	10LED	1000	18	9	10 3/4
MAD2212L	12LED	1200	18	9	10 3/4
MAD2220L	20LED	2000	20 1/2	10	12
MAD2324L	24LED	2400	20 1/2	10	12
MAD2340L	40LED	4000	20 1/2	10	12
DARK SKY					
MAD2109LS	9LED	900	18	9	10 3/4
MAD2215LS	15LED	1500	18	9	10 3/4
MAD2320LS	20LED	2000	20 1/2	10	12

Standard Features

Material
Paintlok sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
Mounting/wireway hole in center of backplate. Supplied with standard mounting hardware to mount to a 4" J-box or plaster ring.

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage. Standard Driver Features:
- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

Ballast
Architectural Bronze (AB) Textured Gold (TG)
Textured Bronze (TBR) Metallic Nickel (MN)
Matte Black (MBK) Textured Verde Patina (TVP)
Semi Gloss Black (GBK) Satin Brass (SB)
Textured Black (TBK) Copper Vein (CV)
Textured Rust (TR) Gold Vein (GV)
Matte White (MW) Silver Vein (SV)
Textured White (TW) Chrome (CH)
Gloss White (GW) Oil Rubbed Bronze (ORB)
Metallic Grey (MG)

Options*
Emergency (EMR) Special Lens
Photocell (PC) Incandescent
Lamp Sources
Size Modifications
Vandal Proof Enclosure (VPE)

*Consult Factory

MADE IN CALIFORNIA

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

BUILDING MOUNTED LIGHTING

Exhibit B

KING ENGINEERING
200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-8328
E: Info@King-Engineering-Inc.com

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

FIDDYMENT RANCH

PHASE 2 - F25

APN:492-013-005

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021

30 15 0 30

SCALE: 1" = 30'

ESTIMATED EARTHWORK

5939± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
3253± CY EMBANKMENT
2036± CY NET EXPORT

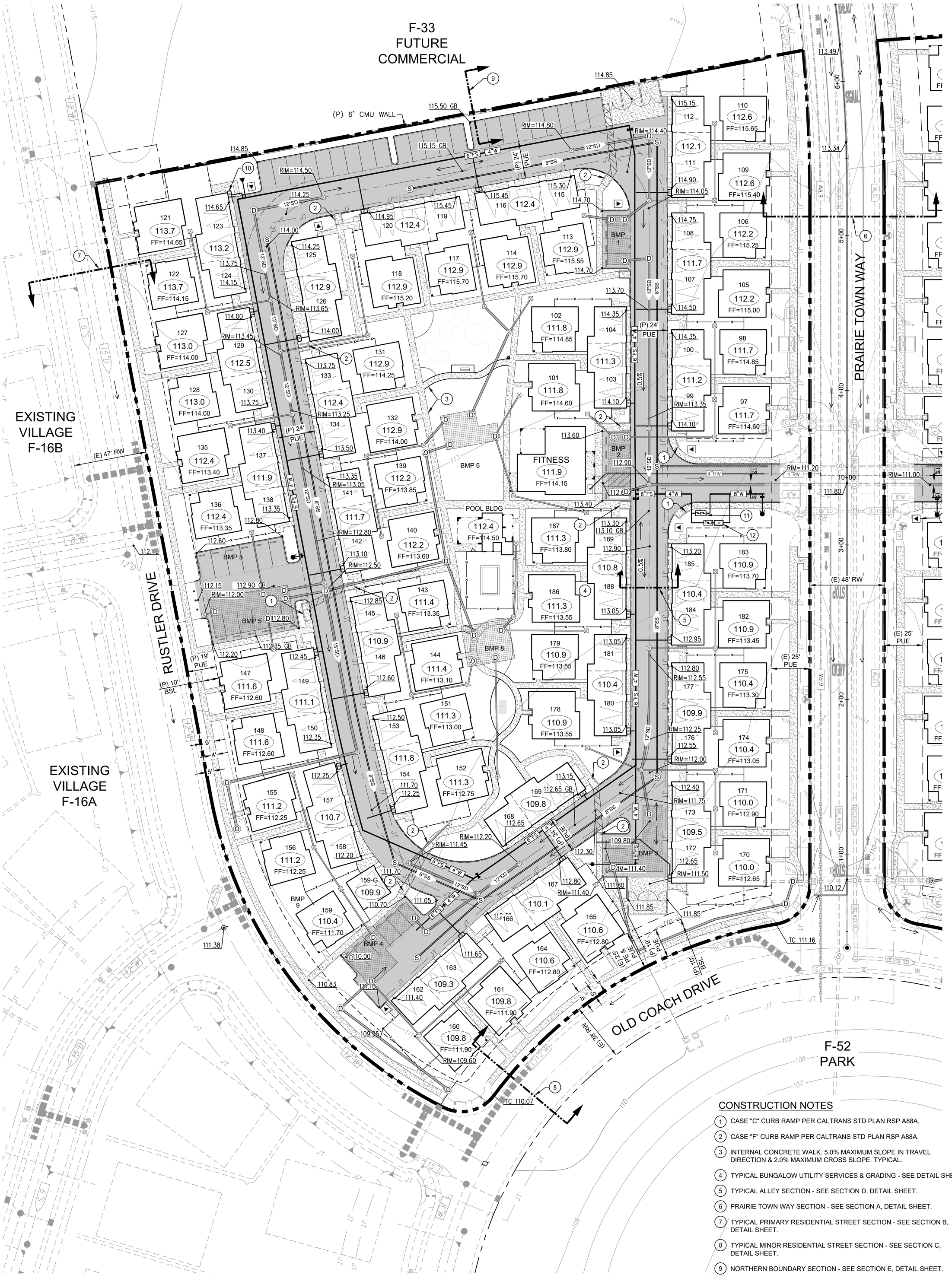
NOTE:
10-15% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE

239,067 SF

NOTES:

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



CONSTRUCTION NOTES

1. CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
2. CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
3. INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
4. TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
5. TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
6. PRAIRIE TOWN WAY SECTION - SEE SECTION A, DETAIL SHEET.
7. TYPICAL PRIMARY RESIDENTIAL STREET SECTION - SEE SECTION B, DETAIL SHEET.
8. TYPICAL MINOR RESIDENTIAL STREET SECTION - SEE SECTION C, DETAIL SHEET.
9. NORTHERN BOUNDARY SECTION - SEE SECTION E, DETAIL SHEET.
10. WATER METER AND MANIFOLD, TYPICAL FOR EACH LOT.
11. FIRE DOUBLE DETECTOR CHECK.
12. MASTER DOMESTIC COMPOUND METER AND BACKFLOW

SHEET 3 OF 6

Exhibit B

KING ENGINEERING
200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-8328
E: Info@King-Engineering-Inc.com

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

FIDDYMENT RANCH

PHASE 2 - F26

APN:492-013-003

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021

30 15 0 30

SCALE: 1" = 30'

ESTIMATED EARTHWORK

6,699± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
1,195± CY EMBANKMENT
5,265± CY NET EXPORT

NOTE:
10-15% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE F-26

243,921 SF

NOTES:

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



CONSTRUCTION NOTES

1. CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
2. CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
3. INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
4. TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
5. TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
6. PRAIRIE TOWN WAY SECTION - SEE SECTION A, DETAIL SHEET.
7. TYPICAL PRIMARY RESIDENTIAL STREET SECTION - SEE SECTION B, DETAIL SHEET.
8. TYPICAL MINOR RESIDENTIAL STREET SECTION - SEE SECTION C, DETAIL SHEET.
9. NORTHERN BOUNDARY SECTION - SEE SECTION E, DETAIL SHEET.
10. ELECTRICAL TRANSFORMER.
11. FIRE DOUBLE DETECTOR CHECK.
12. MASTER DOMESTIC COMPOUND METER AND BACKFLOW

Exhibit B

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Auburn, California 95603
T: (530) 272-8328
E: Info@King-Engineering-Inc.com

PRELIMINARY PLAN DETAILS

FIDDYMENT RANCH

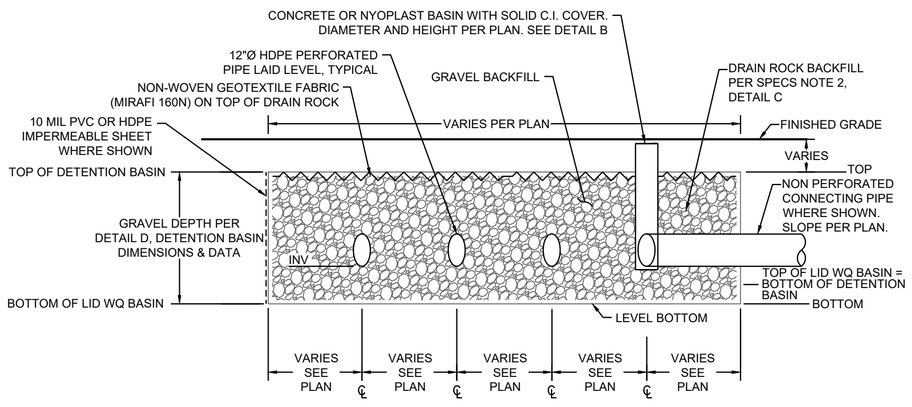
PHASE 2 - F25 & F26

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021

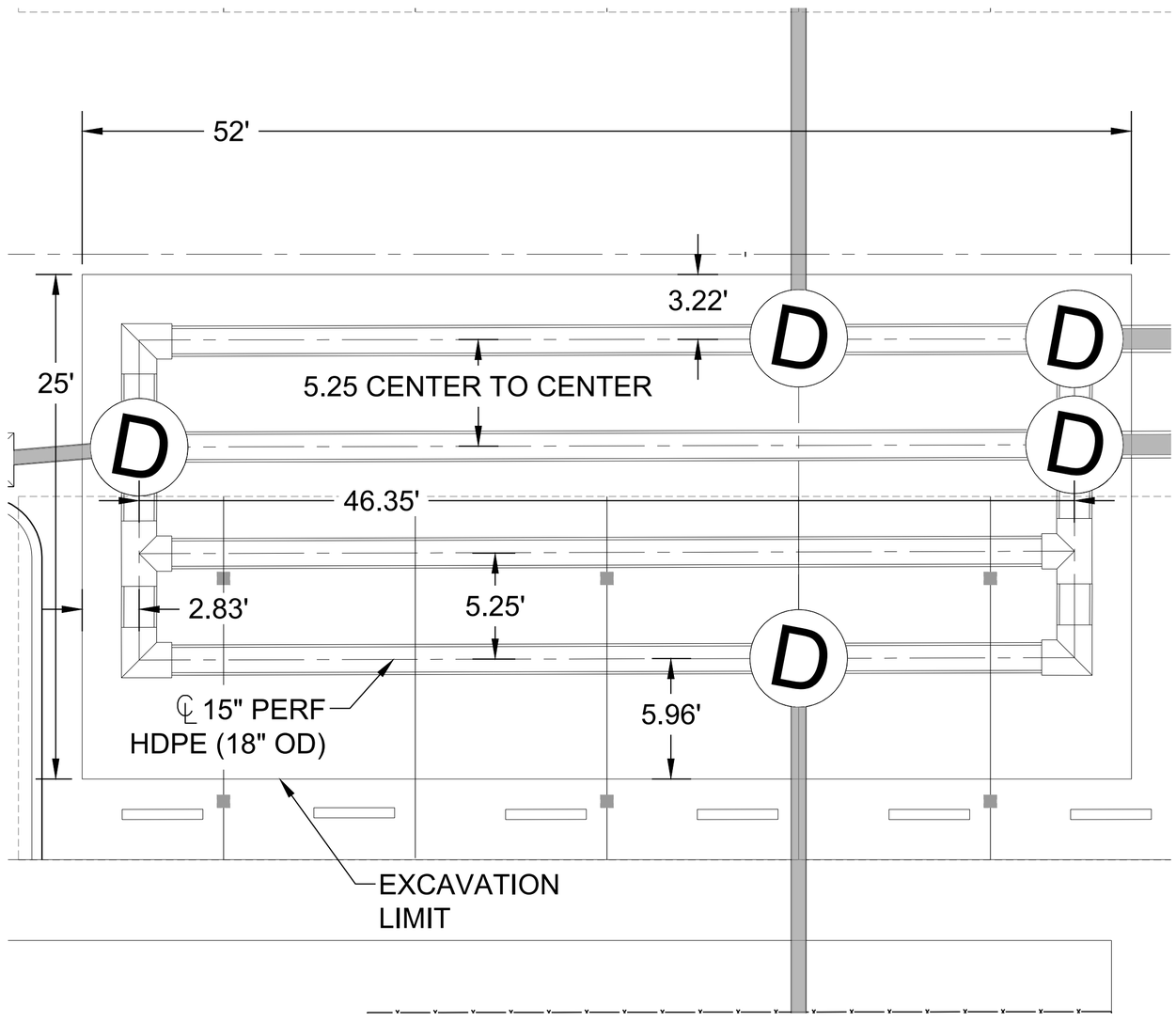
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SCALE: 1" = 5'

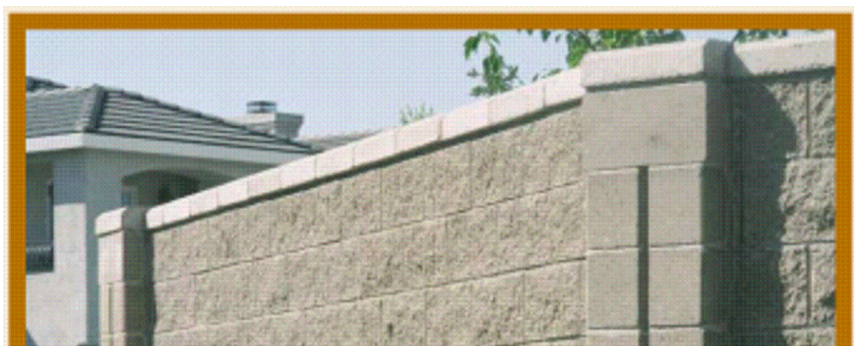


A DETENTION BASIN TYPICAL SECTION

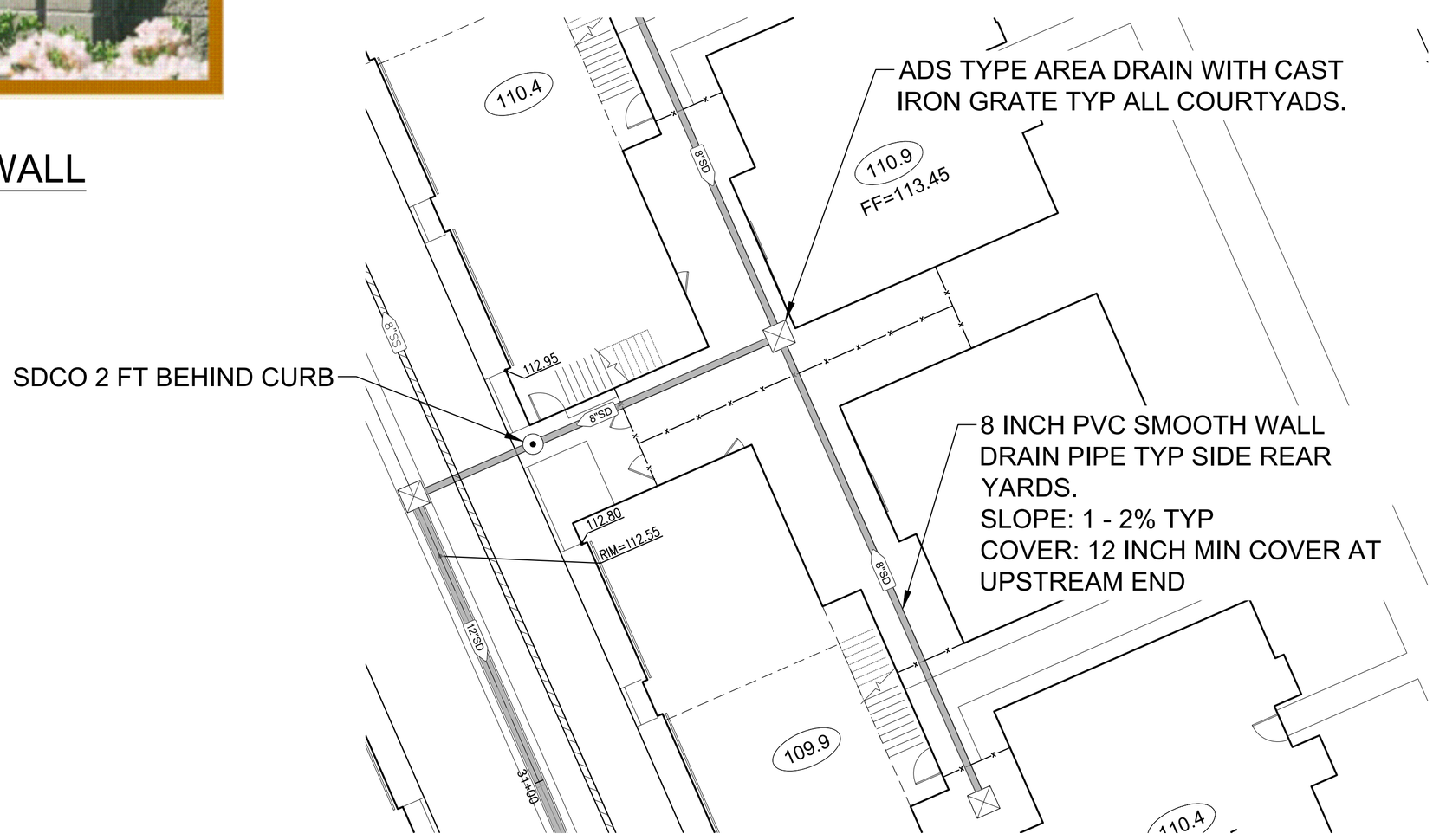
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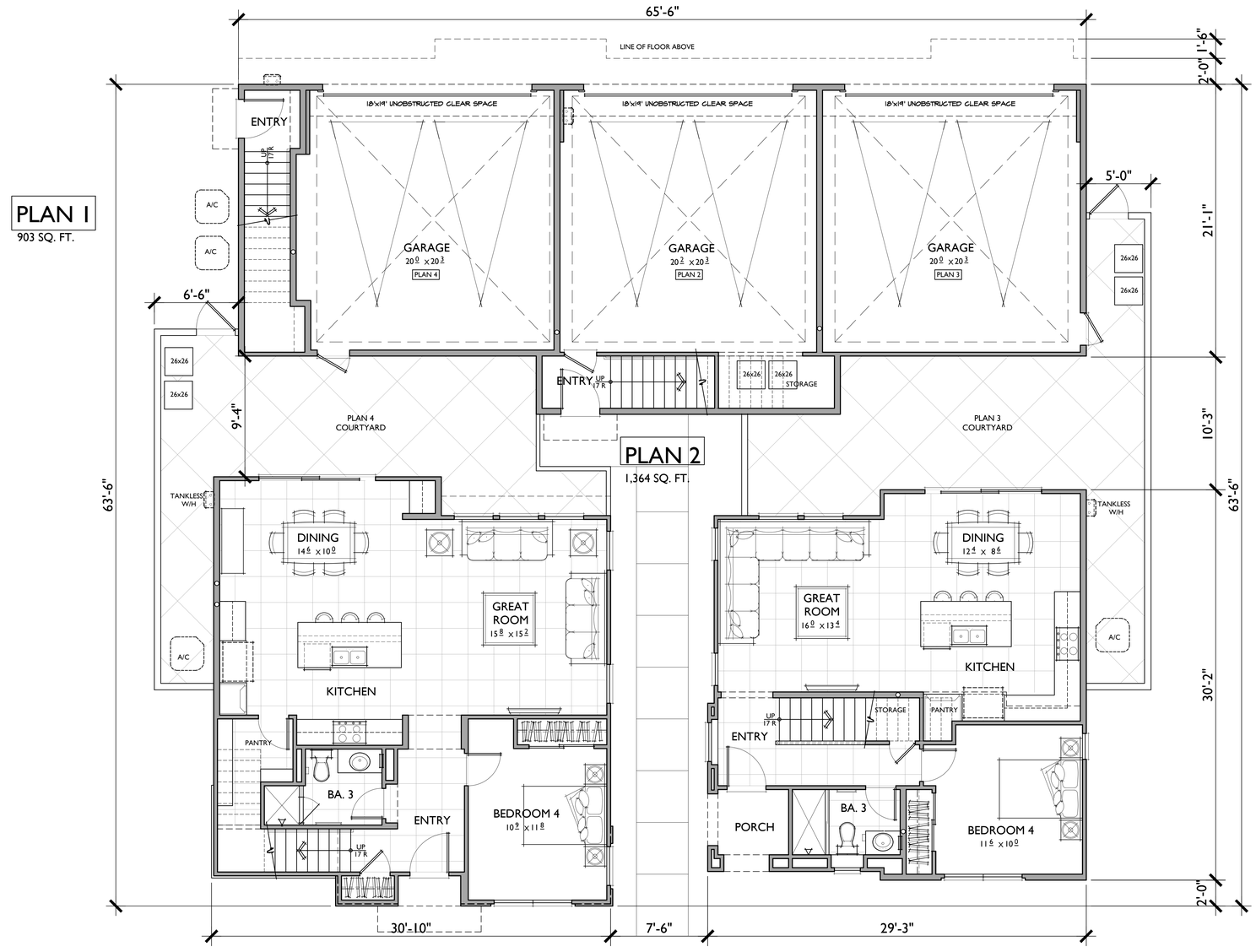
B DETENTION BASIN PLAN VIEW



C PROTO II CMU WALL



D TYPICAL AREA DRAIN DETAIL



PLAN 1
903 SQ. FT.

PLAN 4
1,777 SQ. FT.

PLAN 3
1,487 SQ. FT.

COMPOSITE PLAN FIRST FLOOR

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tel. +1 949 553 9100
fax +1 949 553 0548

BUNGALOW
Reflect Farmhouse Elevation

FIDDYMENT F-25, F-26

Roseville, California

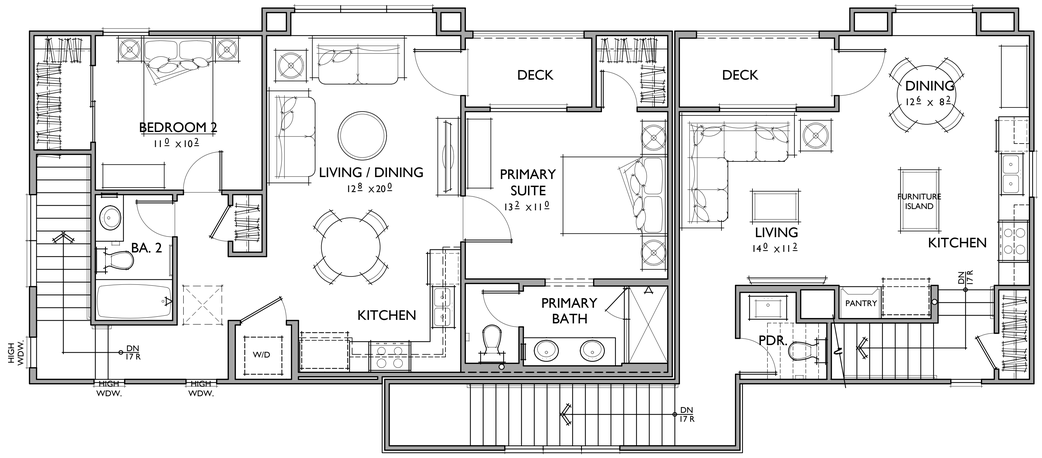
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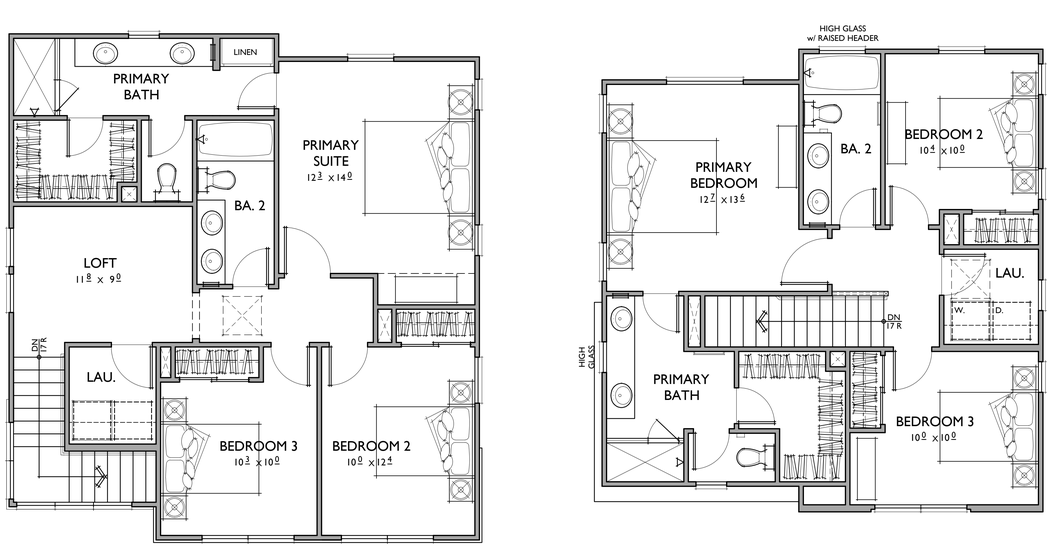
02.10.20

VAN DAELE HOMES

PLAN 1
903 SQ. FT.



PLAN 2
1,364 SQ. FT.



PLAN 4
1,826 SQ. FT.

PLAN 3
1,562 SQ. FT.

COMPOSITE PLAN SECOND FLOOR

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BUNGALOW
Reflect Farmhouse Elevation
FIDDYMENT F-25, F-26
Roseville, California

0 2 4 8

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02.10.20

VAN DAELE HOMES



PLAN 4 PLAN 2 PLAN 3

FARMHOUSE

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CONCEPTUAL STREET SCENE

FIDDYMENT F-25, F-26

Roseville, California

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521.20146

02.04.20

VAN DAELE HOMES



PLAN 3 GARAGE PLAN 2 GARAGE PLAN 4 GARAGE

REAR ELEVATION - PLAN 1 AND PLAN 2



PLAN 1 PLAN 4

LEFT ELEVATION



PLAN 3 PLAN 2

RIGHT ELEVATION

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COMPOSITE ELEVATION

Farmhouse Variation I

FIDDYMENT F-25, F-26

Roseville, California

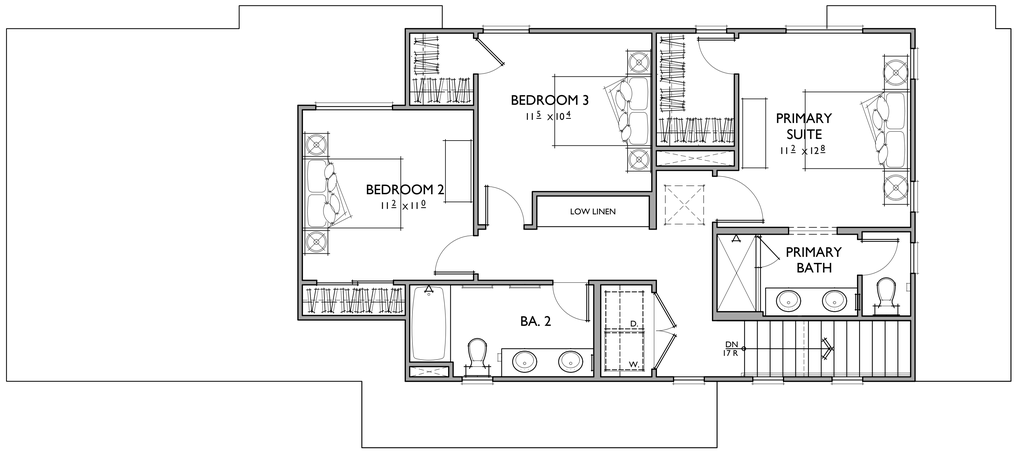
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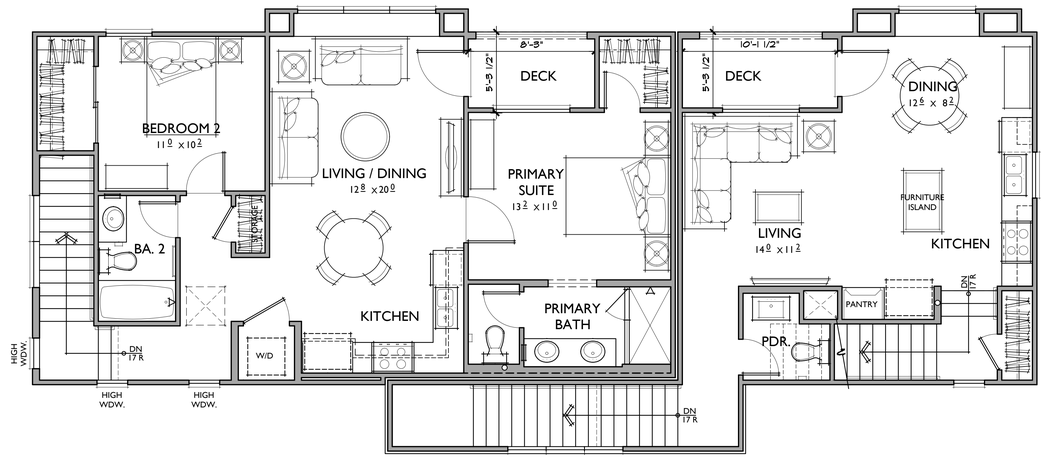
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VAN DAELE HOMES

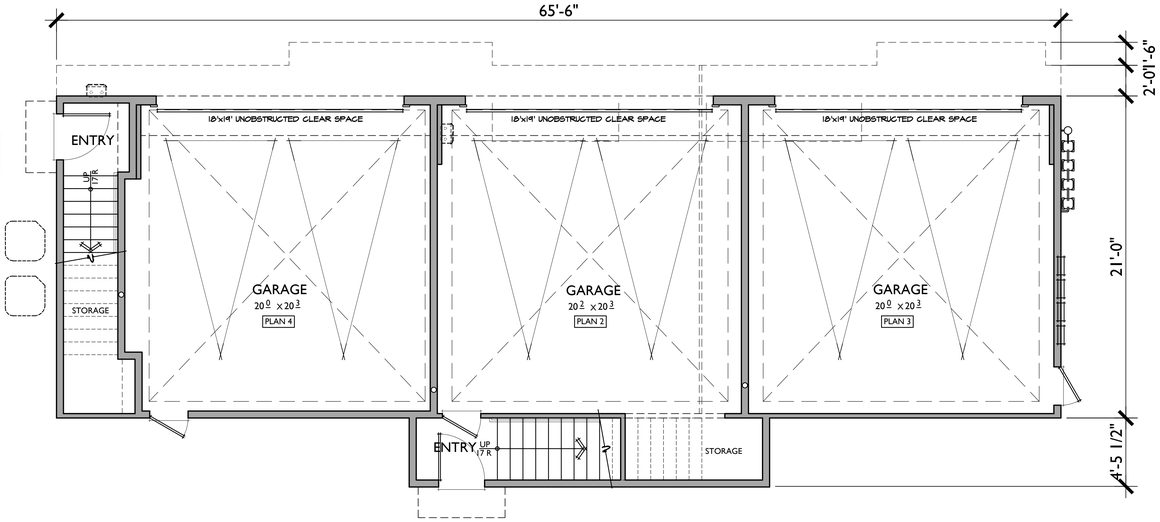
PLAN 2



PLAN 1



PLAN 2



PLAN 1

PLAN 1

2 BEDROOMS / 2 BATHS
2 - CARPORT SPACES

FLOOR AREA TABLE	
1ST FLOOR	84 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	**916 SQ. FT.**
2 - CAR GARAGE	N/A
DECK	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	**1,364 SQ. FT.**
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1 AND PLAN 2

Reflects Farmhouse Variation 1 Elevation

FIDDYMENT F-25, F-26

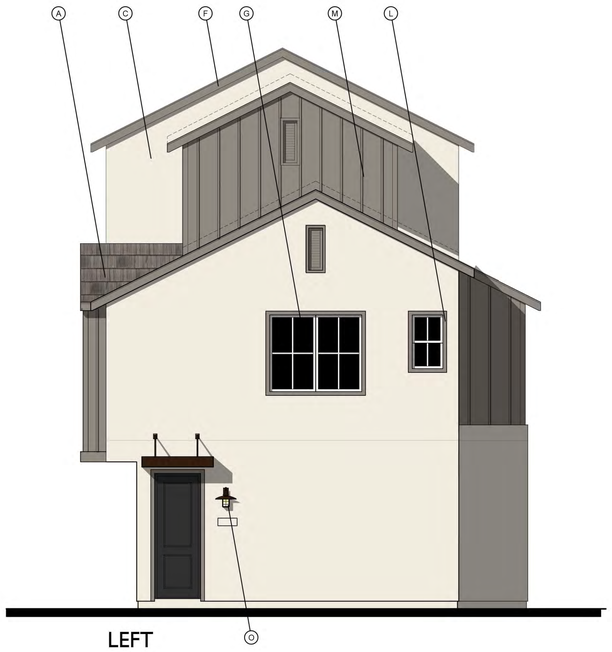
Roseville, California

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03.22.20

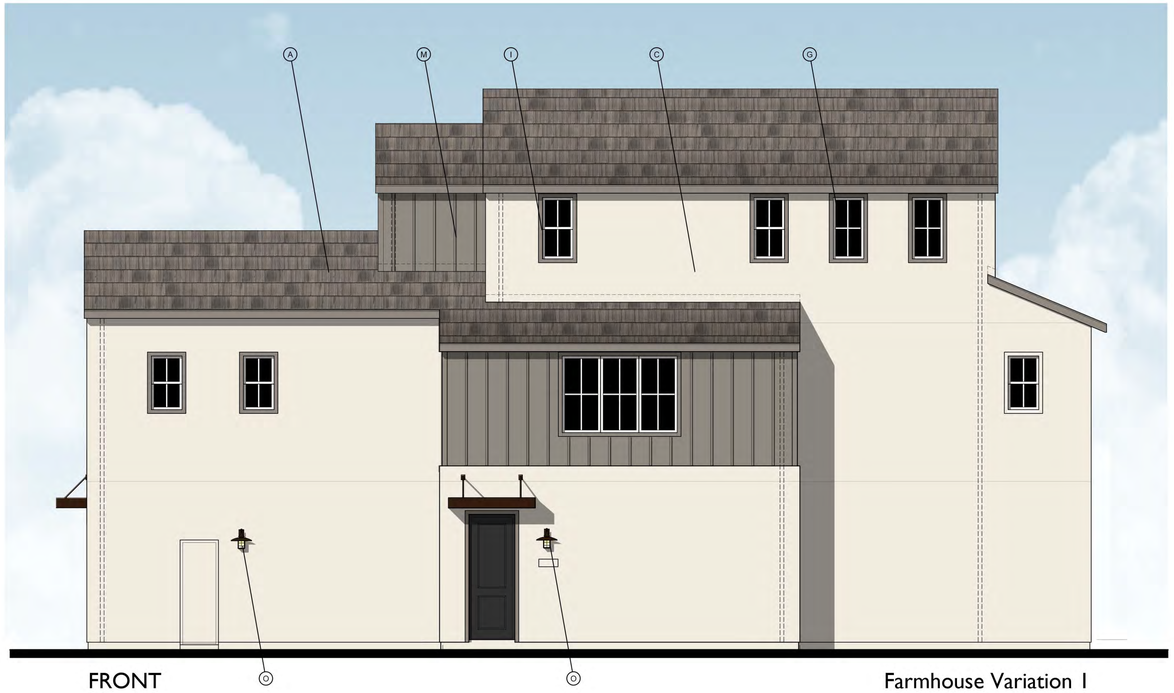
VAN DAELE HOMES



LEFT

MATERIAL LEGEND

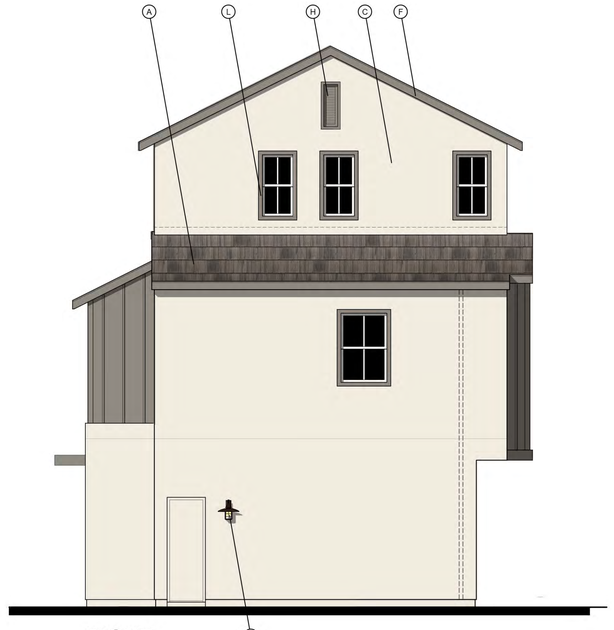
A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



FRONT

Farmhouse Variation 1

1/4"=1'-0"



RIGHT



REAR

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PLAN 1 AND PLAN 2

Farmhouse Variation 1 Elevation

FIDDYMENT F-25, F-26

Roseville, California

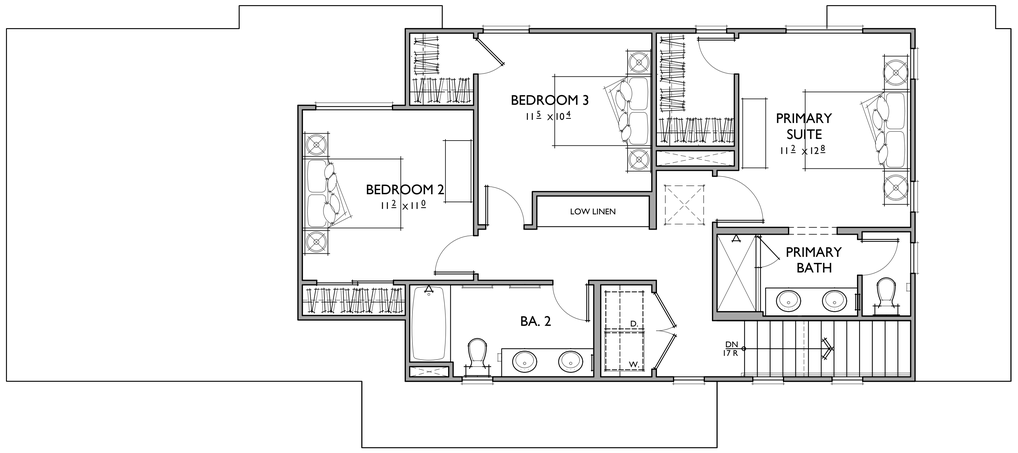
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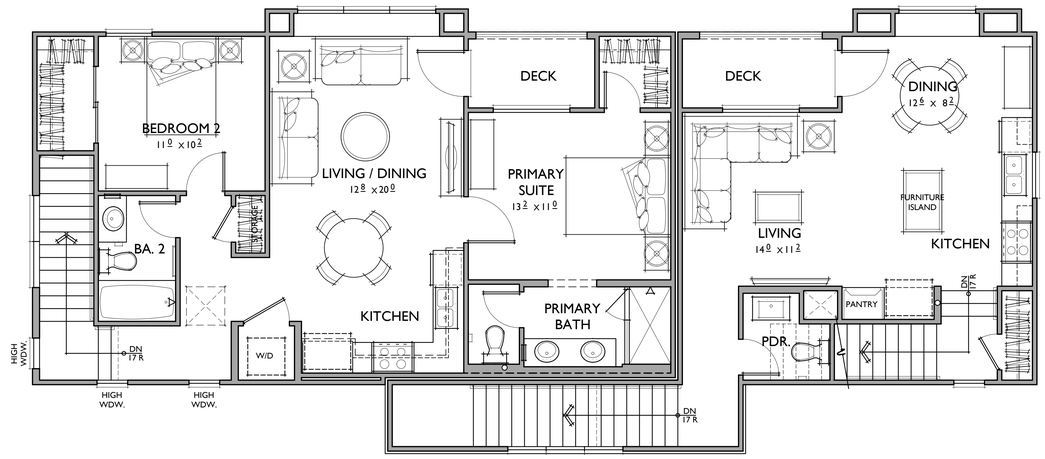
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VAN DAELE HOMES

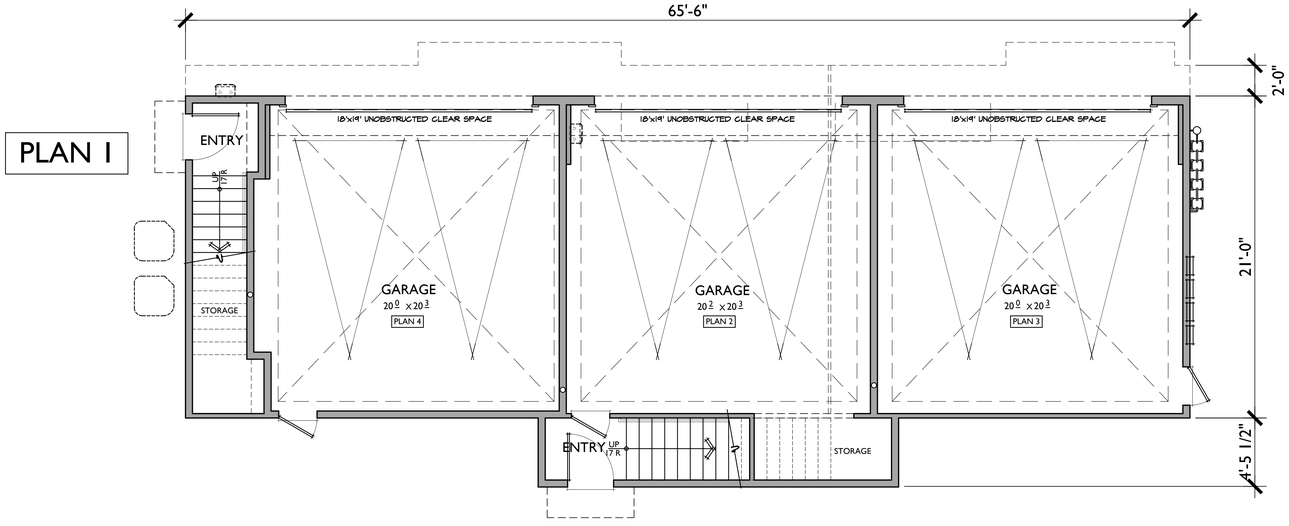
PLAN 2



PLAN 1



PLAN 2



PLAN 1

PLAN 1

2 BEDROOMS / 2 BATHS
2 - CARPORT SPACES

FLOOR AREA TABLE	
1ST FLOOR	84 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	**916 SQ. FT.**
2 - CAR GARAGE	N/A
DECK	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	**1,364 SQ. FT.**
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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fax +1 949 553 0548

PLAN 1 AND PLAN 2

Reflects Farmhouse Variation 2 Elevation

FIDDYMENT F-25, F-26

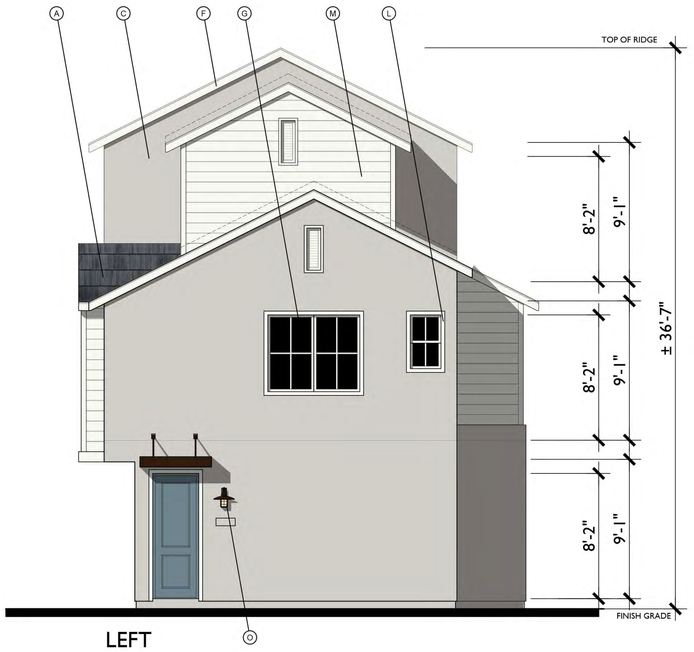
Roseville, California

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521.20146

03.22.20

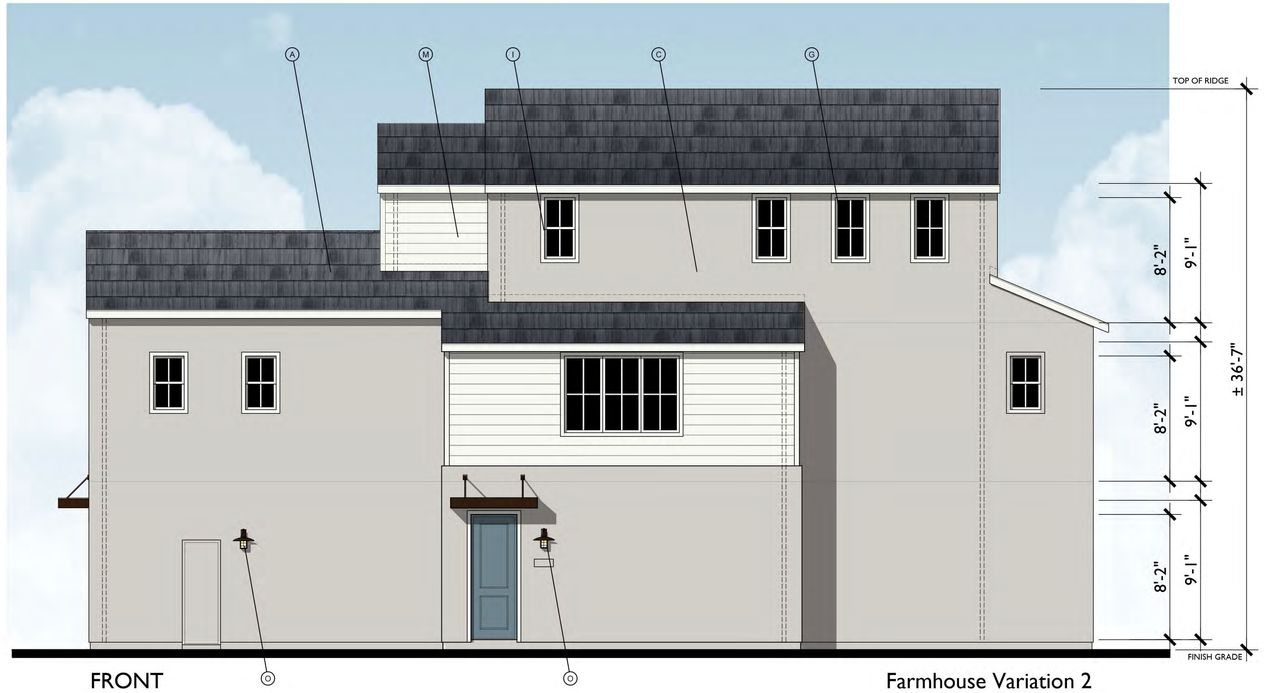
VAN DAELE HOMES



LEFT

MATERIAL LEGEND

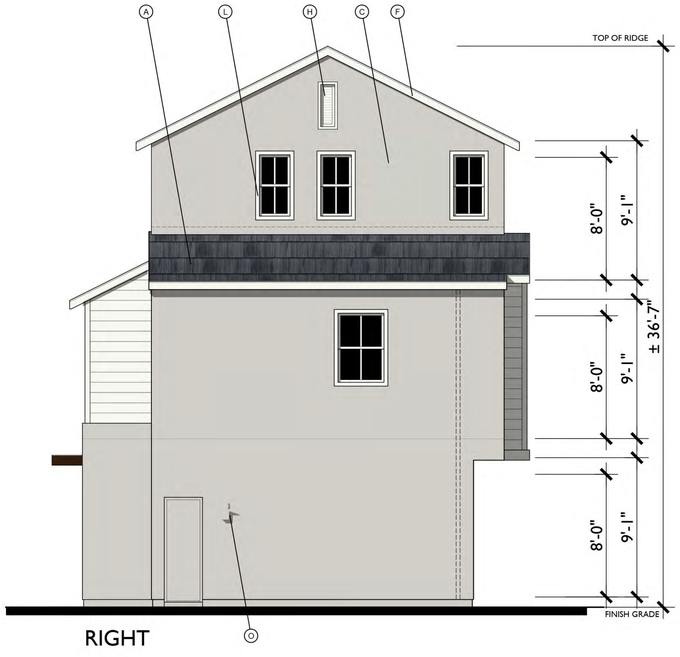
A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



FRONT

Farmhouse Variation 2

1/4"=1'-0"



RIGHT



REAR

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PLAN 1 AND PLAN 2

Farmhouse Variation 2 Elevation

FIDDYMENT F-25, F-26

Roseville, California

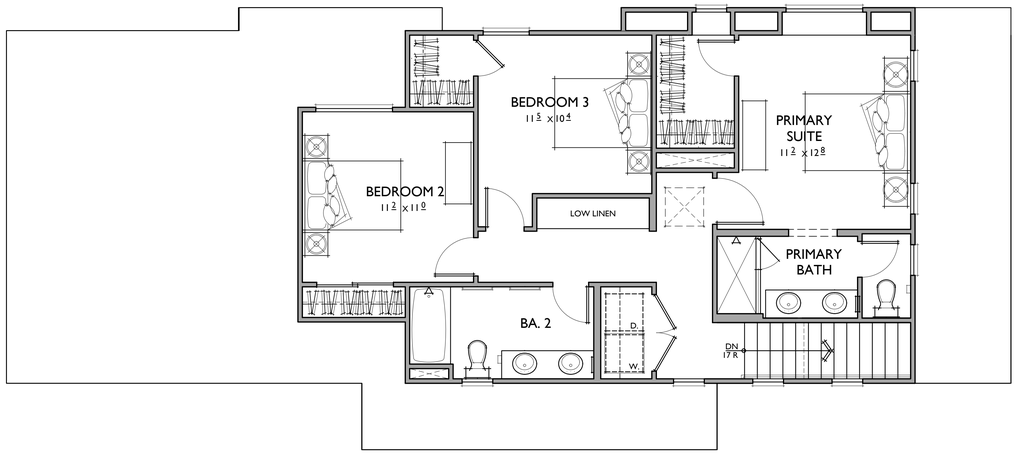
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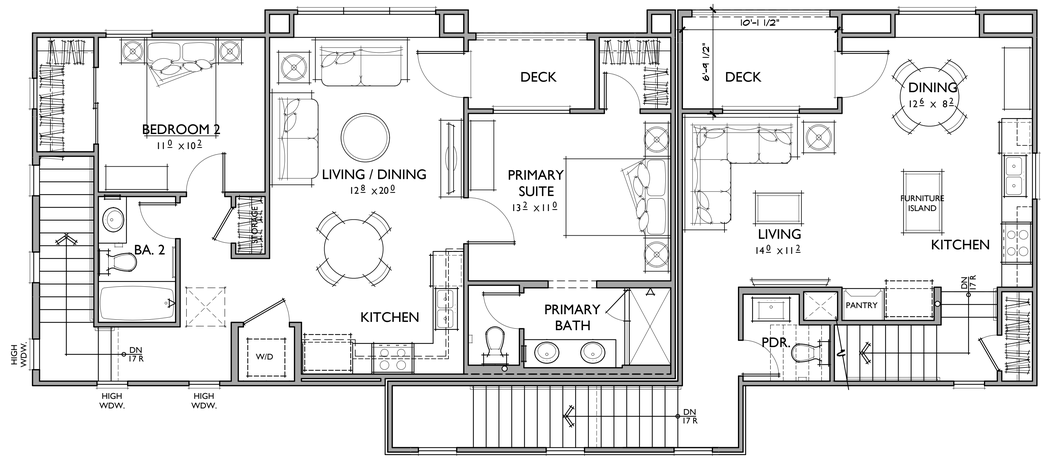
02.10.20

VAN DAELE HOMES

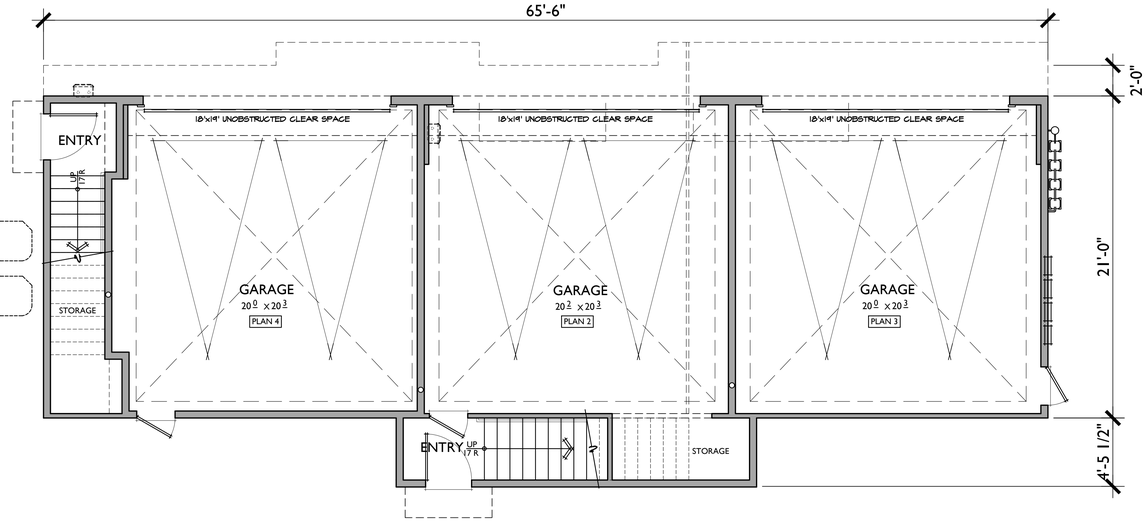
PLAN 2



PLAN 1



PLAN 2



PLAN 1

PLAN 1

2 BEDROOMS / 2 BATHS
2 - CARPORT SPACES

FLOOR AREA TABLE	
1ST FLOOR	84 SQ. FT.
2ND FLOOR	832 SQ. FT.
TOTAL LIVING	**916 SQ. FT.**
2 - CAR GARAGE	N/A
DECK	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	75 SQ. FT.
2ND FLOOR	487 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	**1,364 SQ. FT.**
2 - CAR GARAGE	453 SQ. FT.
DECK	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1 AND PLAN 2

Reflects Farmhouse Variation 3 Elevation

FIDDYMENT F-25, F-26

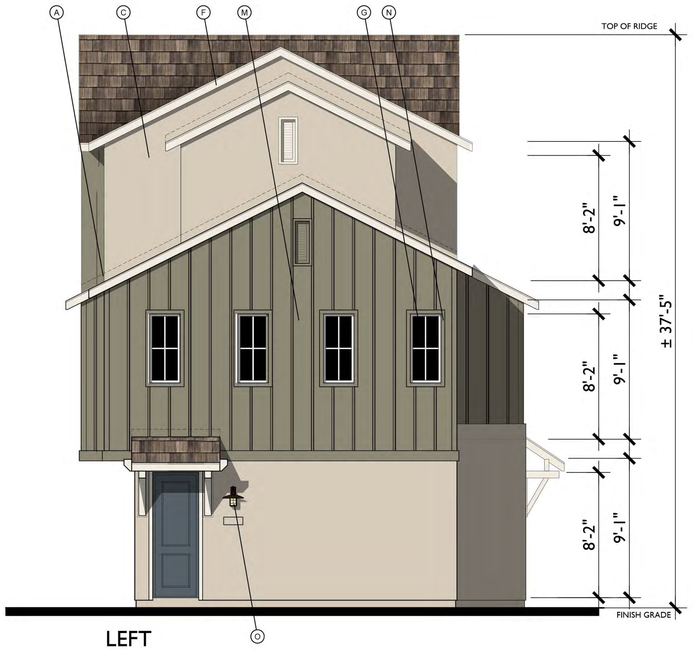
Roseville, California

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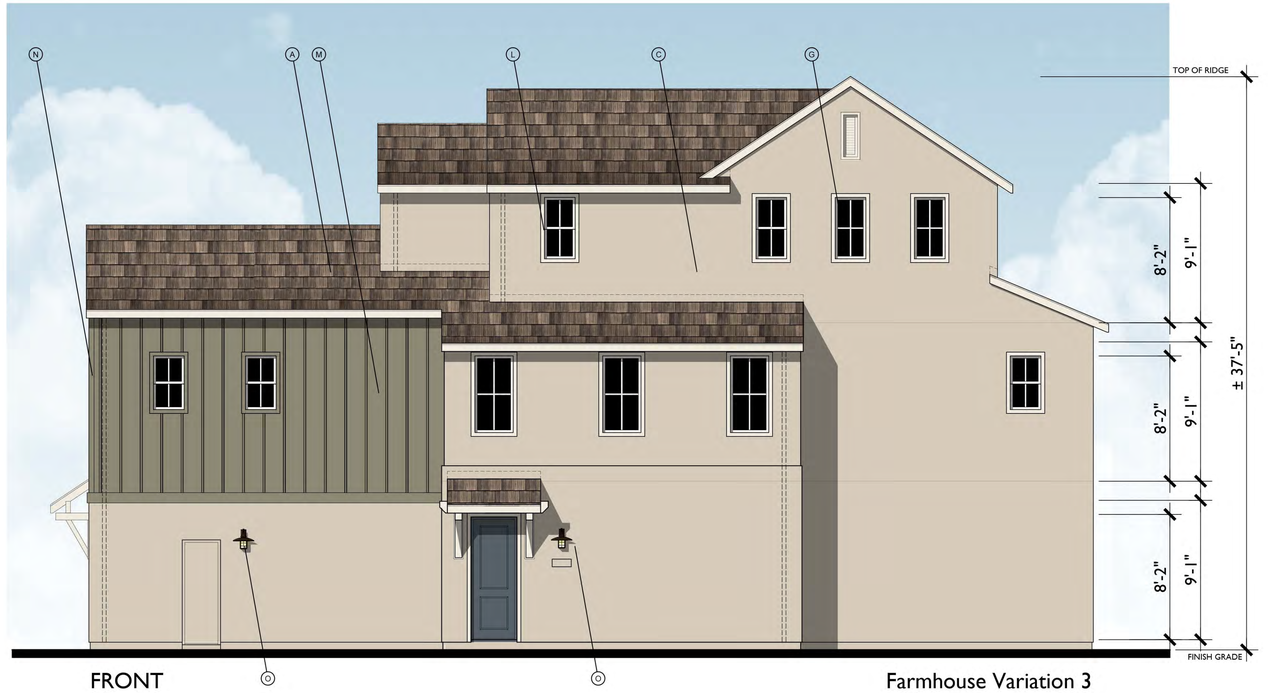
VAN DAELE HOMES



LEFT

MATERIAL LEGEND

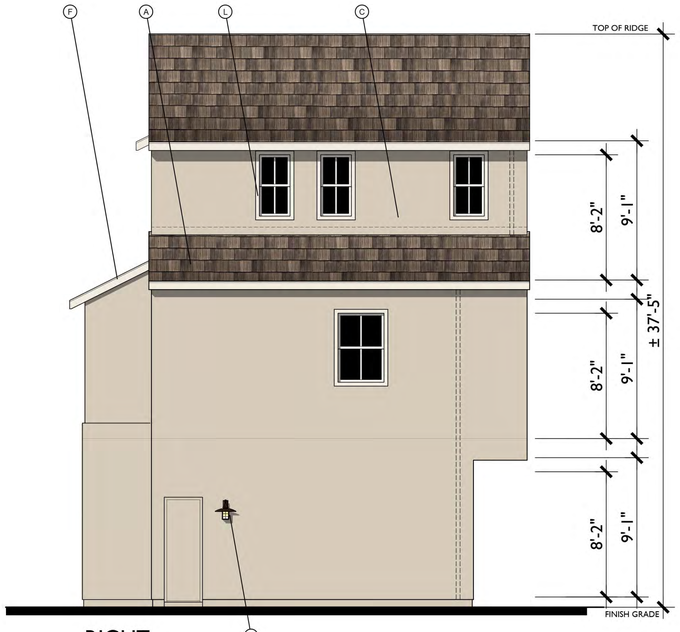
A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



FRONT

Farmhouse Variation 3

1/4"=1'-0"



RIGHT



REAR

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PLAN 1 AND PLAN 2

Farmhouse Variation 3 Elevation

FIDDYMENT F-25, F-26

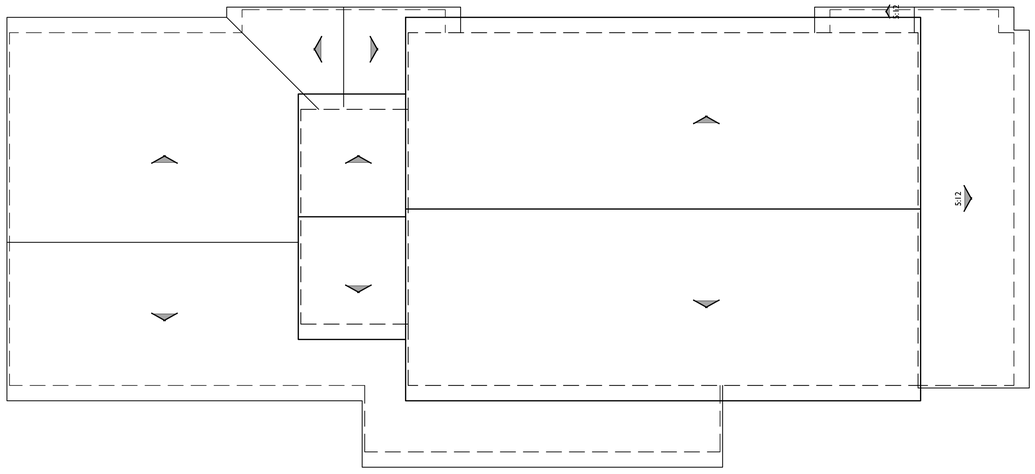
Roseville, California

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02.10.20

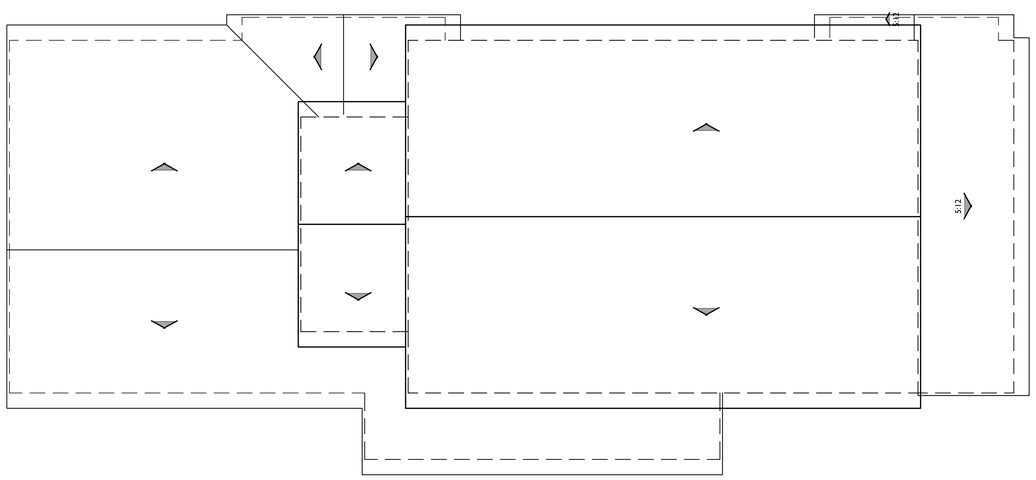
VAN DAELE HOMES



ROOF PLAN — Variation 1

1/8"=1'-0"

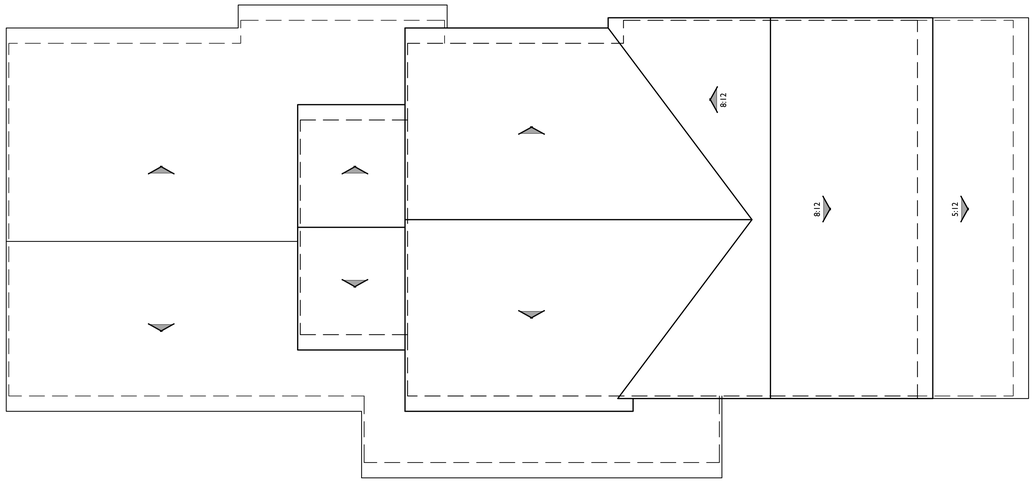
PITCH: 6:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN — Variation 2

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN — Variation 3

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 1 AND PLAN 2

Roof Plans

FIDDYMENT F-25, F-26

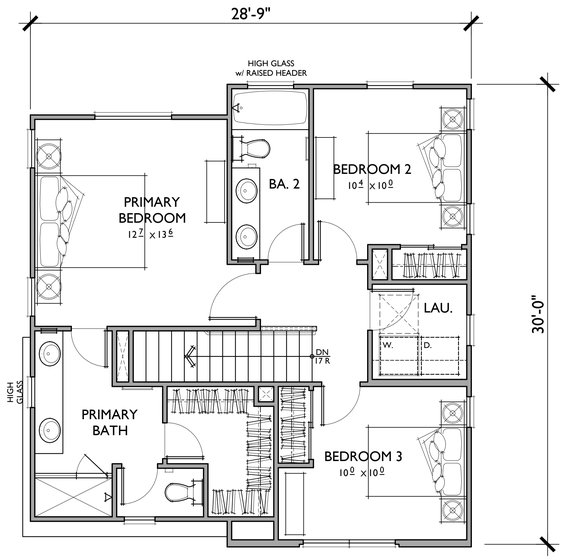
Roseville, California

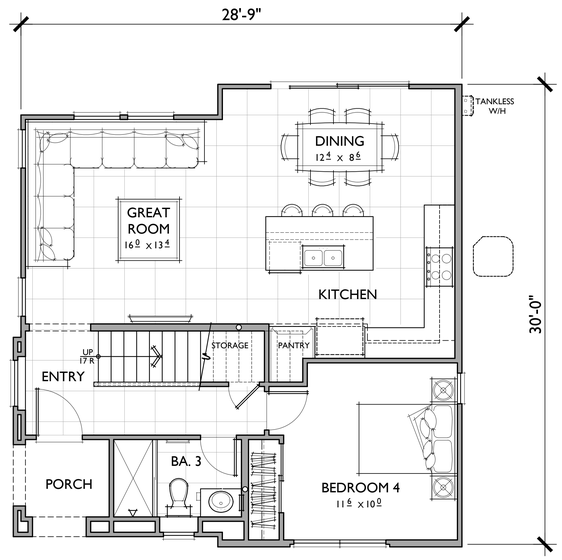
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521.20146

02.10.20

VAN DAELE HOMES





PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	**1,487 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects Farmhouse Variation I Elevation

FIDDYMENT F-25, F-26

Roseville, California

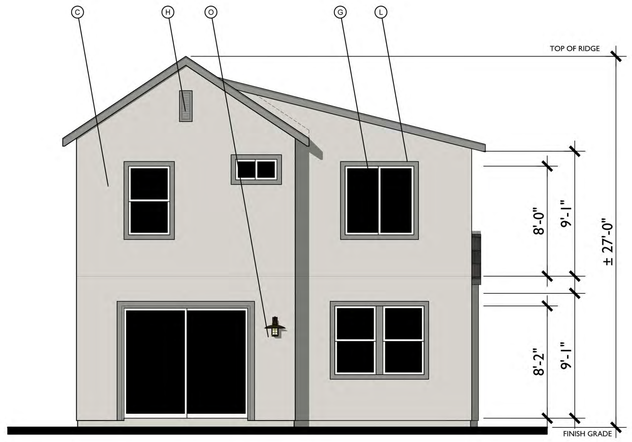
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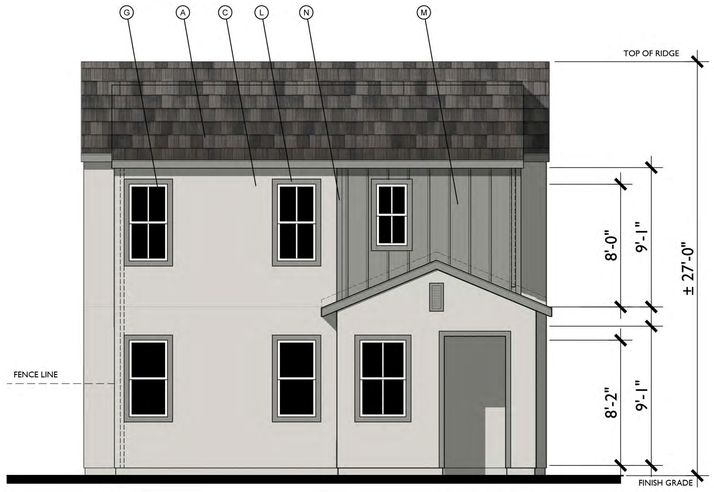
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VAN DAELE HOMES

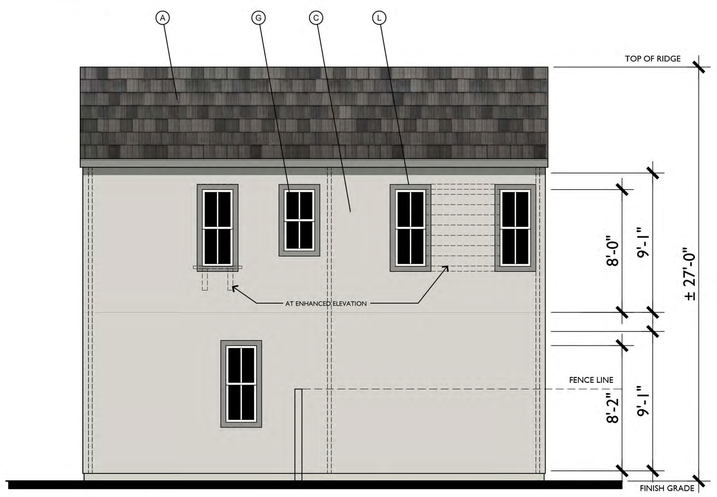
Exhibit C



REAR



LEFT



RIGHT



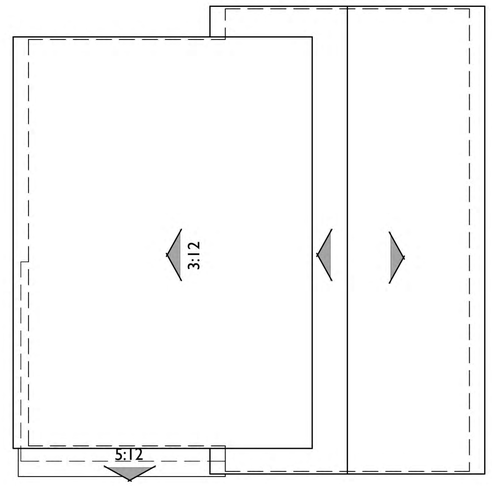
FRONT

Farmhouse Variation 1

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



ROOF PLAN

Variation 1

1/4"=1'-0"

PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3

Farmhouse Variation 1 Elevation

FIDDYMENT F-25, F-26

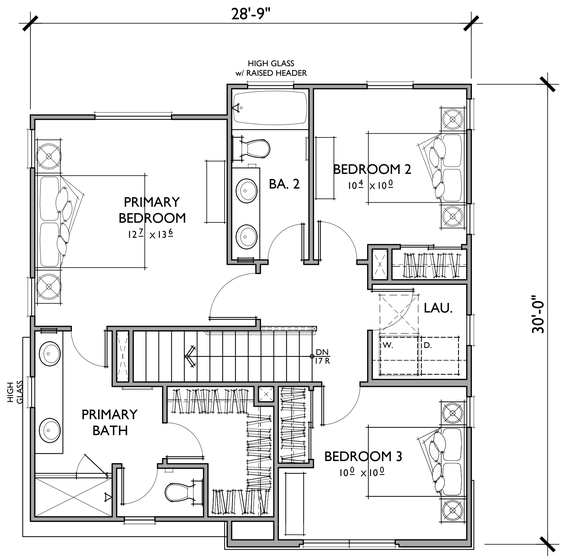
Roseville, California

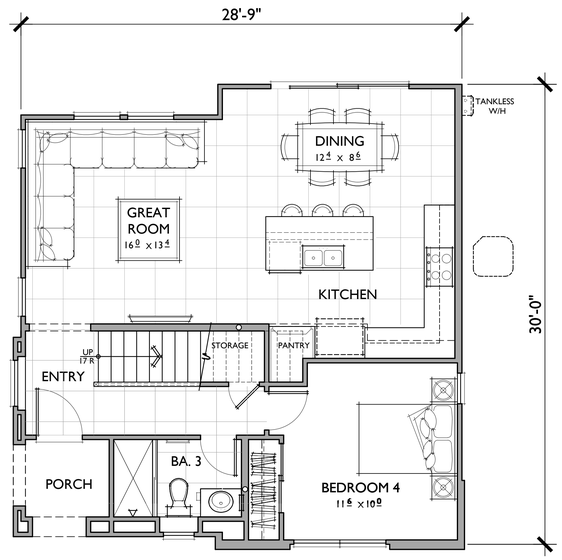
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VAN DAELE HOMES





PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	**1,487 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects Farmhouse Variation 2 Elevation

FIDDYMENT F-25, F-26

Roseville, California

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VAN DAELE HOMES

Exhibit C



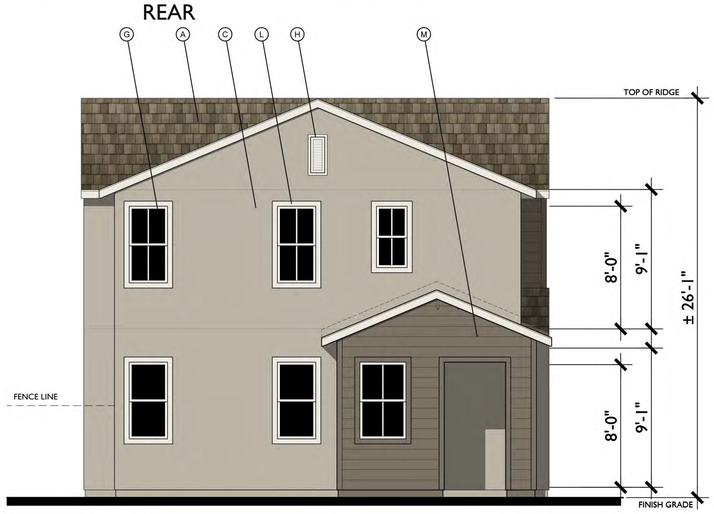
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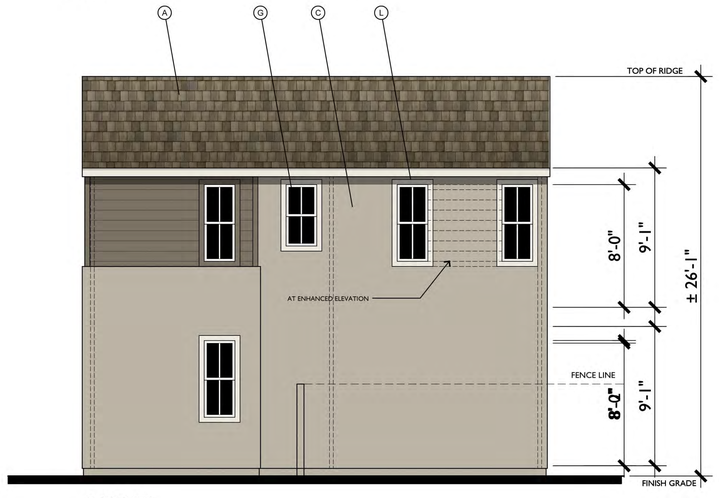
FRONT

Farmhouse Variation 2

1/4"=1'-0"



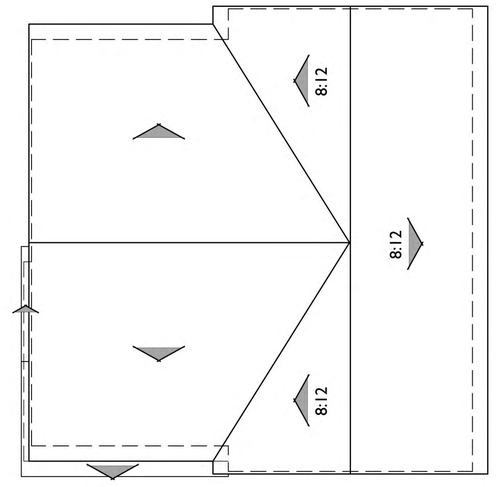
LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



ROOF PLAN — Variation 2

1/4"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3

Farmhouse Variation 2 Elevation

FIDDYMENT F-25, F-26

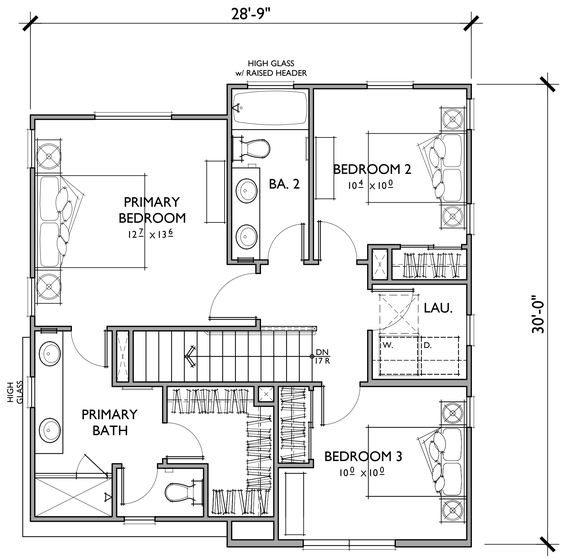
Roseville, California

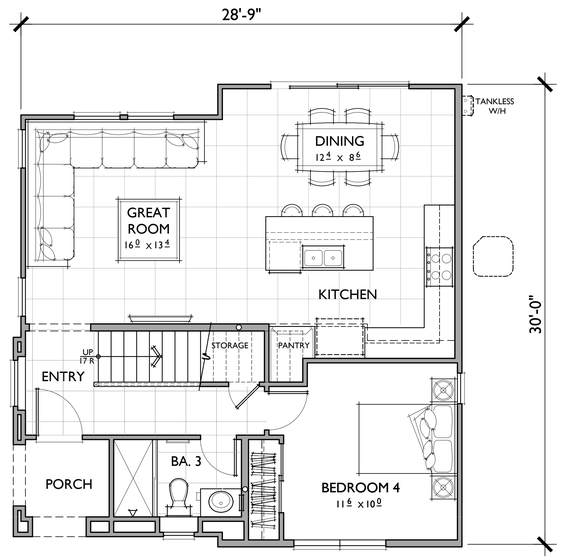
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521.20146

03.22.20

VAN DAELE HOMES





PLAN 3

4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	747 SQ. FT.
2ND FLOOR	740 SQ. FT.
TOTAL LIVING	**1,487 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects Farmhouse Variation 3 Elevation

FIDDYMENT F-25, F-26

Roseville, California

0 2 4 8

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02.10.20

VAN DAELE HOMES



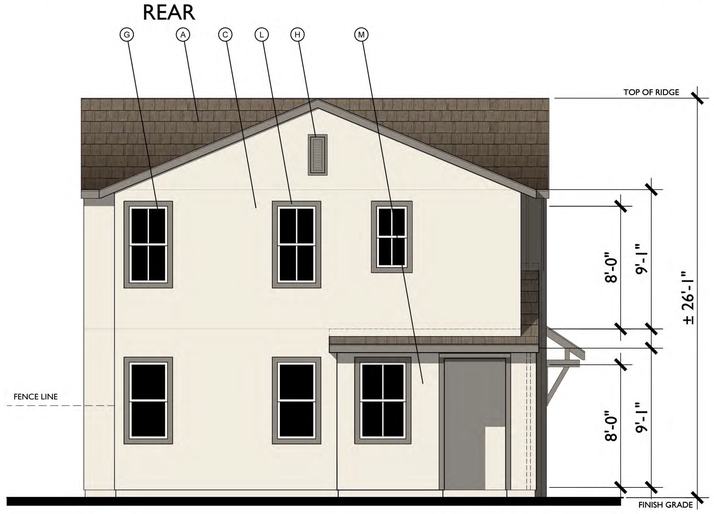
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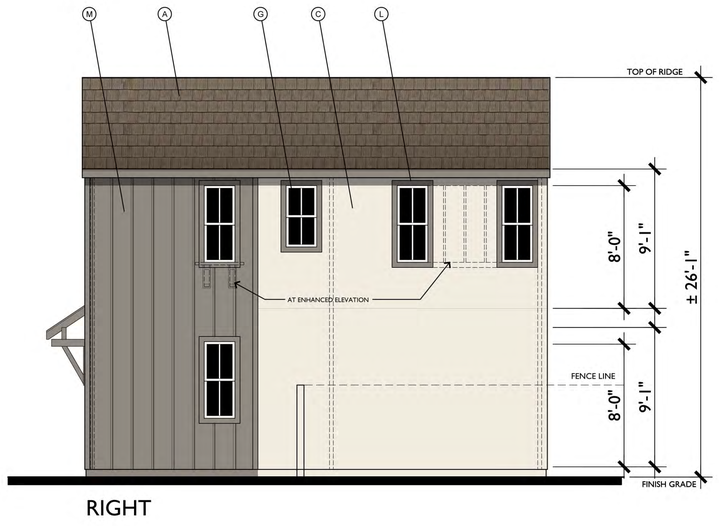
FRONT

Farmhouse Variation 3

1/4"=1'-0"



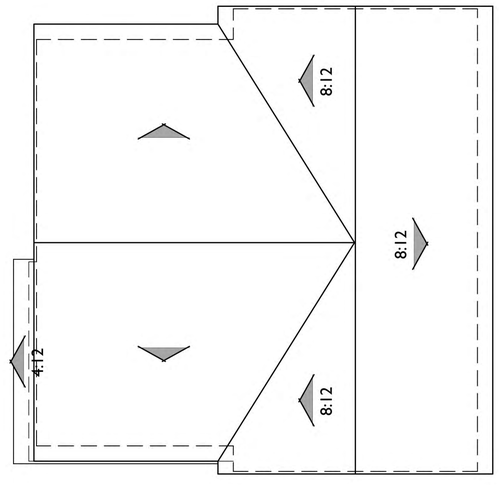
LEFT



RIGHT

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



ROOF PLAN — Variation 3

1/4"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3

Farmhouse Variation 3 Elevation

FIDDYMENT F-25, F-26

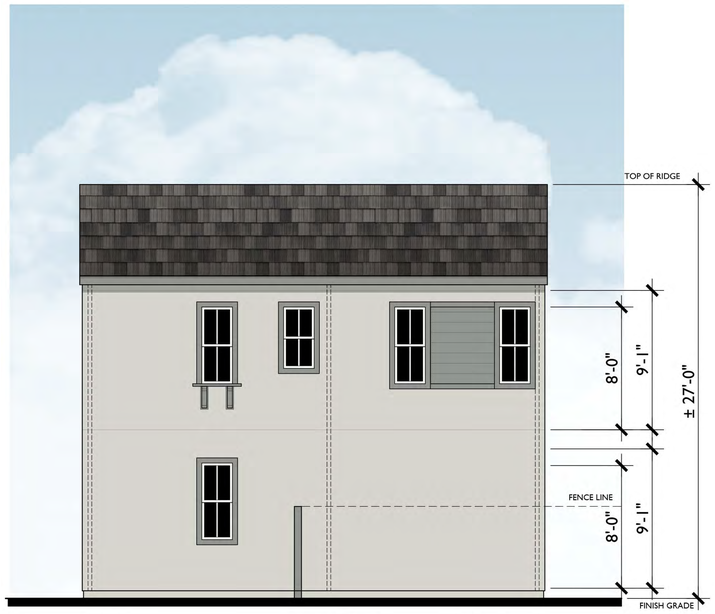
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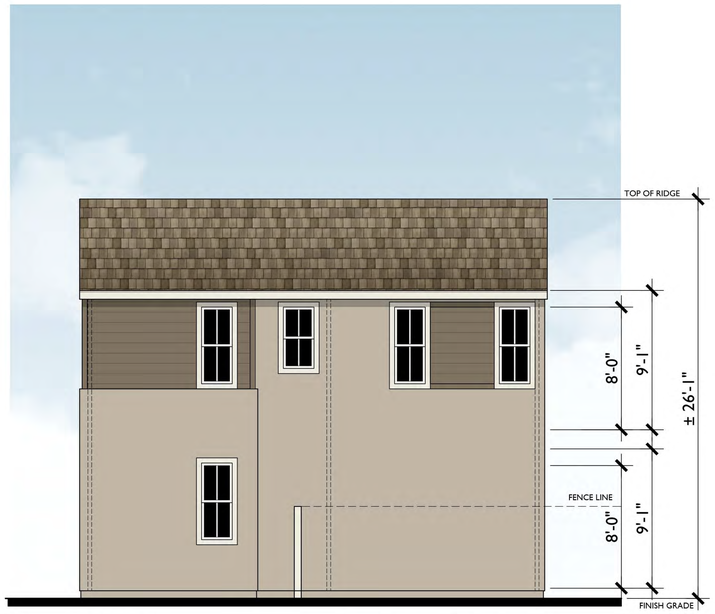
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VAN DAELE HOMES



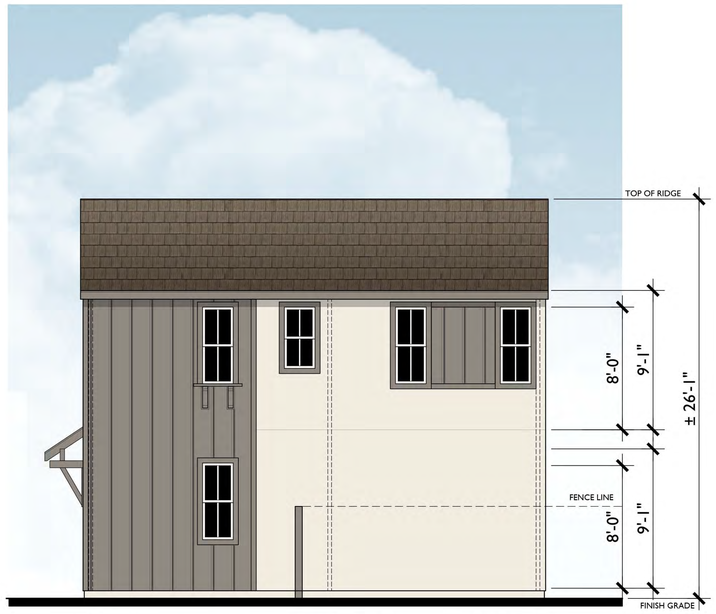
RIGHT

Farmhouse Variation 1
ENHANCED ELEVATION



RIGHT

Farmhouse Variation 2
ENHANCED ELEVATION



RIGHT

Farmhouse Variation 3
ENHANCED ELEVATION

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PLAN 3
Enhanced Elevation

FIDDYMENT F-25, F-26

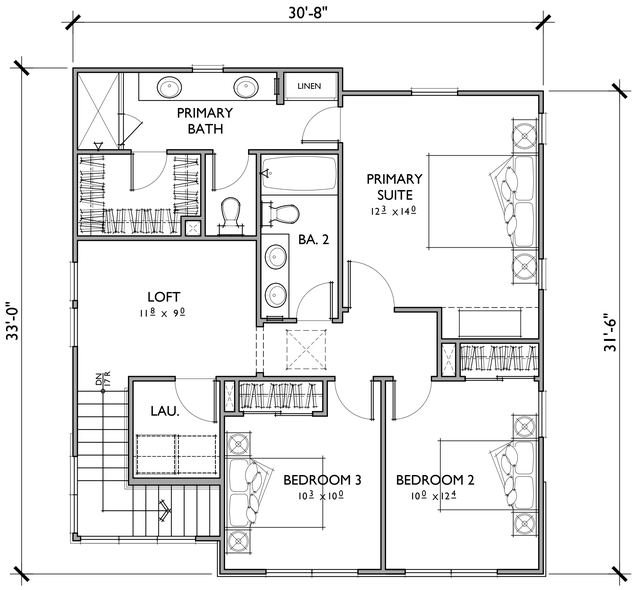
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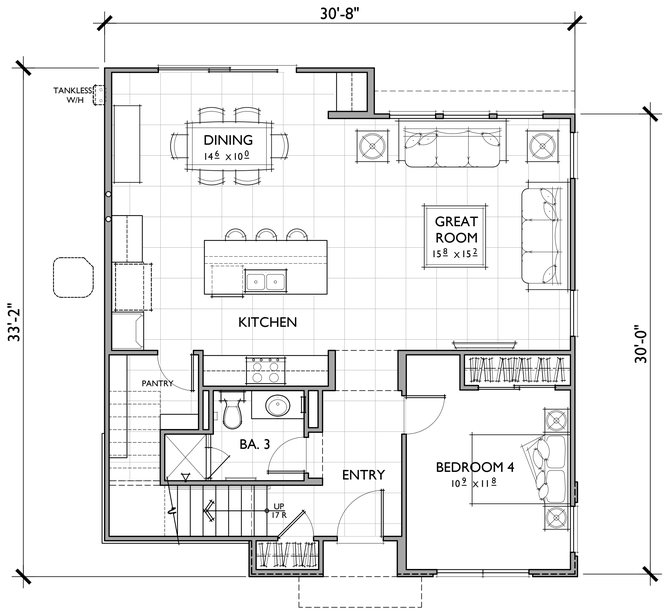
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521.20146

03.22.20

VAN DAELE HOMES





PLAN 4

3 BEDROOMS / 3 BATHS + DEN + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	**1,777 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Reflects Farmhouse Variation I Elevation

FIDDYMENT F-25, F-26

Roseville, California

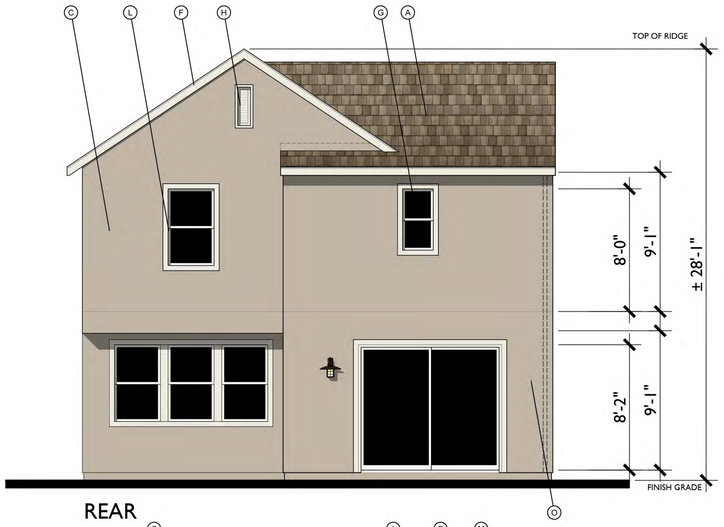
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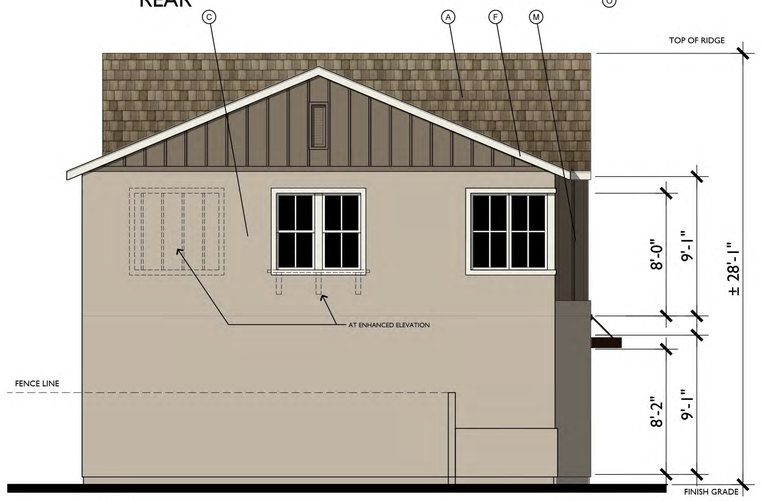
02.10.20

VAN DAELE HOMES

Exhibit C



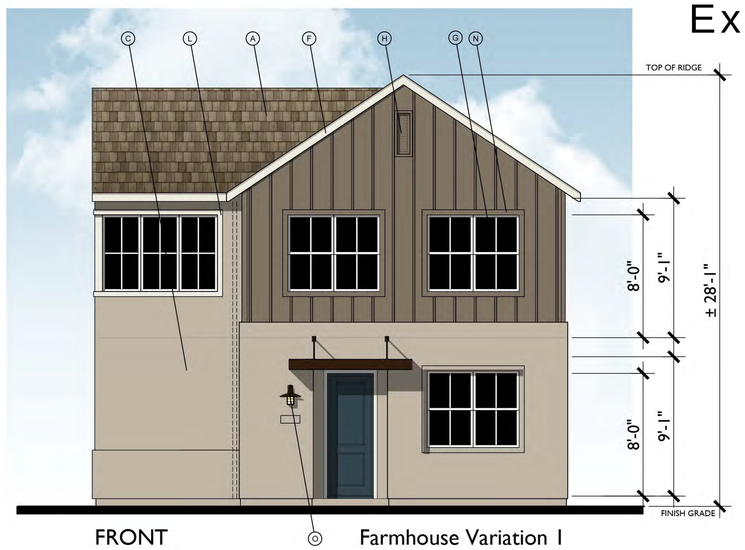
REAR



LEFT



RIGHT



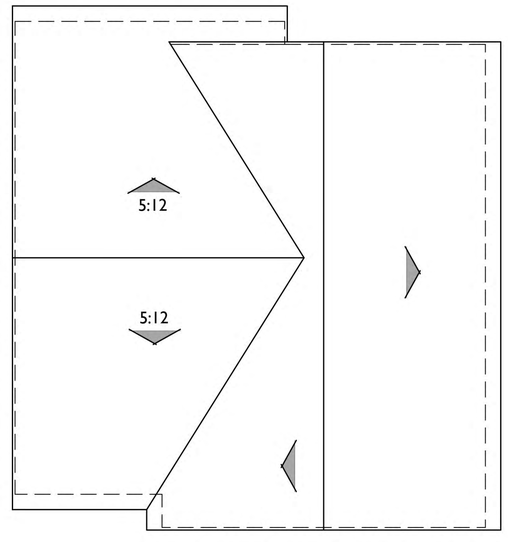
FRONT

Farmhouse Variation 1

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



ROOF PLAN — Variation 1

1/8"=1'-0"

PITCH: 8:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4

Farmhouse Variation I Elevation

FIDDYMENT F-25, F-26

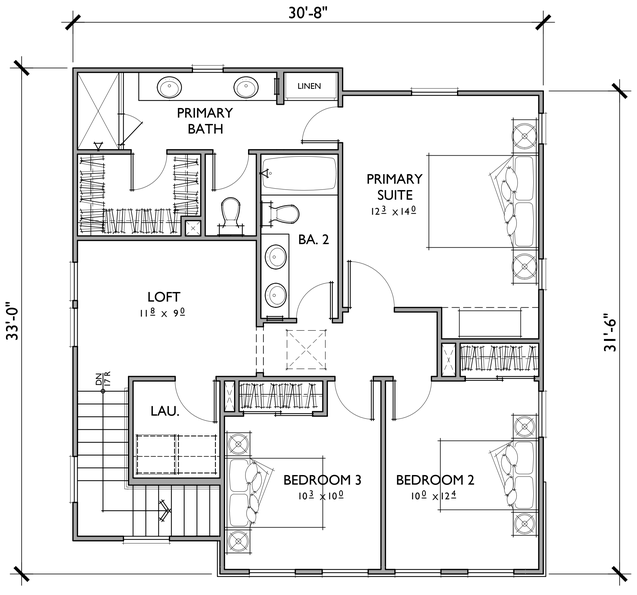
Roseville, California

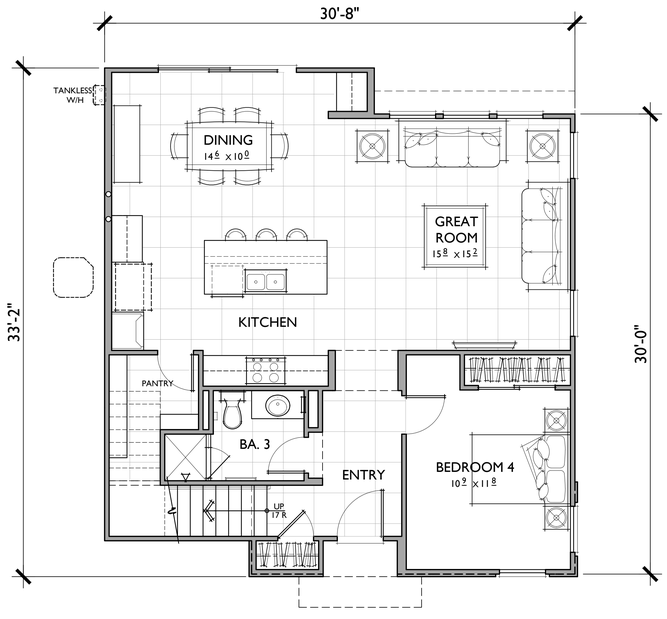
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02.10.20

VAN DAELE HOMES





PLAN 4

3 BEDROOMS / 3 BATHS + DEN + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	**1,777 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Reflects Farmhouse Variation 2 Elevation

FIDDYMENT F-25, F-26

Roseville, California

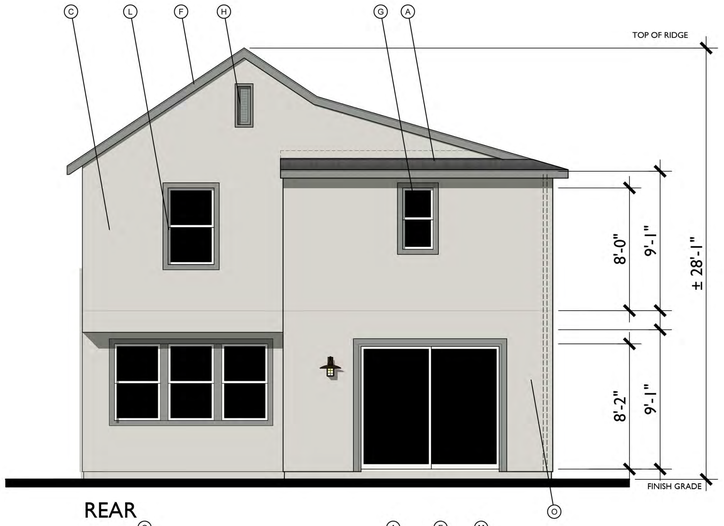
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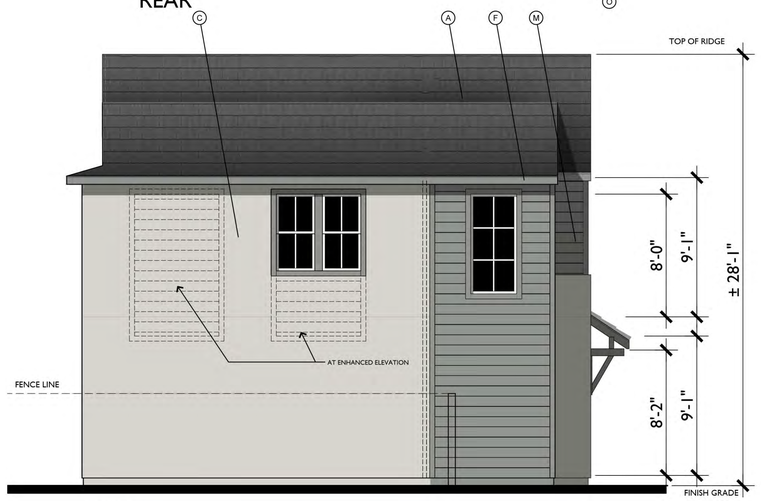
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VAN DAELE HOMES

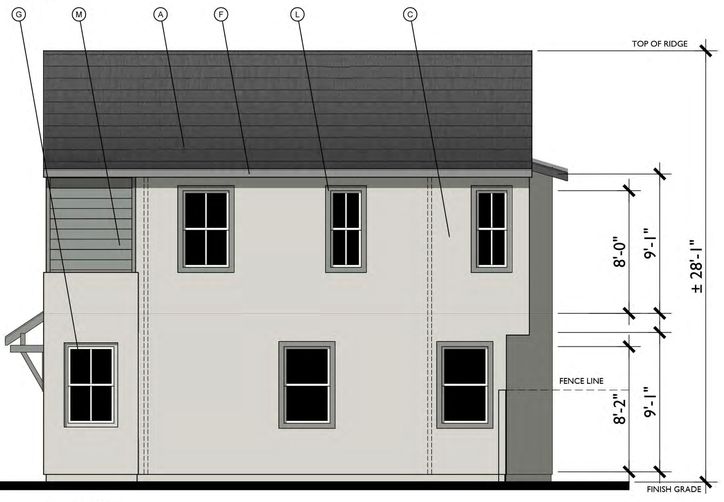
Exhibit C



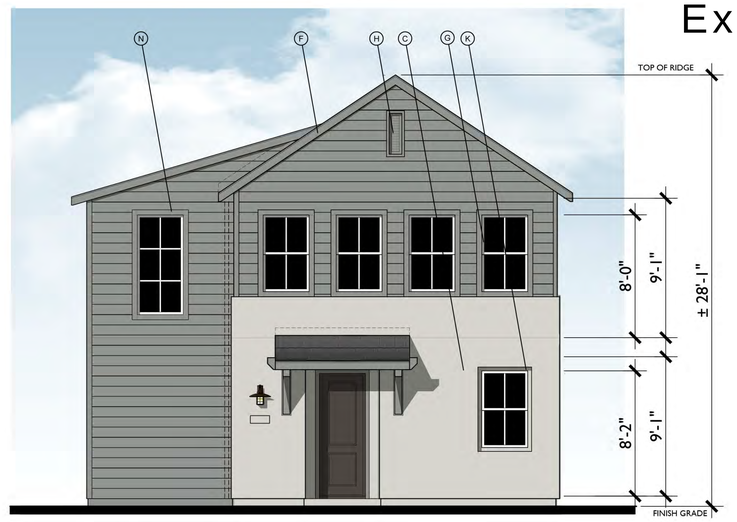
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LEFT



RIGHT



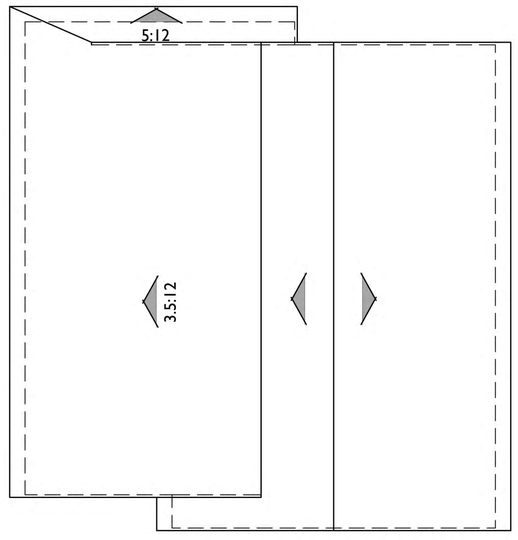
FRONT

Farmhouse Variation 2

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



ROOF PLAN — Variation 2

1/8"=1'-0"

PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4

Farmhouse Variation 2 Elevation

FIDDYMENT F-25, F-26

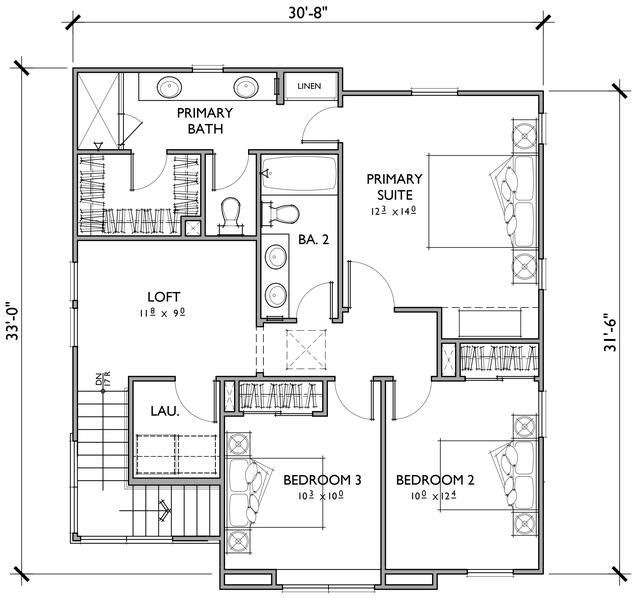
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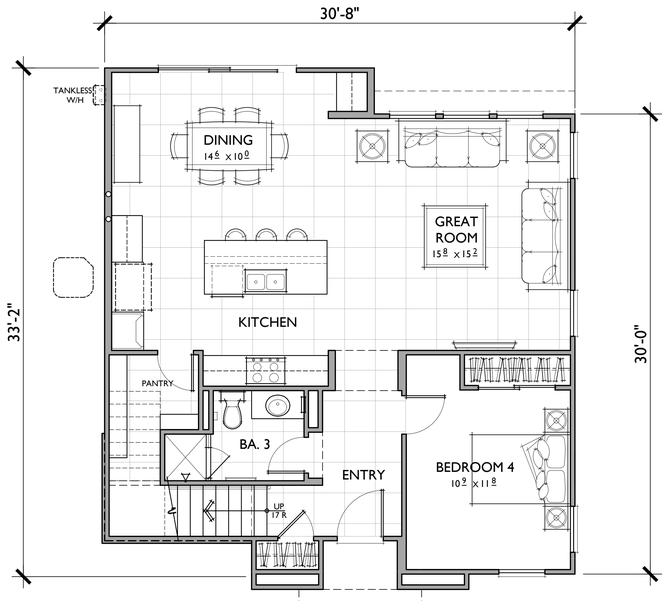
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521.20146

02.10.20

VAN DAELE HOMES





PLAN 4

3 BEDROOMS / 3 BATHS + DEN + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	899 SQ. FT.
2ND FLOOR	878 SQ. FT.
TOTAL LIVING	**1,777 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Reflects Farmhouse Variation 3 Elevation

FIDDYMENT F-25, F-26

Roseville, California

0 2 4 8

521.20146

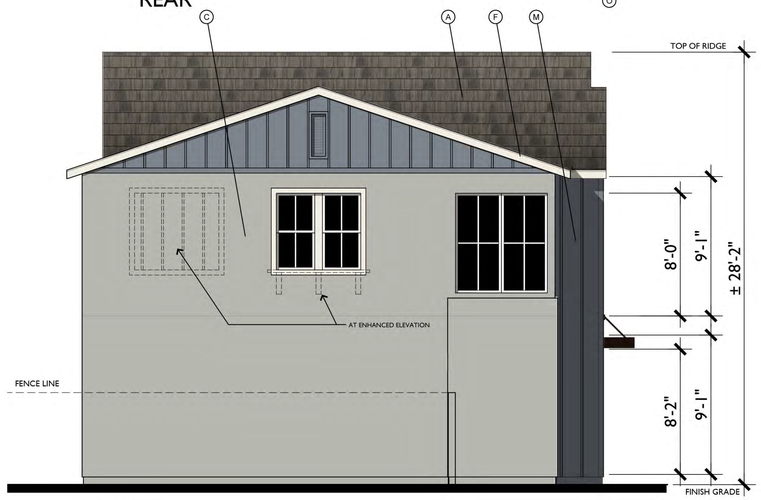
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VAN DAELE HOMES

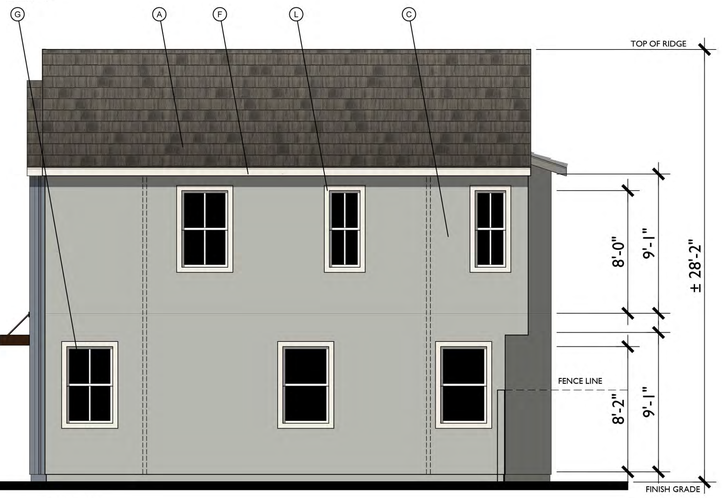
Exhibit C



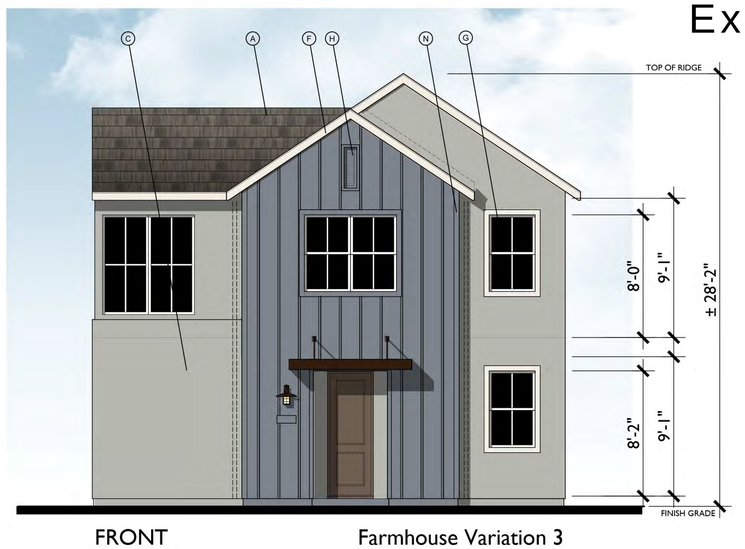
REAR



LEFT



RIGHT



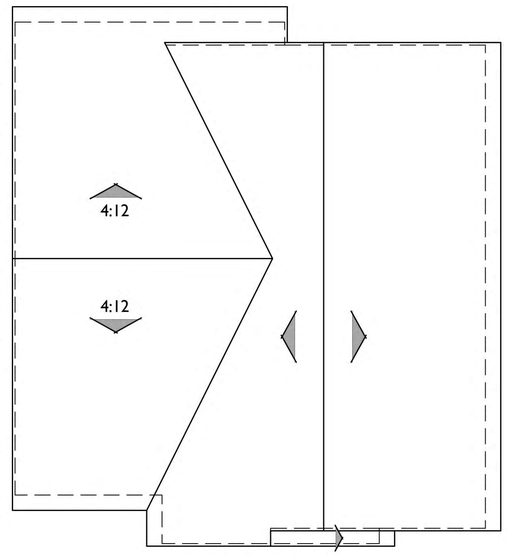
FRONT

Farmhouse Variation 3

1/4"=1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. DECORATIVE POTSHELF
E. SIMULATED WOOD, SHAPED FOAM CORBEL
F. WOOD BARGE BOARD
G. VINYL WINDOW
H. GABLE END VENT DETAIL
K. RECESS AROUND WINDOW
L. STUCCO OVER FOAM TRIM
M. HORIZONTAL / VERTICAL CEMENTIOUS SIDING
N. CEMENTIOUS TRIM
O. LIGHT FIXTURE
P. WOOD FASCIA
Q. WOOD RAILING



ROOF PLAN — Variation 3

1/8"=1'-0"

PITCH: 8:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4

Farmhouse Variation 3 Elevation

FIDDYMENT F-25, F-26

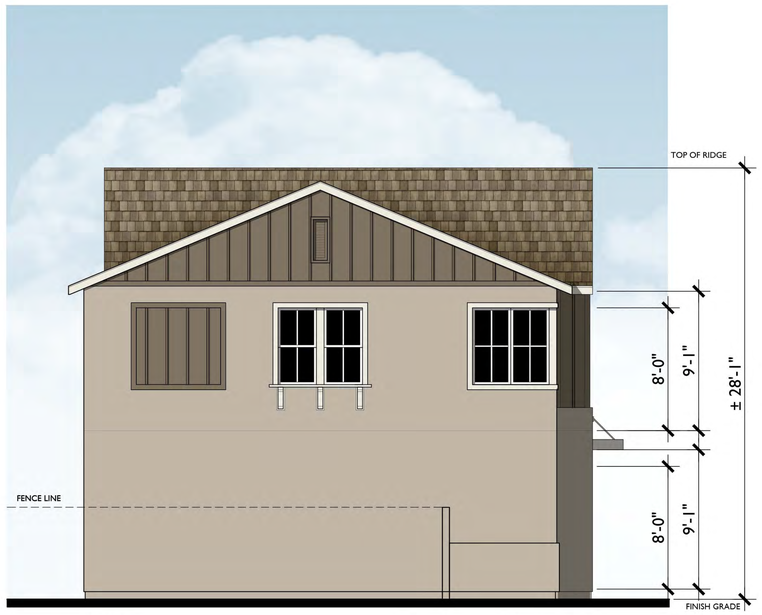
Roseville, California

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02.10.20

VAN DAELE HOMES



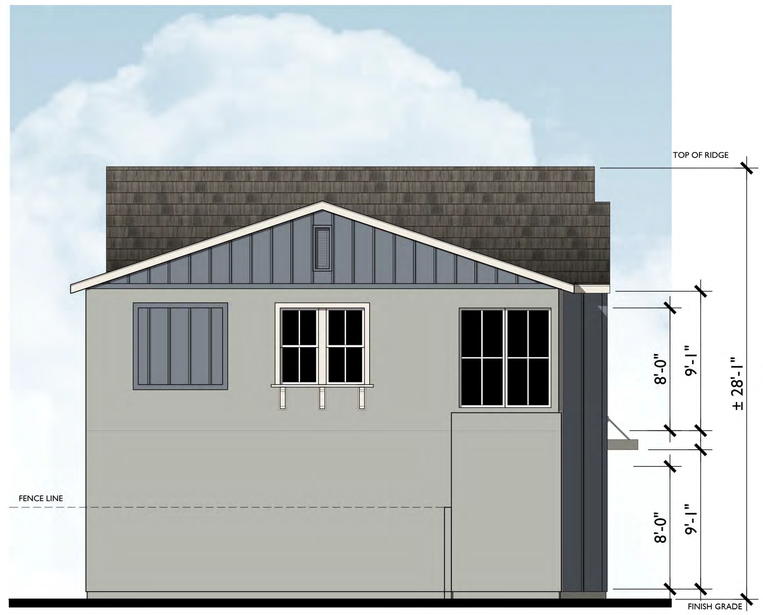
LEFT

Farmhouse Variation 1
ENHANCED ELEVATION



LEFT

Farmhouse Variation 2
ENHANCED ELEVATION



LEFT

Farmhouse Variation 3
ENHANCED ELEVATION

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PLAN 4
Enhanced Elevation

FIDDYMENT F-25, F-26

Roseville, California

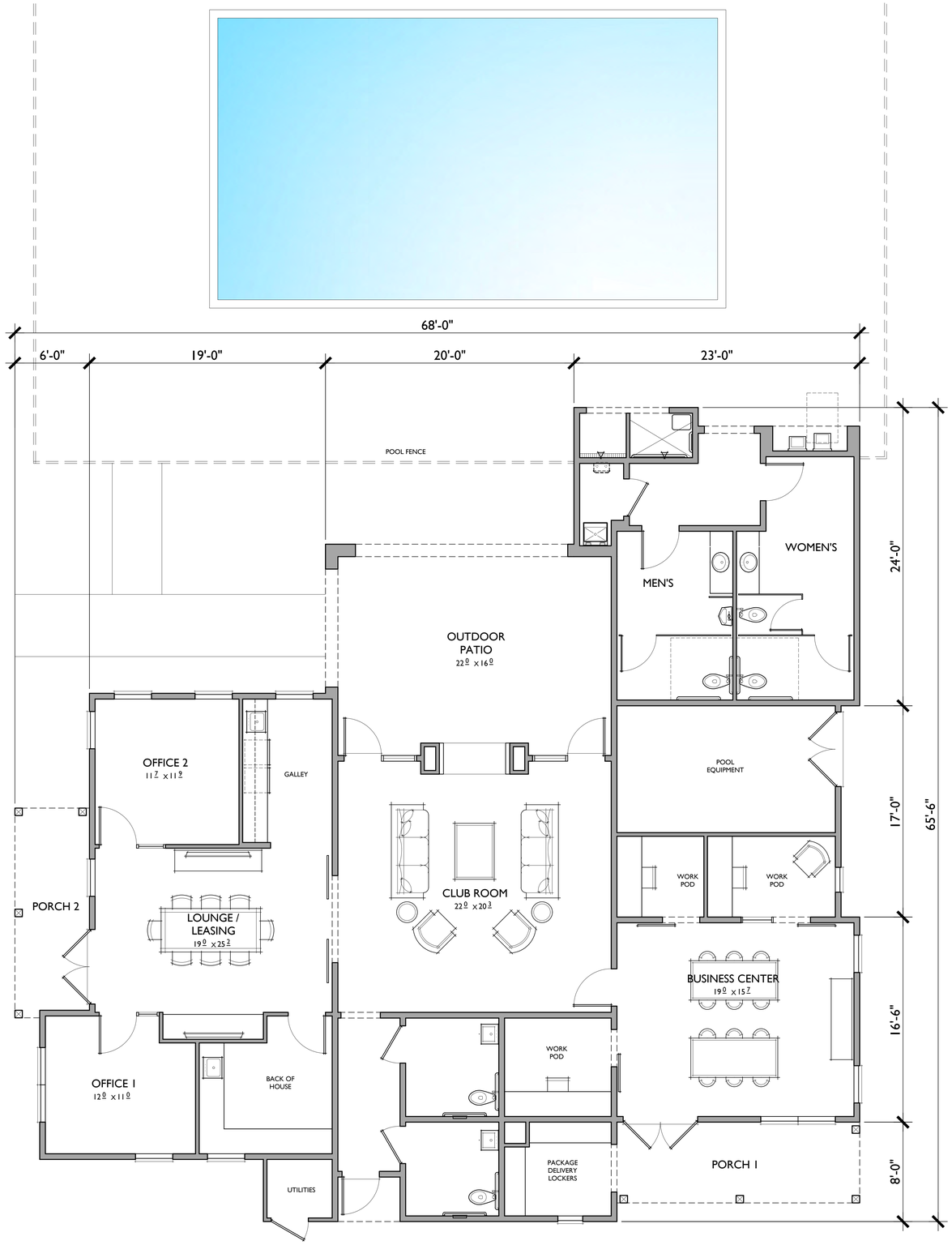
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03.22.20

VAN DAELE HOMES

Exhibit C



CLUBHOUSE / LEASING BUILDING

FLOOR AREA TABLE	
LOUNGE / LEASING w/ OFFICES	783 SQ. FT.
CLUB ROOM	484 SQ. FT.
BUSINESS CENTER	521 SQ. FT.
RESTROOMS	208 SQ. FT.
EAST TOTAL INTERIOR	**1,996 SQ. FT.**
POOL RESTROOM	410 SQ. FT.
OUTDOOR PATIO	374 SQ. FT.
PACKAGE DELIVERY LOCKERS	72 SQ. FT.
PORCH 1	127 SQ. FT.
PORCH 2	98 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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EAST SIDE CLUBHOUSE / LEASING BUILDING

FIDDYMENT F-25, F-26

Roseville, California

0 4 8 16

521.20218

02.09.21

VAN DAELE HOMES

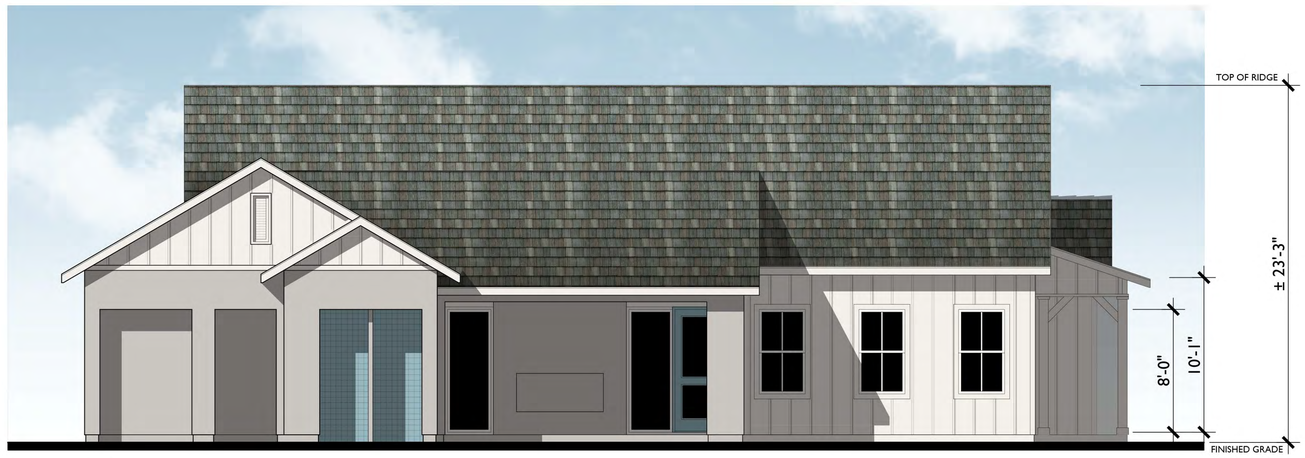
Exhibit C



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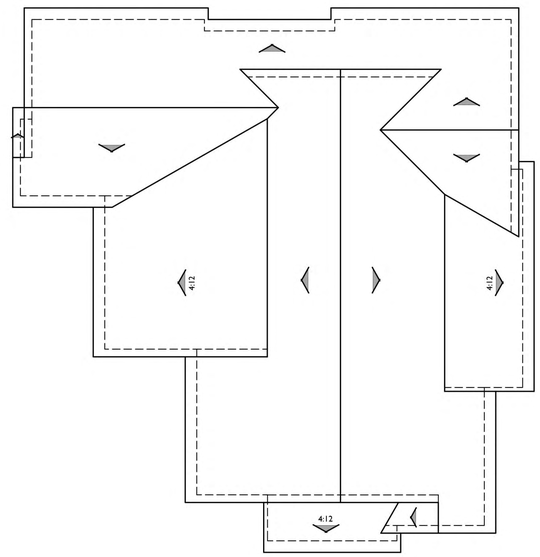
FRONT



LEFT



RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 7:12 U.N.O.
RAKE: 12" U.N.O.
EAVE: 18" U.N.O.
ROOF MATERIAL: CONCRETE FLAT TILE

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EAST SIDE CLUBHOUSE / LEASING BUILDING

FIDDYMENT F-25, F-26

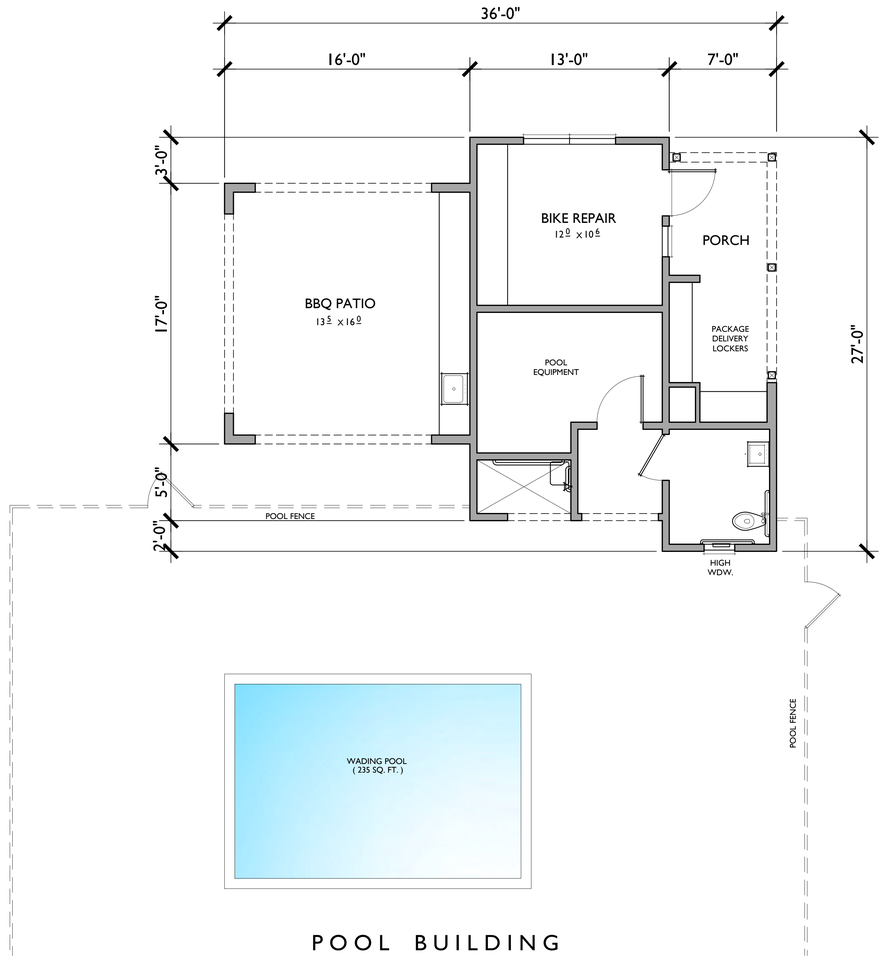
Roseville, California

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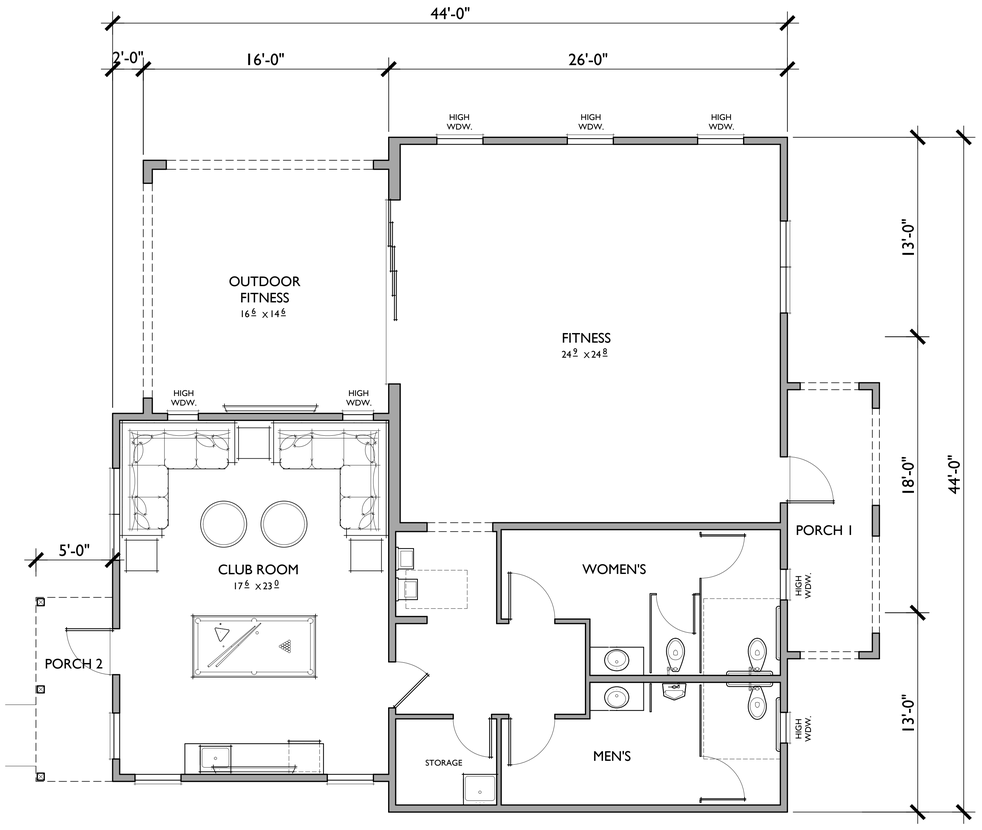
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02.09.21

VAN DAELE HOMES



POOL BUILDING



FITNESS BUILDING

POOL BUILDING

FLOOR AREA TABLE

RESTROOM	63 SQ. FT.
BBQ PATIO	272 SQ. FT.
PORCH / DELIVERY LOCKERS	123 SQ. FT.
POOL EQUIPMENT	110 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FITNESS / CLUB BUILDING

FLOOR AREA TABLE

CLUB ROOM	432 SQ. FT.
FITNESS CENTER	653 SQ. FT.
RESTROOMS	324 SQ. FT.
HALL / STORAGE	167 SQ. FT.
TOTAL	**1,576 SQ. FT.**
PORCH 1	108 SQ. FT.
PORCH 2	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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WEST SIDE FITNESS AND POOL BUILDING

FIDDYMENT F-25, F-26

Roseville, California

0 4 8 16

521.20218

02.09.21

VAN DAELE HOMES

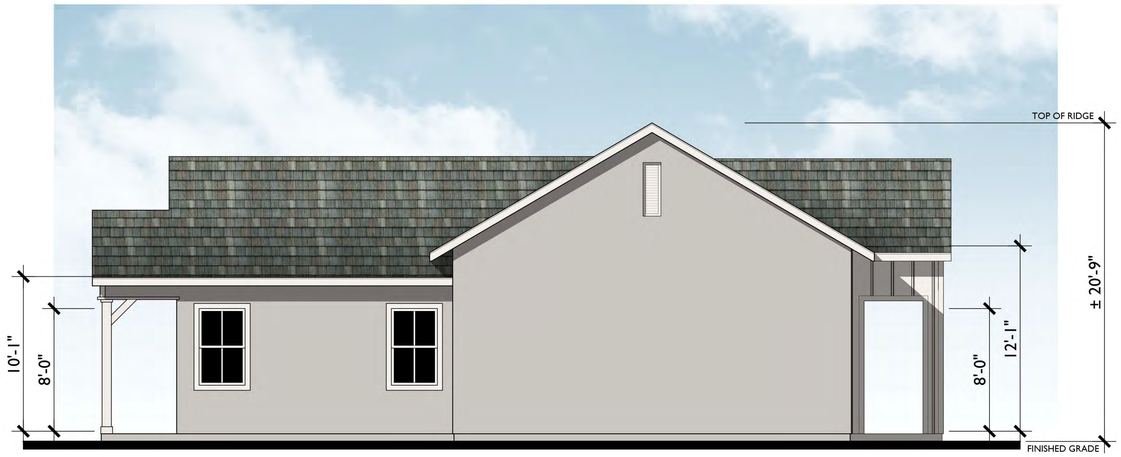
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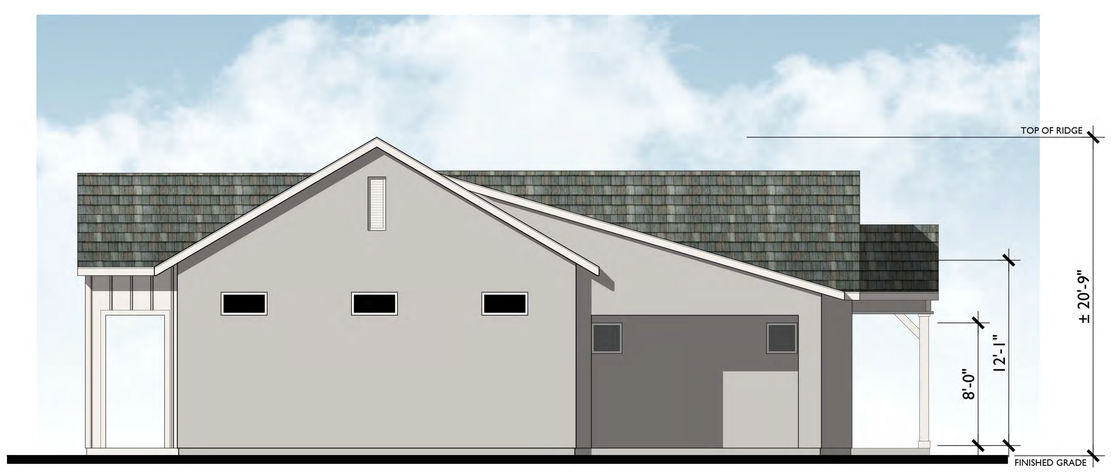
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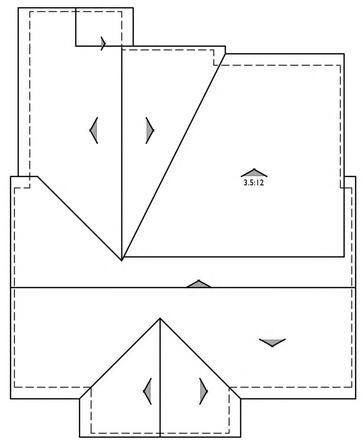
FRONT



LEFT



RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 7:12 U.N.O.
RAKE: 6" U.N.O.
EAVE: 18" U.N.O.
ROOF MATERIAL: CONCRETE FLAT TILE

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WEST SIDE FITNESS BUILDING

Fitness Room Elevations

FIDDYMENT F-25, F-26

Roseville, California

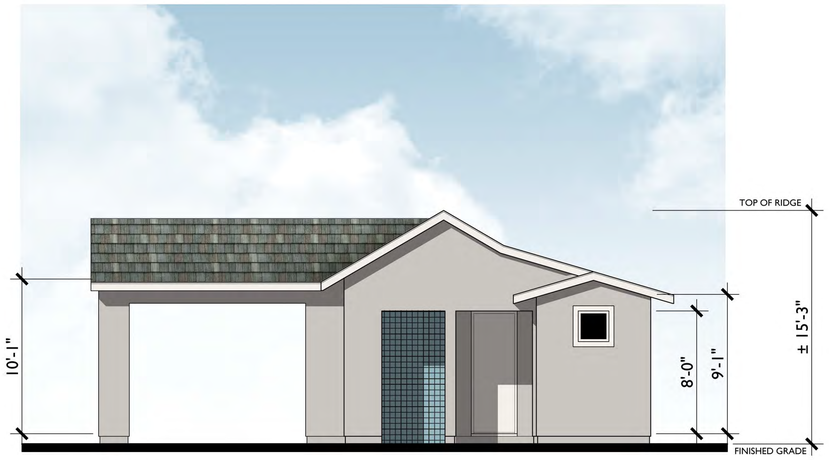
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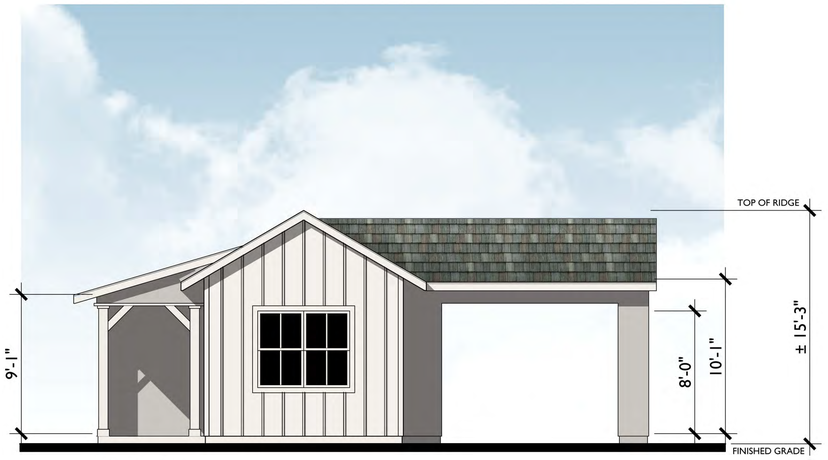
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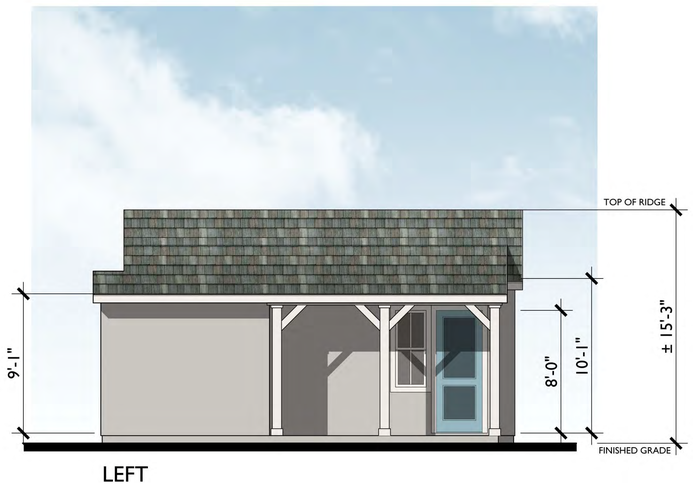
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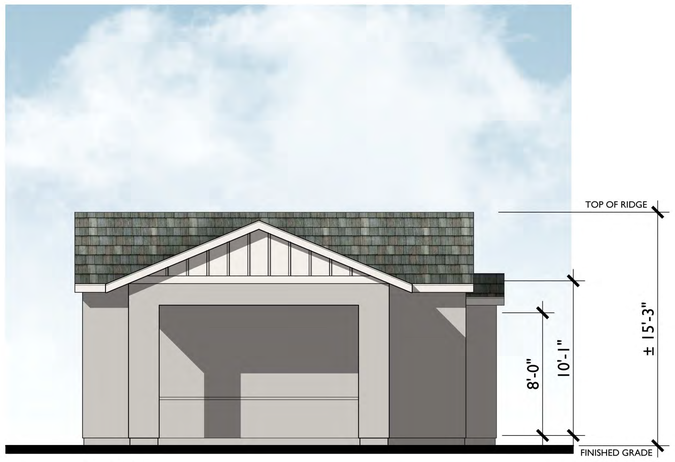
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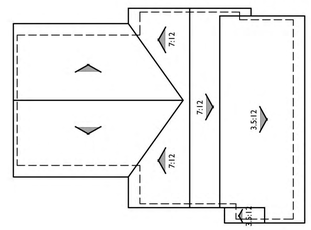
FRONT



LEFT



RIGHT



ROOF PLAN

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6" U.N.O.
EAVE: 18" U.N.O.
ROOF MATERIAL: CONCRETE FLAT TILE

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WEST SIDE POOL BUILDING

BBQ Patio & Pool Bath Elevations

FIDDYMENT F-25, F-26

Roseville, California

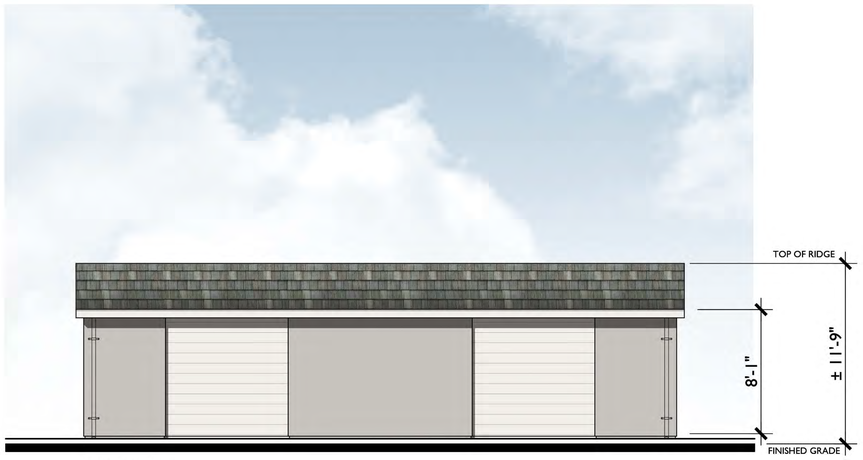
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521.20218

02.09.21

VAN DAELE HOMES

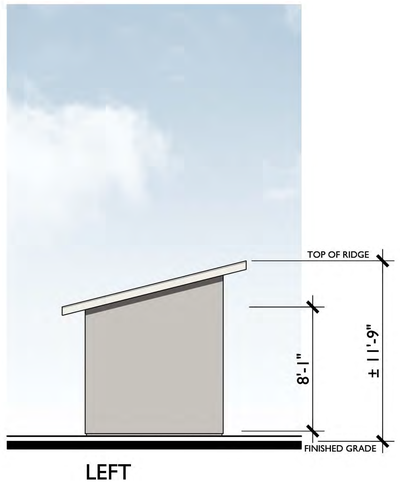
Exhibit C



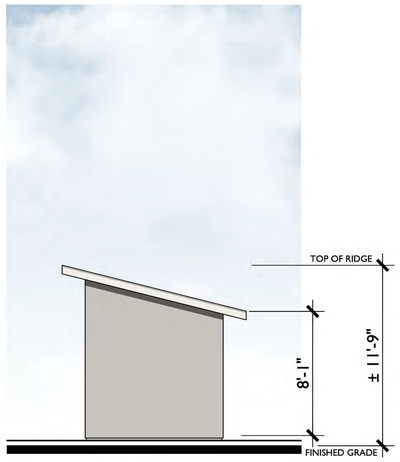
FRONT



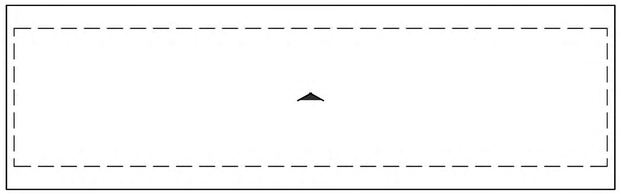
FRONT



LEFT



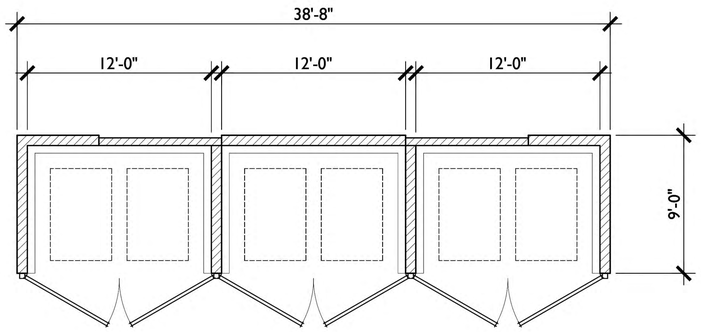
RIGHT



ROOF PLAN

1/4"=1'-0"

PITCH: 3:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE



FLOOR PLAN

1/4"=1'-0"

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TRASH ENCLOSURE

FIDDYMENT F-25, F-26

Roseville, California

0 2 4 8

521.20218

02.17.21

VAN DAELE HOMES

Exhibit D

FIDDYMENT F-25, F26

ROSEVILLE, CALIFORNIA

DIGITAL COLOR BOARDS

DECEMBER 4, 2020

VAN DAELE HOMES

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Exhibit D

VAN DAELE HOMES

FIDDYMENT F-25, F-26

ROSEVILLE, CALIFORNIA

JOB# 521-20146

COLOR SELECTION CHART

Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS

ROOF: BORAL

DECEMBER 4, 2020

GUTTERS & DOWNSPOUT: CUSTOM BILT METALS

PAINT: SHERWIN WILLIAMS

METAL AWNINGS & WROUGHT IRON: SW 7020 BLACK FOX

WINDOW FRAME: WHITE

	SCHEMES 1-6 ARE FOR ALL MODERN FARMHOUSE ELEVATIONS					
SCHEME	**1**	**2**	**3**	**4**	**5**	**6**
FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR	SW 7018 DOVETAIL	SW 7757 HIGH REFLECTIVE WHITE	SW 7551 GREEK VILLA	SW 7008 ALABASTER	SW 9163 TIN LIZZIE	SW 7566 WESTHIGHLAND WHITE
FRONT ENTRY DOOR	SW 6990 CAVIAR	SW 9140 BLUSTERY SKY	SW 6251 OUTERSPACE	SW 7605 GALE FORCE	SW 7020 BLACK FOX	SW 7515 HOMESTEAD BROWN
BASE STUCCO	SW 7551 GREEK VILLA	SW 7648 BILL CHILL	SW 7542 NATUREL	SW 7051 ANALYTICAL GRAY	SW 6197 ALOOF GRAY	SW 7658 GRAY CLOUDS
SIDING	SW 7018 DOVETAIL	SW 7757 HIGH REFLECTIVE WHITE	SW 9126 HONED SOAPSTONE	SW 7032 WARM STONE	SW 9163 TIN LIZZIE	SW 6256 SERIOUS GRAY
FLAT ROOF	1FBCF3152 DOVE BROWN II	1FBCF5225 SHADOW GREY	1FBCJ3184 RUSTIC BROWN BLEND	1FBCF1132 CHARCOAL BROWN BLEND	1FBCF1430 CHARCOAL BLEND	1FBCF5139 DARK ASH
GUTTERS & DOWNSPOUT CUSTOM BILT METALS	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT

Exhibit D

SCHEME 1 - FARMHOUSE



FLAT ROOF

BASE STUCCO

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR

FRONT ENTRY DOORS

SIDING

VAN DAELE HOMES

FIDDYMENT F25, F26
ROSEVILLE, CALIFORNIA

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Exhibit D

SCHEME 2 - FARMHOUSE



FLAT ROOF

BASE STUCCO

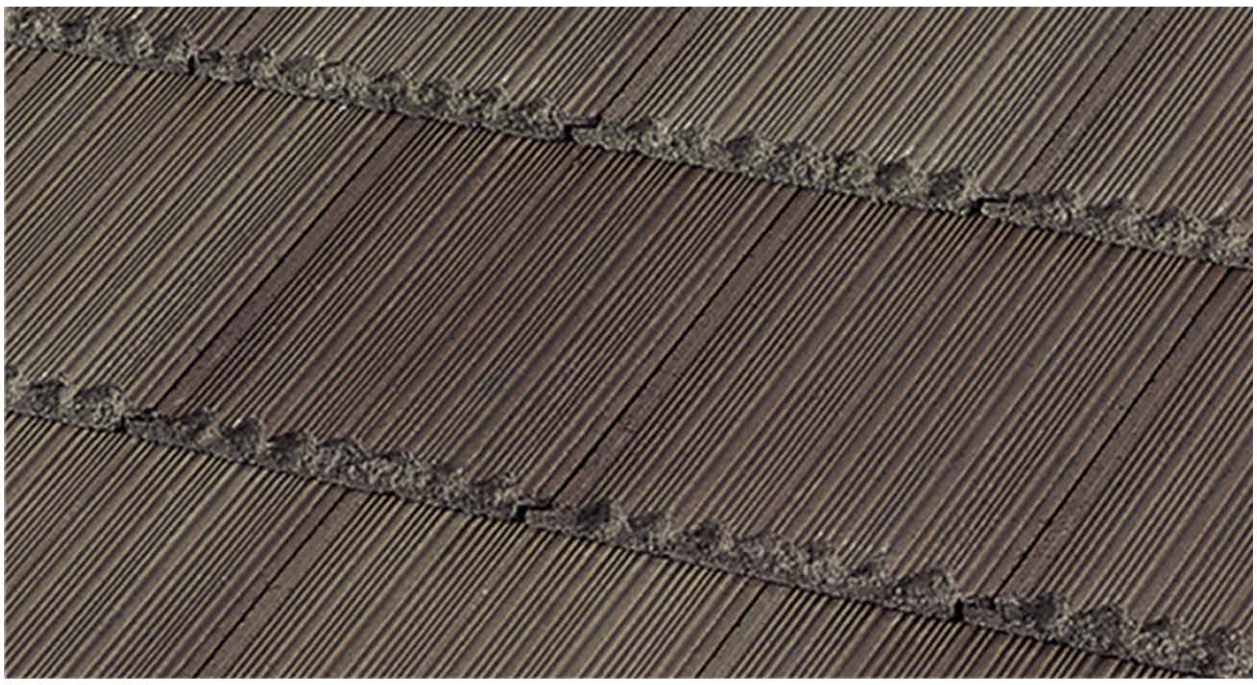
FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR

FRONT ENTRY DOOR S

SIDING

Exhibit D

SCHEME 3 - FARMHOUSE



FLAT ROOF

BASE STUCCO

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR

FRONT ENTRY DOORS

SIDING

VAN DAELE HOMES

FIDDYMENT F25, F26
ROSEVILLE, CALIFORNIA

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Exhibit D

SCHEME 4 - FARMHOUSE



FLAT ROOF



BASE STUCCO

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR



FRONT ENTRY DOORS



SIDING

Exhibit D

SCHEME 5 - FARMHOUSE



FLAT ROOF

BASE STUCCO

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR

FRONT ENTRY DOORS

SIDING

Exhibit D

SCHEME 6 - FARMHOUSE



FLAT ROOF

BASE STUCCO

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR

FRONT ENTRY DOORS

SIDING

PRELIMINARY ILLUSTRATIVE SITE PLAN

FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021



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PRELIMINARY SHADE CALCULATIONS
FIDDYMENT RANCH F25-26
CITY OF ROSEVILLE
APRIL, 2021

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE
	LARGE TREES		
	LIRIODENDRON TULIPIFERA / TULIP TREE	24" BOX	MEDIUM
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	LOW
	QUERCUS ILEX / HOLLY OAK	24" BOX	LOW
	ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA	24" BOX	MEDIUM
	MEDIUM TREES		
	ACER RUBRUM `ARMSTRONG` / ARMSTRONG RED MAPLE	24" BOX	MEDIUM
	QUERCUS RUBRA / RED OAK	24" BOX	MEDIUM
	TILIA CORDATA `GREENSPIRE` / LITTLELEAF LINDEN	24" BOX	MEDIUM
	ULMUS PARVIFOLIA / TRUEGREEN EVERGREEN ELM	24" BOX	MEDIUM
	SMALL TREES		
	ACER PALMATUM / JAPANESE MAPLE	24" BOX	MEDIUM
	ARBUTUS UNEDO / ARBUTUS STANDARD	24" BOX	LOW
	GINKGO BILOBA `AUTUMN GOLD` TM / AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MEDIUM
	LAGERSTROEMIA X `MUSKOGEE` / CRAPE MYRTLE LIGHT LAVENDER MULTI-TRUNK	24" BOX	MEDIUM
	LAURUS NOBILIS / SWEET BAY	24" BOX	LOW
	MAGNOLIA STELLATA / STAR MAGNOLIA	24" BOX	MEDIUM
	ZELKOVA SERRATA `CITY SPRITE` / CITY SPRITE ZELKOVA	24" BOX	MEDIUM

PLANT SCHEDULE

GROUND COVERS (NOT SHOWN)	BOTANICAL / COMMON NAME	SIZE	WATER USE
	SHRUBS AND GROUNDCOVER		
	ACACIA REDOLENS `LOW BOY` / LOW BOY BANK CATCLAW	5 GAL	LOW
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	LOW
	ARCTOSTAPHYLOS U. `WOOD`S COMPACT` / WOOD`S COMPACT KINNIKINNICK	5 GAL	LOW
	CAMELLIA SASANQUA `SETSUGEKKA` / SETSUGEKKA CAMELLIA	5 GAL	LOW
	DIETES X `NOLA ALBA / KATRINA AFRICAN IRIS	5 GAL	LOW
	FICUS PUMILA / CREEPING FIG	5 GAL	MEDIUM
	GREVILLEA X `NOELLII` / GREVILLEA	5 GAL	LOW
	JUNIPERUS HORIZONTALIS `WILTONII` / BLUE RUG JUNIPER	5 GAL	LOW
	LIRIOPE MUSCARI / LILYTURF	5 GAL	MEDIUM
	LOMANDRA LONGIFOLIA `BREEZE` TM / BREEZE MAT RUSH	5 GAL	LOW
	LOMANDRA LONGIFOLIA `PLATINUM BEAUTY` / PLATINUM BEAUTY MATT RUSH	1 GAL	LOW
	PHORMIUM TENAX `RUBRUM` / NEW ZEALAND FLAX	5 GAL	LOW
	PODOCARPUS MACROPHYLLUS `MAKI` / MAKI SHRUBBY YEW PODOCARPUS	5 GAL	MEDIUM
	PRUNUS CAROLINIANA `MONUS` / BRIGHT `N TIGHT CAROLINA CHERRY LAUREL	5 GAL	LOW
	RHAPHIOLEPIS INDICA `CLARA` / CLARA INDIAN HAWTHORN	5 GAL	LOW
	ROSA X `FLOWER CARPET WHITE` / ROSE	5 GAL	MEDIUM
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA	5 GAL	MEDIUM
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL	MEDIUM

LANDSCAPE PLAN NOTES

1. ALL LANDSCAPE AREAS WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL AND LIMIT HIGH WATER USE PLANT MATERIAL.
2. ALL SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH.
3. ACCENT TREES, VINES AND/OR SHRUBS SHALL BE UTILIZED TO SCREEN TRASH ENCLOSURES.
4. SHRUBS 3' IN HEIGHT SHALL BE UTILIZED TO SCREEN PARKING LOTS LOCATED ADJACENT TO STREETSCAPE PER COMMUNITY DESIGN GUIDELINES.
5. IRRIGATION DESIGN SHALL COMPLY WITH CITY OF ROSEVILLE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
6. IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER USING ET DATA SCHEDULING AND RAIN SENSOR SHUT-OFF CAPABILITIES.
7. TOTAL OF 152 BICYCLE PARKING SPACES PROVIDED.

SURFACE AREA USED IN CALCULATION

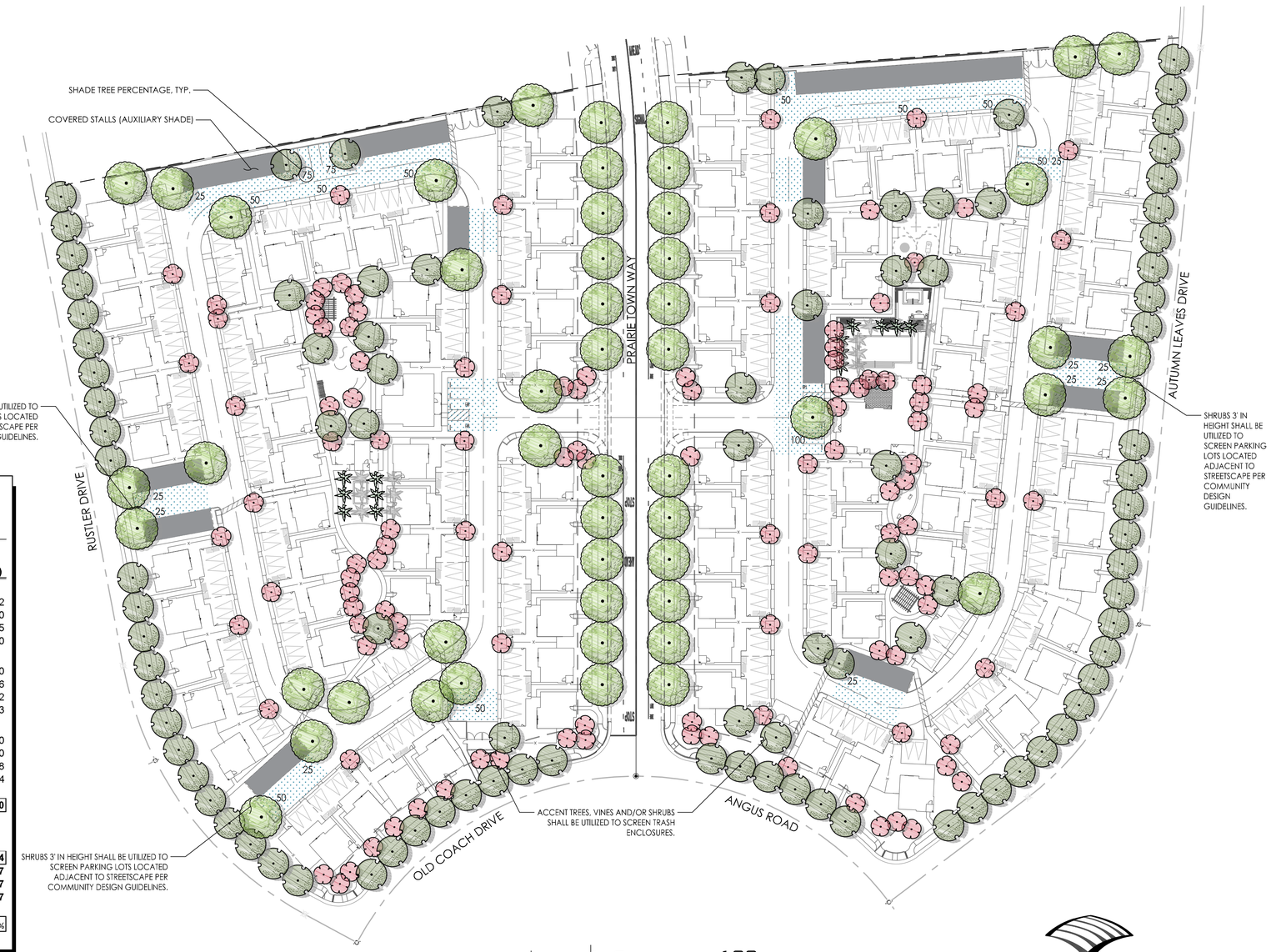
COVERED STALLS / GARAGES (AUXILIARY SHADE)

Preliminary Shade Calculation
Fiddyment F25-26

ROSEVILLE, CALIFORNIA

Based on Preliminary Landscape Plan Dated February 2021

% (SHADE PECENTAGE)	QUANTITY	SHADE AREA (SF)	AMOUNT (SF)
35' Diameter Trees			
100%:	1	962	962
75%:	0	722	0
50%:	5	481	2405
25%:	8	240	1920
25' Diameter Trees			
100%:	0	491	0
75%:	2	368	736
50%:	2	246	492
25%:	1	123	123
15' Diameter Trees			
100%:	0	177	0
75%:	0	133	0
50%:	2	89	178
25%:	1	44	44
	TOTAL TREE SHADE AREA		6860
SURFACED AREA	PARKING LOT	27227	
	COVERED STALLS	14907	
	TOTAL SURFACED AREA		42134
	SHADE AREA REQUIRED		21067
	TOTAL AUXILARY SHADE		14907
	TOTAL SHADE PROVIDED		21767
	TOTAL SHADE PERCENTAGE		51.66%



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AMENITY AREA ENLARGEMENTS

FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021



Grass Mound Tunnel with Artificial Turf



Grass Mound Tunnel with Artificial Turf



Cabana with Seating and Planters



Stone Age Custom Corn Hole



Wood Accent Wall with Bench seating



Prefabricated Fountain at Focal Point



Bar Seating



Stone Age Custom Ping Pong Table



A WEST AMENITY AREA
1" = 20' PLAN



B EAST AMENITY AREA
1" = 20' PLAN



SWINGS



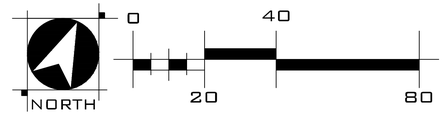
ROPE SPINNER



PLAYHOUSE



Shade Structure with Retractable Fabric Panels



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SITE AMENITY EXHIBIT

FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021

SITE FURNISHING SCHEDULE

BIKE RACKS	12 (PROVIDES 24 PARKING SPOTS)
SHADE STRUCTURES	3
BARBEQUES	3 (2 FREESTANDING, 1 BUILT-IN)
BENCHES / SEATING WALLS	6
WASTE RECEPTACLES	3
PICNIC TABLES	3
OUTDOOR RECREATION	6
MUTT MITT STATION	6



NORTH

0 50 100 200

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PROPOSED SITE FURNISHINGS

FIDDYMENT RANCH F25-26

CITY OF ROSEVILLE

APRIL, 2021



AEI Corporation PGS S27 Built-In Barbeque



AEI Corporation PGS T40 Freestanding Barbeque



Landscape Forms Glide Bench



Landscape Forms Lakeside Bench



Victor Stanley Lily Bench



Landscape Forms Loop Bike Rack



Landscape Forms Lakeside Trash Receptacle



QCP Arris Planter



Kornegay Design Agave Planter



Kornegay Design Mexbold Planter



Landscape Forms Lakeside Planter



Shade Structure with Retractable Fabric Panels



Landscape Forms Harvest Table



Landscape Forms Catena Chair



Landscape Forms Americana Chair



Mutt Mitt Station

**IMAGES ARE REPRESENTATIVE OF DESIGN INTENT. FINAL PRODUCTS TO VARY

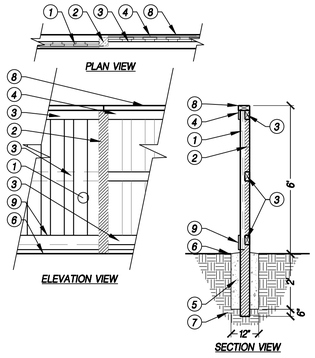
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PROPOSED DETAILS
FIDDYMENT RANCH F25-26
CITY OF ROSEVILLE
APRIL, 2021

KEY
1. 1"x6" ALT. FENCE BOARD W/ 1" OVERLAP (BOARD-ON-BOARD). CUT TO MATCH FINISH GRADE
2. 4"x4" PRESSURE TREATED POST AT 8' O.C. TYP.
3. 2"x4" FENCE RAIL (TOP, MIDDLE & BOTTOM)
4. 1"x4" FASCIA (PLANT-ON) BOARD AT TOP
5. 12"x24" CONCRETE FOOTING SLOPED TO DRAIN
6. FINISH GRADE
7. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT
8. 2"x4" CAP RAIL
9. 1"x6" FASCIA (PLANT-ON) BOARD AT BOTTOM

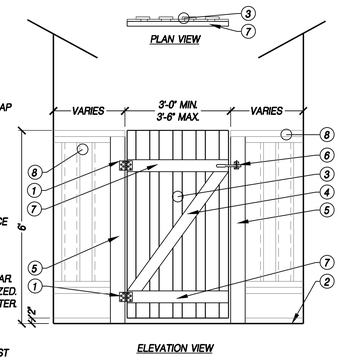
NOTES
1. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR CONNECTED WITH HOT DIPPED GALVANIZED NAILS.
2. PROVIDE SLOPED CUTS OF FENCE BOARDS TO ACCOMMODATE GRADE CHANGES.
3. FENCE PANELS TO ALTERNATE



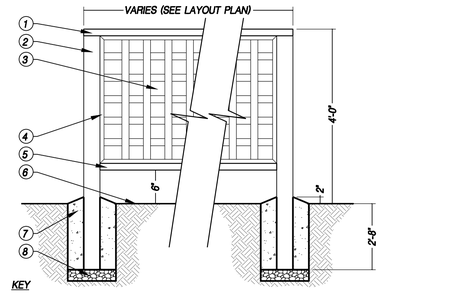
A GOOD NEIGHBOR WOOD FENCE (BOARD-ON-BOARD)
NTS — P-SW-01

KEY
1. HINGE, TYPICAL.
2. FINISH GRADE.
3. 1"x6" ALT. FENCE BOARD W/ 1" OVERLAP (BOARD-ON-BOARD).
4. 2"x4" DIAGONAL BRACE
5. 4"x4" PRESSURE TREATED POST, TYP.
6. GRAVITY LATCH.
7. 2"x4" HORIZONTAL BRACE
8. ADJACENT FENCE - SEE GOOD NEIGHBOR FENCE / ENHANCED FENCE DETAIL

NOTES
1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR.
2. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
3. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.
5. FENCE BOARD PANELS TO FACE STREET.
6. GATES WIDER THAN 3'-0" REQUIRE 4"X6" POST (HINGED SIDE ONLY).



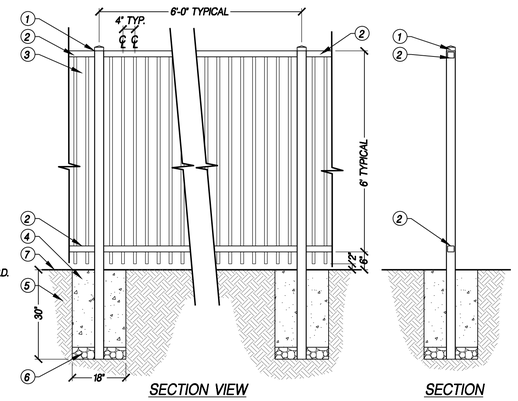
B WOOD GATE (BOARD-ON-BOARD)
NTS — P-SW-02



KEY
1. 2" x 4" REDWOOD TOP RAIL
2. 4" x 4" REDWOOD POST
3. REDWOOD LATTICE PANEL (PERPENDICULAR PATTERN ONLY)
4. 1" X 1" REDWOOD MOLDING
5. 2" X 4" REDWOOD BOTTOM RAIL, TOE NAIL TO POST
6. FINISH GRADE
7. 12" DIAMETER PIER, SLOPE TO DRAIN
8. 1" DRAIN ROCK, 4" DEPTH

NOTES
1. ALL WOOD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER.
2. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.
3. SEE LAYOUT PLAN FOR MORE INFORMATION.

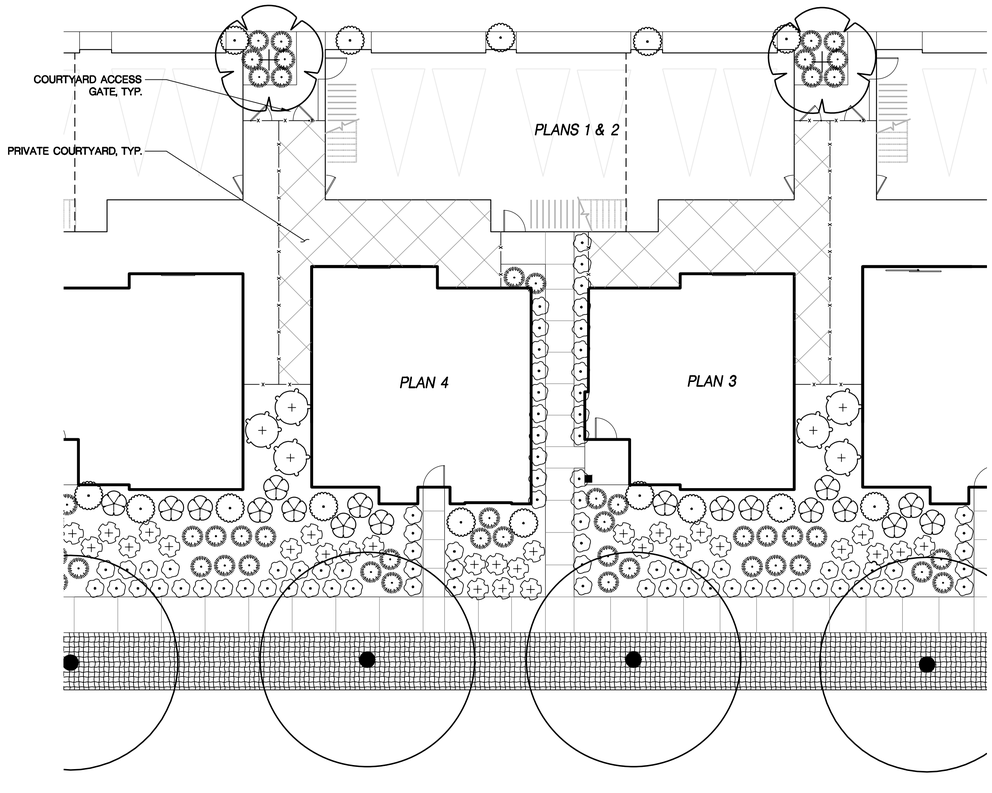
C LATTICE PANEL FOR A/C UNIT
N.T.S. — WR-LA-11



KEY
1. 3" □ x 12 GA. POST
2. 1 3/4" □ x 14 GA. RAIL
3. 1" □ x 14 GA. PICKET
4. 18" X 30" CONCRETE FOOTING
5. COMPACTED SUBGRADE TO 90% R.D.
6. 4" AGGREGATE BASE, COMPACTED TO 95% R.D.
7. FINISH GRADE

NOTES
1. ALL FENCE PARTS TO BE TUBULAR STEEL. GRIND SMOOTH ALL WELDS.
2. ALL METAL TO BE POWDERCOATED, COLOR: RAL #8017. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

D 6' TUBE STEEL FENCE
N.T.S. — WR-LA-FNC-07



E TYPICAL BUNGALOW PLANTING
1"=10'

CONCEPT PLANT SCHEDULE

ACCENT TREE
ACER RUBRUM `ARMSTRONG` / ARMSTRONG RED MAPLE	15 GAL, MEDIUM
CARPINUS BETULUS `FASTIGIATA` / PYRAMIDAL EUROPEAN HORNBEAN	15 GAL, MEDIUM
GINKGO BILOBA `FAIRMONT` / FAIRMONT MAIDENHAIR TREE	15 GAL, MEDIUM
QUERCUS ROBUR `FASTIGIATA` / PYRAMIDAL ENGLISH OAK	15 GAL, MEDIUM

STREET TREE
REFER TO PRELIMINARY SHADE CALCULATION PLAN

`A` / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT)
DIETES X `NOLA ALBA / KATRINA AFRICAN IRIS	5 GAL, LOW
EUONYMUS JAPONICUS `MICROPHYLLA` / BOXLEAF EUONYMUS	5 GAL, LOW
LOMANDRA LONGIFOLIA `BREEZE` / DWARF MAT RUSH	1 GAL, LOW

`B` / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT)
MYRTUS COMMUNIS `COMPACTA` / DWARF MYRTLE	5 GAL, LOW
NANDINA DOMESTICA `GULF STREAM` TM / HEAVENLY BAMBOO	5 GAL, MEDIUM
RHAPHIOLEPIS INDICA `BALLERINA` / BALLERINA INDIAN HAWTHORN	5 GAL, LOW

`C` / LARGE SHRUB (ALTERNATE SP. PER LOT)
PHORMIUM TENAX `ATROPURPUREUM` / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
PRUNUS CAROLINIANA `BRIGHT `N TIGHT` TM / BRIGHT `N TIGHT CAROLINA LAUREL	5 GAL, MEDIUM
XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW

`D` / FOLIAGE ACCENT SHRUBS (ALTERNATE SP. PER LOT)
BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL, LOW
CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH	5 GAL, LOW
MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL, LOW

`E` / FLOWERING ACCENT SHRUBS (ALTERNATE SP. PER LOT)
GAURA L. `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA	5 GAL, LOW
HEMEROCALLIS X `MONOLD` TM / DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, LOW
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL, LOW

`F` / TALL COLUMNAR SHRUB
CALLISTEMON VIMINALIS `SLIM` / BOTTLE BRUSH	15 GAL, LOW
CUPRESSUS S. `TINY TOWER` TM / TINY TOWER ITALIAN CYPRESS	15 GAL, LOW
PODOCARPUS ELONGATUS `ICEE BLUE` TM / ICEE BLUE YELLOW WOOD	15 GAL, MEDIUM
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI SHRUBBY YEW PODOCARPUS	5 GAL, MEDIUM

`GC` / GROUNDCOVERS
36" O.C. SPACING
ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL, LOW
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE	1 GAL, LOW
MYOPORUM PARVIFOLIUM `PROSTRATUM` / MYOPORUM	1 GAL, LOW

PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1027-Fiddyment Ranch\Phase2\F-25-26\Landscape\Exhibits\Exh06-FENCING DETAILS-F-25-26.dwg 4/6/2021 12:53 PM Ashley Christensen

Exhibit F

Luminaire Schedule							
Scene: GENERAL							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	27	C	SINGLE	DAYBRITE FSX440L830-UNV-DIM	3955	0.900	FSX440L840-UNV.ies
	1	P1	SINGLE	FONROCHE RFS-29W16LED3K-G2-R2M-HS-xx-xx	3680	0.687	RFS-29W16LED3K-G2-R2M-HS.ies
	6	P2	SINGLE	FONROCHE RFS-29W16LED3K-G2-4-HS-xx-xx	3712	0.687	RFS-29W16LED3K-G2-4-HS.ies
	1	S1	SINGLE	FONROCHE RFS-32W16LED3K-G2-R2M-HS-xx-xx	3680	0.758	RFS-32W16LED3K-G2-R2M-HS.ies
	8	S2	SINGLE	FONROCHE RFS-32W16LED3K-G2-R3M-HS-xx-xx	3525	0.758	RFS-32W16LED3K-G2-R3M-HS.ies
	7	S3	SINGLE	FONROCHE RFS-32W16LED3K-G2-4-HS-xx-xx	3712	0.758	RFS-32W16LED3K-G2-4-HS.ies
	241	W	SINGLE	EVERGREEN MAD2220LS	1951	0.900	MAD2220LS.ies

Calculation Summary							
Scene: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.90	11.7	0.2	9.50	58.50
WALKWAY	Illuminance	Fc	1.70	7.8	0.0	N.A.	N.A.



LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

SCALE: 1" = 30'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accrurracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

Associated Lighting Representatives, Inc.
ALR / ANSR
Associated Network Systems Representatives
Division of Associated Lighting Representatives, Inc.
Reno, NV
1135 Corporate Blvd.
89502
775.857.8770
Fresno, CA
5260 North Palm Ave
93704
559.490.5044
Sacramento, CA
2495 Natomas Park Drive
95833
916.646.8545
Oakland, CA
1333 Broadway
94612
510.663.2800

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND MANUFACTURER'S LABORATORY TESTING TOLERANCES FOR ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature tolerances, manufacturing tolerances, luminaire and architectural dimensions, reflectances, furniture and architectural elements significantly affect the illuminance values and uniformity ratios. Actual field conditions may affect these differences will occur between measured values and calculated values.

AGi32 VERSION 19.8
AGI (C) 2019 LIGHTING ANALYSTS, INC
10936 W CENTENNIAL ROAD, SUITE 202, LITTLETON, CO USA 80127

REPORT FOR	TIM FISHER VAN DAELE HOMES
SALES REPRESENTATIVE	JOHN BENSON ASSOCIATED LIGHTING REPRESENTATIVES, INC.
APPLICATION ENGINEERING	GREG KESZLER

PROJECT DESCRIPTION	Roseville Fiddyment F-25 & F-26 XX
DRAWING NO. / .RWO FILE	Roseville Fiddyment F-25 & F-26 - ROB -0
REV	0
SHEET	1 OF 1
DATE	2/10/21
SCALE	AS NOTED

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MEMORANDUM

To: Planning Commission

From: Sean Morales, Assistant Planner

Date: May 7, 2021

Re: WRSP PCL F-25 & F-26 Fiddyment Bungalows – Response to Neighbors Letter

The purpose of this memorandum is to adequately respond to a letter submitted by residents concerning the Fiddyment Bungalows project. Typically staff would provide a response to public comment received within the staff report. Given the length of the letter and the timing of receipt on the day of publishing, staff was not able to include a response in the published staff report. This memo addresses each subject in the letter.

Overall

The letter correctly notes that a Design Review Permit is a discretionary permit. However, the letter mischaracterizes what discretionary action is before the Planning Commission. The letter appears to take two separate tracks concurrently. On the one hand there are concerns put forth about the design of the project. On the other hand, the remedy for those concerns appears to be to alter the scope of the project to reduce the number of dwelling units. There are legislative and contractual requirements in place that determine whether this project could be reduced in density. Staff is not able to make those findings. As discussed in the staff report:

According to California Government Code Section 65589.5.(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

> (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
>
> (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

Staff finds that the project is consistent with the applicable standards and there is not a preponderance of evidence that the above findings A and B can be made.

In addition to the legislative requirements above, the Fiddyment master plan area is governed by the provisions of the Fiddyment Development Agreement, which provides a variety of vested rights to the property owner – including dwelling unit allocation and development standards. California Government Code 65865.2. states that "A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement."

The Planning Commission has the discretion to make the findings for a Design Review Permit, as described in the staff report. Staff recommends the commission adopt the findings based on the staff report and the further discussion on points brought up in the letter below.

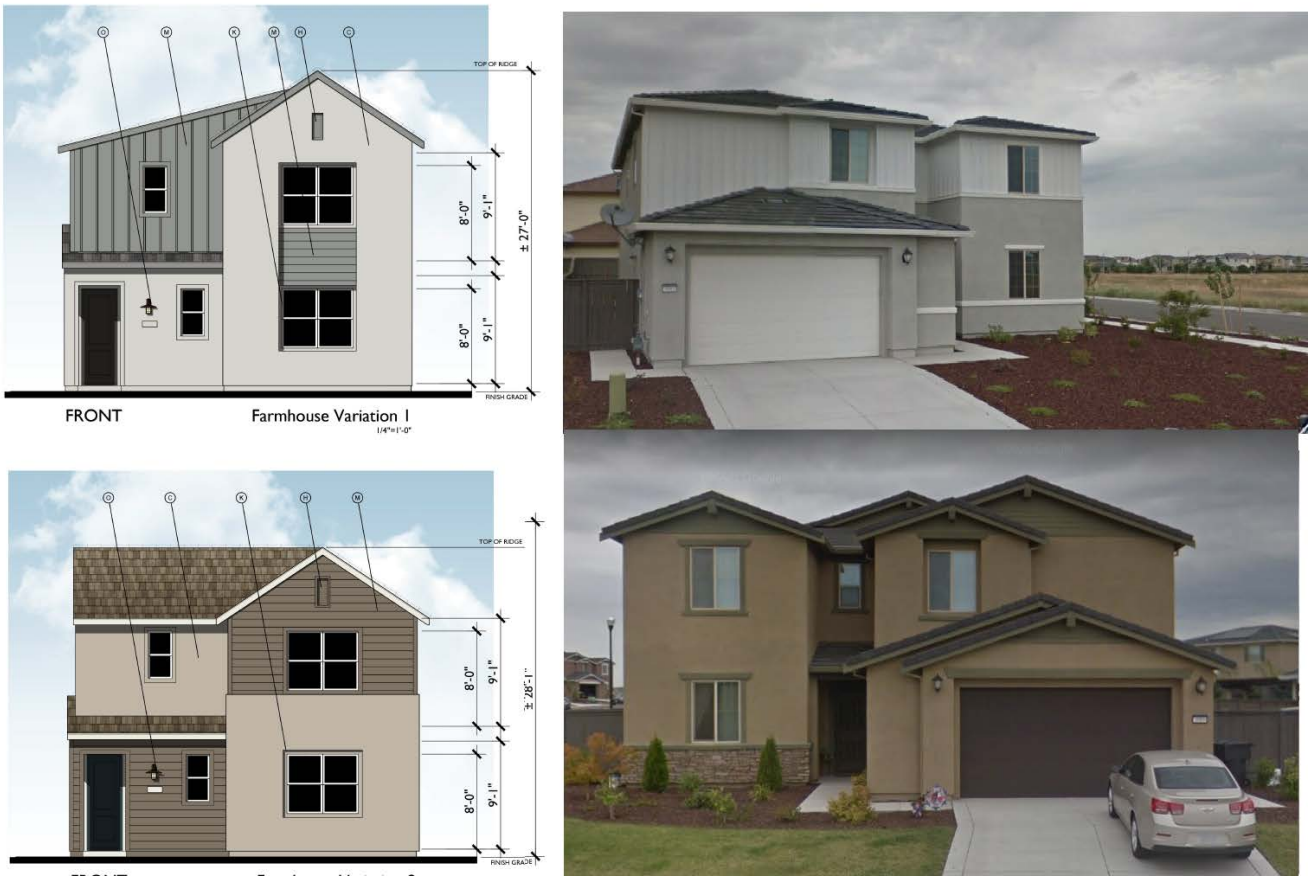
Compatibility with the Neighborhood

A. Aesthetics

Height
As discussed in the staff report, the 2-story units provide a transition from the three-story units, which are set back 60 feet from any public roadway and approximately 120 feet from any single-family homes across the street. This transition considers and is harmonious with the surrounding neighborhood. The Zoning Ordinance height maximum in the R3 zone is 45 feet. There is a footnote in the ordinance that states the height limit shall be lowered to 35 feet for "units immediately adjacent to the R1 and RS zone districts". No units in this project would be considered immediately adjacent to the R1 zone as there is a public roadway in between the R3 and R1 zone. Even if this project was considered immediately adjacent, it would meet this requirement as all of the units closest to the R1 zone are two-stories in height and under 30 feet tall. These units on the perimeter of the project are similar in height and scale to many of the homes in the R1 zone. There is no precedent for the City to limit a development below the maximum height standard requirements in the Zoning Ordinance, which this project is well under. Furthermore, the provisions of the Development Agreement governing this property vests the property owner with the ability to rely on the applicable Zoning Ordinance standards.

Color and Theme
There are 6 color schemes proposed for the project. The letter refers to a "reflective" white color. One of the six base colors, Sherwin Williams Greek Villa, could be considered an off-white and it is not reflective. Farmhouse architectural style is used throughout the project. This style combines modern and traditional features, which are complementary to homes in the immediate area. Community Design Guideline MF-27 calls for multi-family projects to complement the context of adjacent and surrounding projects, but to avoid duplication in design. Copycat architecture is discouraged. Staff compared the proposed architecture and colors for the project to existing homes in the immediate vicinity of the project (Figure 1). The top image compares one of the variations of Plan 3 in the project to the existing home at 4065 Chuckwagon Wy. located across the street from the project site. Complementary features include the two-story height, color scheme, base material of stucco, and vertical accent siding. The bottom image compares another variation of Plan 3 to an existing home at 5024 Stetson St. located approximately 160 feet from the project site. Complementary features include the two-story height, earth tone color scheme, base material of stucco, and horizontal accent siding. While the Farmhouse style is not a copy of any existing home in the area, there are a number of complementary colors, materials, and architectural features that meet the intent of the Community Design Guidelines.

Figure 1. Architectural Comparison to Existing Homes



B. Parking and Traffic

The letter encourages the commission to not focus on the project's land use designation, which determines the amount of required parking on-site. There is no precedent for the City to require more parking than that required by the Zoning Ordinance. Ignoring this requirement would be in conflict with the City Council approved West Roseville Specific Plan, the City Council approved Development Agreement and subsequent amendments, the General Plan, the Zoning Ordinance, and State Planning Laws. Due to the number of bedrooms in each unit, two parking spaces are required on-site for every unit in the project. No matter the unit mix or number of units, the City parking standards are the requirement that must be enforced. Staff added Condition 67 to the project, which requires garages be kept free and clear for parking. This goes beyond the requirements for the adjacent single-family homes, which must provide two garage spaces but have no conditions to keep them clear of storage.

The letter states that single-family homes are required to have 20 feet deep driveways in order to provide additional parking. This is not correct. There are various reasons for the varying driveway depth requirements in single family zoning districts. The primary purpose of the driveway depth requirement is to ensure vehicles do not hang over the public sidewalk and impede pedestrians. A secondary purpose for driveway setbacks is to prevent garages from being the focal point of a single family dwelling, the driveway setback is always greater that the setback for living space. The project site is bordered by both Single Family Residential (R-1) and Small Lot Residential (RS) zoning districts. The R1 district has a driveway setback of 20 feet and a living space setback of between 10 and 15 feet, while the DS district has a driveway setback of 18 feet and a living space setback of between 10 and 15 feet.

The emergency vehicle access (EVA) mentioned in the letter is a requirement for the Fire Department. The two emergency driveways face onto the side of one house each. The EVA driveways are attached to 12-space parking areas. Three-foot tall landscape screening is proposed on either side of the driveway to screen views of the cars and block light. There may be some amount of light that passes through the EVA driveway when cars are pulling in and out. Given the small number of cars in these parking areas, the overall effect will be minimal and this amount of light is to be expected with normal traffic for any home on a corner lot.

The letter provides concerns related to neighborhood traffic. As discussed in the staff report, the proposed project includes approximately 70% of the dwelling units allocated for the site. The Development Services Engineering Division has reviewed the proposed project and determined the project traffic volumes will be approximately 70% of that assumed for the project site.

C. Safety Concerns

The letter raises concerns about neighborhood safety with a focus on the adjacent R.G. Phillips Park. The letter claims that the project fails to provide "pedestrian, bicycle, and vehicle linkages". Later there is a concern raised about the front door entries onto adjacent streets. These entries facing the street, as well as other paths, are in fact the pedestrian linkages to surrounding developments that the Community Design Guidelines calls for. CDG MF-29 considers the relationship of a multi-family project and surrounding streets. The guideline provides that pedestrian scaled entry should be a prominent feature of the front elevation. Entry doors fronting on the surrounding public streets provide for activity and engagement with the surrounding neighborhood and public amenities. In contrast to the arguments in the letter, there are examples of multi-family developments that interact with nearby single family neighborhoods. The Campus Oaks Apartments is a recent example. That project is separated from a single-family residential development with a 30-foot wide bike/pedestrian paseo.

Crosswalks and bike lanes on public roadways are not in the scope of this private development project. The City's Public Works Department has a study open to determine whether crosswalks will be needed in any locations surrounding the development. More data will be required when the site is developed to study the number of pedestrians crossing at various points around the development to determine whether crosswalks are necessary. Often crosswalks are not necessary or desired in this scenario as they provide a false sense of security to pedestrians.

As discussed in the staff report, the neighbor concerns about current and future traffic are being addressed by Public Works with studies on various aspects of vehicle safety related to cut-through trips as well as vehicle speeds. Past studies have shown that the neighborhood streets carry in the range of 300-500 cars a day whereas they are designed to accommodate up to 5,000 trips per day and typical speeds have been found to be average for the City. The proposed project will undoubtedly bring additional residents and cars to the neighborhood. These future residents were anticipated with the adoption of the West Roseville Specific Plan in 2004 and accounted for in all City modeling and plans in the intervening years. The project proposes 70% of the dwelling units anticipated by the specific plan and City traffic models.

D. Controlled Access

The Community Design Guidelines do not require fencing around multi-family housing. The letter rightly states that Guideline MF-9 indicates "a project should provide fencing as appropriate between adjacent land uses." The proposed project is not adjacent to single family homes, it is located across a public residential roadway from single-family homes. Fencing is appropriate when a multi-family project shares a property line with single-family lots. Fencing around the proposed project would have the effect of providing a barrier to connectivity and access to surrounding public streets and amenities. The proposed

project is designed with forward-facing front doors that engage the community. Perimeter fencing is not required and would not be appropriate with this design.

Staff consulted with the Police Department on whether anything about the project design would lead to an increase in crime in the area. Police stated there is no data to show that high-quality market-rate multi-family projects such as the proposed lead to an increase in crime beyond any similar single-family development and saw no issues with the design.

The letter states that a fence around the project would also reduce light and noise pollution. Lighting for the units on the perimeter of the project are wall sconces in a design similar to a single-family home. Condition 48 on the project requires that "All on-site external lighting shall be installed and directed to have no off-site glare." Violation of this condition is enforceable by the City's Code Enforcement Division. As discussed above the two parking lots with EVA access adjacent to the street will be largely screened and the small number of parking spaces in these locations will create a low level of off-site light from cars in the evening. There is one other six-space parking lot adjacent to a public street. This lot will be fully screened by landscaping. The noise created during trash collection from the four trash enclosures on site will be short in duration, typical of multi-family development, and below the thresholds of the City's Noise Ordinance.

Conclusion

As discussed above and in the staff report, the size and density of the project is principally permitted by City planning documents and further protected by additional legislative and contractual requirements. The task before staff and the commission is to determine if the project complies with any applicable guidelines affecting how the project is designed. Based on the discussion above and in the staff report, staff finds that the project as proposed meets the applicable guidelines and recommends approval.

Please contact me at smorales@roseville.ca.us or at 916-774-5282 if you have any concerns.