CITY OF ROSEVILLE
CALIFORNIA

AGENDA
May 12, 2022

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

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of April 28, 2022

5.2. NIPA PCL CO-3 – The Trails at Valley Oak, 570 Roseville Pw, File # PL22-0081

REQUEST

The applicant requests a Major Project Permit Stage 2 to evaluate the proposed architecture and development standards for the Trails at Valley Oak subdivision on Parcel CO-3 within the Hewlett Packard Campus Oaks Master Plan area.

Applicant/Owner: Cassie Kuehnau, The New Home Company

RECOMMENDATION

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

1. Adopt two (2) findings of fact and approve the Major Project Permit Stage 2 subject to 27 conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. WRSP PCL W-60B – Westbrook Storage, 2300 Westbrook Bl, File # PL22-0019

REQUEST

The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit, a Design Review Permit to review the site design, and an Administrative Permit for the proposed on-site caretaker's unit.

Applicant: Ron Smith, Sundance Development Group
Property Owner: West Roseville LLC

RECOMMENDATION

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

1. Adopt the Westbrook Storage Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;

3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-four (84) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

6.2. NERSP PCL 25 – Sutter Parking Garage Expansion, 12 Medical Plaza, File # PL22-0024

REQUEST

The applicant requests approval of a Design Review Permit (DRP) to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located on the Sutter Roseville Medical Center campus. The new 192,000 square foot, six-story parking garage would provide an additional 551 parking stalls to the campus.

Applicant: Tony Amato, Dreyfuss + Blackford Architecture
Property Owner: Sutter Valley Hospitals

RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-three (63) conditions of approval.

6.3. Zoning Ordinance Updates 2022, File # PL21-0318

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance) to enhance the readability and clarity of the regulations and definitions, and make additional code changes to address new State laws. The changes include: adding required findings for disapproval of qualifying Housing Projects based on the California Government Code (Chapter 19.78); updating the Commercial Zone Districts to allow Small Community Care facilities (Chapter 19.10) and multi-family in the Neighborhood and Community Commercial zoning districts (Chapter 19.12); updating the Residential development standards to require an Administrative Permit for additions greater than 700 square feet on single-family or two-family dwelling units (Chapter 19.10); clarifying how the Professional Office parking requirement is calculated and, modifying the requirements for loading areas (Chapter 19.26); updating the Fast Food Restaurant outdoor parking requirement to be consistent with the indoor parking requirement (Chapter 19.52); updating the Veterinary Hospital definition (Chapter 19.08); clarifying that patio covers constructed concurrently with the main residence are considered part of the primary structure for setback purposes (19.22); updating the Design Review process for Compact Residential Development to allow existing residential properties to expand their building without having to procure a Design Review for Residential Subdivision (DRRS) permit (Chapter 19.10); updating the Project Expiration section to allow the Planning Manager to grant extensions that are longer than one (1) year (Chapter 19.76); adding the Tower Theater to the list of significant buildings in the City (Chapter 19.61); and revise any typos throughout Zoning Ordinance. In

addition, staff proposes to update various code sections based on new State Legislation related to Emergency Shelters parking requirements (AB 139), Transitional and Supporting Housing (AB 2162), Low-Barrier Navigation Centers (AB 101), Small Congregate Living Health Facility (State of California Health and Safety Code Section 1267.16), Antennas and Communications Facilities (AB 57), and Small and Large Family Day Care Homes (SB 234). Lastly, staff proposes to update the Large Community Care Facilities and Caretaker/Employee Housing to comply with the Housing Element Program 28 and 31.

Applicant: City of Roseville

RECOMMENDATION

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

1. Recommend the City Council adopt the two (2) findings of fact and approve the Ordinance Amendments to Title 19 of the Roseville Municipal Code.

6.4. Housing Element Implementation – Land Use Policy, File # PL22-0037

REQUEST

The request is a policy entitled "Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use." The proposed policy implements General Plan Housing Element Program 14 (Rezone Program for Adequate Sites), the Vacant Sites – Residential Intensification strategy. The policy would require Specific Plan Amendments of a certain size to also increase the density of any High Density Residential land which is within the Specific Plan and is owned or controlled by the applicant/owner. The purpose of the policy is to increase the citywide unit capacity of High Density Residential land, for the purpose of achieving and maintaining the City's lower income Regional Housing Needs Allocation (RHNA) obligation.

Applicant/Owner: City of Roseville

RECOMMENDATION

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

1. Recommend City Council adopt a Resolution approving the policy document "Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use."

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of April 28, 2022
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 5/12/2022
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of April 28, 2022

DRAFT MINUTES
April 28, 2022

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

1. CALL TO ORDER

Chair Jensen called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Brashears, Caporusso, Haggenjos, Martin, Jensen
Absent: Covington, Prior

3. PLEDGE OF ALLEGIANCE

Chair Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

5.1. Minutes of March 24, 2022

5.2. INFILL PCL 287 - Placer Food Bank PantryToGo Distribution CUP, 1401 Church St., File # PL22-0041

REQUEST

The applicant requests approval of a Conditional Use Permit to establish a regular food distribution service in an existing parking lot. The food distribution will operate on the first Friday of the month between 8:00am and 10:00am and will serve drive-through customers.

Motion by Vice Chair Martin, seconded by Commissioner Caporusso, to approve the Consent Calendar.

Roll call vote:
Ayes: Martin, Caporusso, Brashears, Haggenjos, Jensen
Noes: None

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 107 – E Street Duplexes, 121 E Street, File # PL21-0306

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide the 0.35-acre property into two (2) parcels, a Tree Permit for the removal of a native oak tree, a Design Review Permit for Residential Subdivisions to allow construction of one (1) duplex (two units) with an accessory dwelling unit (ADU) and a junior dwelling unit (JADU) on each lot (for a total of 4 units on each lot), and an Administrative Variance to deviate from the Two-Family Residential lot width standard.

Associate Planner, Escarlet Mar, presented the staff report.

Commissioner Discuss with Staff

- A Commissioner asked why staff would recommend approval of a deviation from the standard lot width of 60 feet and if a precedent would be created for future projects. Staff responded that all the setback requirements would be met and that several lots surrounding the project are 50 feet wide. Staff also stated that the project is not out of character with the rest of the neighborhood.
- A Commissioner stated that the project concept looked great.

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

Applicant representative, Wes Cambron, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Brashears, seconded by Vice-Chair Martin to:

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty (50) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Variance;
3. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivisions subject to twenty-four (24) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

Roll call vote:
Ayes: Brashears, Martin, Haggenjos, Caporusso, Jensen
Noes: None

Motion passed.

6.2. NIPA PCL CO-42 - Campus Oaks 7-Eleven, 1485 Blue Oaks Bl, File # PL 22-0047

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 Modification to construct a 4,872 sf fuel station with two restaurant uses and neighborhood convenience market. The original approval was under file #PL18-0080.

Associate Planner, Sean Morales, presented the staff report.

Commissioner Discuss with Staff

- A Commissioner asked for clarification on the number of restaurants that would be located in the building. Staff deferred to the applicant's representative for a response.

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

Applicant representative, Ryan Hooper, Thatch and Hooper, stated he had received a copy of the staff report and was in agreement with staff's recommendation. Mr. Hooper stated that the design had changed and only one (1) restaurant with a seating area would be located within the project.

Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Commissioner Discuss with Staff

- A Commissioner stated that it was great to see the Campus Oaks site continue to develop.
- A Commissioner stated that it was a good project that fits in well with the surrounding area.

Motion by Commissioner Caporusso, seconded by Commissioner Haggenjos to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to eight (8) conditions of approval.

Roll call vote:
Ayes: Caporusso, Haggenjos, Martin, Brashears, Jensen
Noes: None

Motion passed.

6.3. SVSP JMC Tentative Map #4, 3801 Santucci Bl, File # PL21-0223

REQUEST

The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as

reconfigure land use and zoning designations throughout the SVSP. The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. The project also includes a Specific Plan Amendment to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP. A Rezone is requested to align zoning designations with the revised parcels and land use designations. The project also includes Amendments to three (3) Development Agreements, including the Fifth Amendment to the Federico Development Agreement, Second Amendment to the Mourier Investments LLC Development Agreement, and the Second Amendment of the DF Properties Development Agreement to reflect the project changes and reallocation of affordable units. Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

Associate Planner, Shelby Maples, presented the staff report.

Discussion with staff:

- Staff presented the Commission with a memorandum that included clean-up items, revised Exhibits B and G, and new language for the Conley Development Agreement.
- A Commissioner expressed his appreciation to staff for their work on the supplemental fee language and negotiating that with the applicant and to the applicant for their contribution.
- A Commissioner asked for clarification on the fee. Staff responded that the “catch-up” fee is not just for this project but for all the land use changes made by JMC in the Sierra Vista Specific Plan and that the fee becomes effective once the ordinance is effective. The fee would be subject to annual construction cost index increases every July 1, after the ordinance becomes effective. A Commissioner extended his appreciation for the attention paid to the affordable housing issues.
- A Commissioner asked for clarification on the ½-acre increase in commercial land use for this project Staff responded that there were two (2) commercial mixed use parcels at this intersection but that one of the 5-acre properties was changed from a

commercial mixed-use to a residential land use, allowing for the applicant to work on a variety of plans for the high density and commercial sites. The current proposal makes the site more viable for future commercial uses.

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

Applicant representative, Ryan Biziewski, stated he had received a copy of the staff report and was in agreement with staff's recommendation

Hearing none, Chair Jensen closed the public comment period and Public Hearing.

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment with revised Exhibit B;
3. Recommend that the City Council approve the Specific Plan Amendment;
5. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement with revised Exhibit G;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
8. Recommend that the City Council adopt the five (5) findings of fact and approve the sixth amendment to the Westpark Federico Development Agreement;
9. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to seventy (70) conditions of approval;
10. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-seven (87) conditions of approval;
11. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to twenty-six (26) conditions of approval.

Roll call vote:
Ayes: Haggenjos, Brashears, Caporusso, Martin, Jensen
Noes: None

Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- City Council acted on three (3) projects that the Planning Commission recommended approval: Estia, Amoruso Ranch Specific Plan amendments, and Dry Creek General Plan Amendment and Rezone.
- There will be a May 12, 2022 Planning Commission meeting.

Commissioner Report

- A Commissioner asked what impact the organics recycling bill would have on projects and if it is retroactive. Staff indicated that all these new requirements are having an impact on project design, as additional organics containers must be accommodated on commercial project sites.

8. ADJOURNMENT

Motion by Commissioner Haggenjos, seconded by Vice-Chair Martin, to adjourn the meeting. The Motion passed unanimously at 7:18 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	NIPA PCL CO-3 – The Trails at Valley Oak, 570 Roseville Pw, File # PL22-0081
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 5/12/2022
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Final Map

Exhibit A Development Standards

Exhibit B Plans

Exhibit C Enhanced Elevations

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting May 12, 2022

Prepared by: Sean Morales, Associate Planner

ITEM 5.2: MAJOR PROJECT PERMIT STAGE 2 – 570 ROSEVILLE PARKWAY – NIPA PCL CO-3 – PL22-0081

REQUEST

The applicant requests a Major Project Permit Stage 2 to evaluate the proposed architecture and development standards for the Trails at Valley Oak subdivision on Parcel CO-3 within the Hewlett Packard Campus Oaks Master Plan area.

Applicant/Owner – Cassie Kuehnau, The New Home Company

SUMMARY RECOMMENDATION

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

1. Adopt two (2) findings of fact and approve the Major Project Permit Stage 2 subject to 27 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.

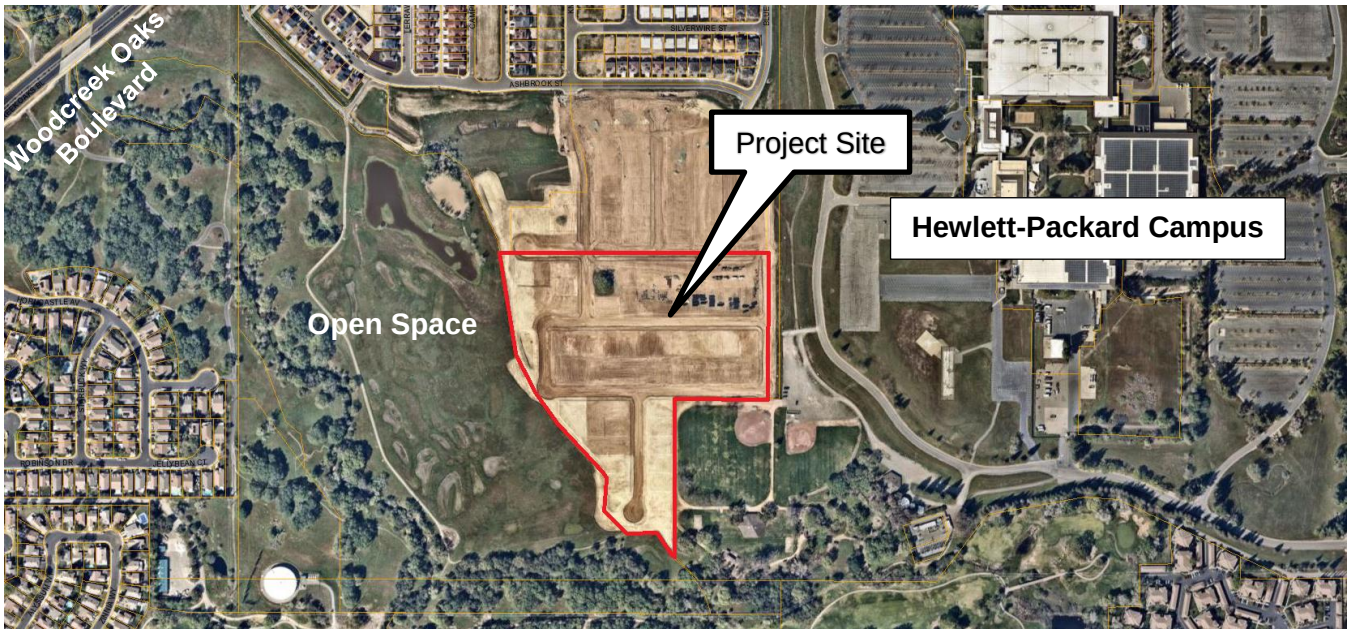
BACKGROUND

The proposed project is located on Parcel CO-3 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The 15.88-acre site has a land use designation of Low-Density Residential at 3.8 units/acre (LDR-3.8) and a zoning designation of Single Family Residential/ Development Standard Overlay (R1/DS). The property is bounded to the north by LDR parcel CO-2, to the west by Open Space parcel OS-93, to the south by a baseball field associated with the Hewlett Packard Campus, and to the east by future Hewlett Packard Greenway Park on parcels CO-64 and HP-2. The site has been rough graded and is currently undeveloped.

The Master Plan, adopted in 2015 (File #PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (File #PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan. Much of the Campus Oaks area is either under construction or has been rough graded.

Subdivision CO-3 was the last remaining unmapped residential subdivision in the plan area and the subdivision map was approved by the Planning Commission on August 12, 2021 (File# PL21-0070) (Figure 1). The current request is for a Major Project Permit Stage 2 to evaluate the proposed architecture and development standards for the subdivision, which will be known as the Trails at Valley Oak, on Parcel CO-3 within the Hewlett Packard Campus Oaks Master Plan area. Typically, design review is not required for Low-Density Residential Subdivisions. However, the request to modify the approved development standards requires approval of a MPP Stage 2.

Figure 1. Project Site



EVALUATION

MAJOR PROJECT PERMIT PROCESS

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

- Stage 1: of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.

- Stage 2: of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.

- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO Master Plan was approved through the MPP Stage 1 process. Development of the individual parcels within the master plan area are evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

The findings for the MPP Stage 2 are as follows:

1. ***The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and***

2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

This application includes a MPP Stage 2 for development of Parcel CO-3 with a 62-unit single-family project. The Development Standards (DS) overlay district has been applied to all residential zones within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. As stated in the Campus Oaks Design Guidelines Chapter 2.3, exact building types and development standards will be established through the Major Project Permit Stage 2 process for individual residential projects. A MPP Stage 2 evaluation is therefore requested to reduce the required front yard setback from 20 feet to 15 feet in the R1/DS zone as well as increase the allowable lot coverage ratio.

The Major Project Permit Stage 2 includes review of the architectural design and development standards for the subdivision. The project has been evaluated to establish consistency with the Master Plan and the Campus Oaks Design Standards and Guidelines.

Architecture and Residential Design

At 3.9 units/acre, Parcel CO-3 has the lowest unit density of any subdivision within the Campus Oaks Master Plan. The subdivision, which is located in the southernmost area of the master plan, was anticipated to contain larger homes on larger lots. It is bordered on the west by an Open Space parcel and on the east by the future Campus Oaks Park. The proposed elevations for these lots have three styles (Spanish, Cottage, and Craftsman) with colors and materials commonly associated with the style such as white stucco and gable vents for Spanish style, shutters and corbels for Cottage style, and extended rooflines with infilled gables for Craftsman style. In addition to the architectural details on the front elevation, the applicant proposes enhanced architecture on public-facing rear and side elevations (Exhibit C). These include lots located on corners as well as those that back-on or side-on to the multi-use trail along the western edge of the property. The proposed elevations conform to the Campus Oaks Design Standards and Guidelines as well as the Community Design Guidelines. The homes will provide a mix of colors and materials, include wall plane and roofline variation, and generally provide for an engaging and activated streetscape (Figure 2).

Figure 2: Typical Streetscape



Development Standards

The applicant proposes a high-end housing type with total living area for each plan ranging in size from a 3-bedroom home with 2,691 square feet to a 5-bedroom home with 4,410 square feet. The plans include high-end amenities such as a covered California Room in the rear yard and formal dining room. The applicant requests deviations from the Zoning Ordinance standards for the Single-Family Residential

(R1) zone. The proposed standards include deviations from the required front yard setback distance as well as the required lot coverage maximum as shown in Table 1.The reduction in the front yard setback will ensure each home plan fits on the lots within the subdivision. The rest of the subdivisions within the Campus Oaks Master Plan have a zoning designation of Residential Small Lot/Development Standards (RS/DS), which requires a 15-foot front yard setback. Allowing a deviation from 20-feet minimum to 15-feet will be consistent with other homes in the area and will bring the architectural detail of the front elevation to the forefront. Minimum driveway depth will remain at 20-ft so front-facing garages will be setback from the street. Side-facing third-car garages that are toward the front of the lot will have architectural detail such as windows and shutters to create an attractive streetscape. The rear yard setback is also proposed to be reduced on one lot (Lot 55) from 20 feet to 18 feet in order to accommodate an irregular lot shape adjacent to the multi-use trail.

Table 1. Proposed Development Standards Deviations

R1 Development Standard	Required R1/DS	Proposed	Typical 7,150 sf Lot	Typical 8,146 sf Corner Lot
Front Yard Setback – All Plan Options	20 feet	15 feet	15 feet	15 feet
Lot Coverage – Plan 1 (1-story)	45%	50%	49.8%	43.7%
Lot Coverage – Plan 2 (2-Story)	35%	45%	38.2%	33.5%
Lot Coverage – Plan 3 (2-story)	35%	45%	43.2%	37.9%
Lot Coverage – Plan 4 (2-Story)	35%	45%	44.7%	39.2%

The applicant proposes an increase in the maximum lot coverage. The applicant has not provided final plot plan designs for each lot, so the lot coverage ratio was calculated for a typical minimum lot size within the subdivision, which is 7,150 square feet. This lot size accounts for approximately 58% of the lots within The Trails at Valley Oak. The remaining 42% of lots are larger and therefore the lot coverage ratio will ultimately be smaller for those lots. Table 1 shows the proposed typical lot coverage as well as the lot coverage for corner lots, which are larger and also common within the subdivision. The remaining lots are generally larger, with the maximum lot size being 12,182 square feet. The various lot areas are labeled on the final subdivision map, which is included as Attachment 1 for reference. The other subdivisions in the Campus Oaks Master Plan, which have a RS/DS zoning designation, do not have a lot coverage requirement, but rather a minimum usable open space of 500 square feet. Based on the minimum lot widths of 65 feet and required 20-foot rear yard setback, the minimum rear yard area within the Trails at Valley Oaks will be 1,300 square feet. Many of the plans allow for even more rear yard area than this with Plan 3 providing at least 2,300 square feet of usable open space in the rear yard on the minimum lot size. Therefore, despite the increase in lot coverage area, the lots will allow for an increase in the usable open space provided commensurate with the larger lot size within the subdivision. In addition to the open rear yard area, each plan includes a California Room on the rear of the home. These spaces are covered and semi-enclosed, so are counted toward lot coverage, but provide additional space for outdoor living with at least one side open to the elements.

Landscaping

The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which

will complement the streetscape and is consistent with the Campus Oaks Master Plan Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO). The applicant has not provided final landscape designs for the subdivision. However, the landscape design will be subject to Condition of Approval 3: "The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance."

Conclusion

The project has been designed in a manner consistent with the General Plan, Specific Plan, Community Design Guidelines, and Campus Oaks Master Plan including building designs which use a variety of materials, colors, and building forms and appropriate development standards. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received. A public notice of the Planning Commission hearing was published on April 30, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. The addendum is available for review at https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121. This activity is within the scope of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15168 and 15162, no further analysis is required. The project is subject to the mitigation measures identified in the Addendum.

RECOMMENDATION

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

1. Adopt two (2) findings of fact and Approve the **MAJOR PROJECT PERMIT STAGE 2 – NIPA PCL CO-3 – PL22-0081** subject to 27 conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 2 NIPA PCL CO-3 – THE TRAILS AT VALLEY OAK (FILE # PL22-0081)

1. The development standards and unit designs for **Campus Oaks Parcel CO-3** are approved as described in **Exhibit A-C**, except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Map for **Campus Oaks Parcel CO-3, which is August 12, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 12. 2024**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

4. The project shall comply with all required environmental mitigation identified in the Hewlett Packard Master Plan EIR. (All Departments)

5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. 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, EUD, Electric, Public Works)

    b. 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)

7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)

8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Residential Code – CRC – based on the International Residential 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)

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

10. 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)

11. 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)

12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)

13. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

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

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)

16. 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

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

18. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)

19. 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)

20. 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)

21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)

22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

23. 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)

24. Fences and walls shall be consistent with the locations and treatments specified in the Campus Oaks Master Plan Design Guidelines. (Planning)

25. 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)

26. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer’s expense. (Electric, Environmental Utilities, Engineering, Fire)

27. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points

above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. 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 a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

Attachments

1. Final Subdivision Map

Exhibits

A. Development Standards
B. Plans
C. Enhanced Elevations

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.

Attachment 1

BOOK _____ OF MAPS, PAGE _____

FINAL MAP
CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
MARCH 2022
MORTON & PITALO, INC.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION, SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) ELITE STREET, ENVY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET, AND TERMINAL STREET, AS PUBLIC RIGHT OF WAY.

(B) LOT A FOR LANDSCAPE PURPOSES.

(C) LOT B FOR OPEN SPACE, BIKEWAY, DRAINAGE AND WATER QUALITY PURPOSES.

(D) LOT C FOR OPEN SPACE, DRAINAGE AND WATER QUALITY PURPOSES.

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC,
A DELAWARE LIMITED LIABILITY COMPANY

_____
JUSTIN WALTERS
VP, PROJECT MANAGEMENT AND LAND DEVELOPMENT

NOTARY'S STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____

ON _____, BEFORE ME, _____,A NOTARY PUBLIC PERSONALLY APPEARED_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC, STATE OF_____
PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-3" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION, IN AUGUST, 2021. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-3" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE FEBRUARY 28, 2022 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY - FOR REVIEW PURPOSES ONLY
MICHAEL J. CHIARA, P.L.S. 9058

_____
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED _____ _____
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-3" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED _____ _____
TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2023

PROFESSIONAL LAND SURVEYOR ☆ TIMOTHY G. BLAIR ☆ No. 8278 ☆ STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-3" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED SUBJECT TO IMPROVEMENT, LOTS A, B AND C AND THE PUBLIC RIGHTS OF WAY AND ALL PUBLIC EASEMENTS HEREON OFFERED FOR DEDICATION.

_____
CITY CLERK, CITY OF ROSEVILLE

DATED _____ _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT _____ MINUTES AFTER _____ O'CLOCK ON THE DAY OF _____, 2022, AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____, AT THE REQUEST OF MORTON & PITALO, INC.

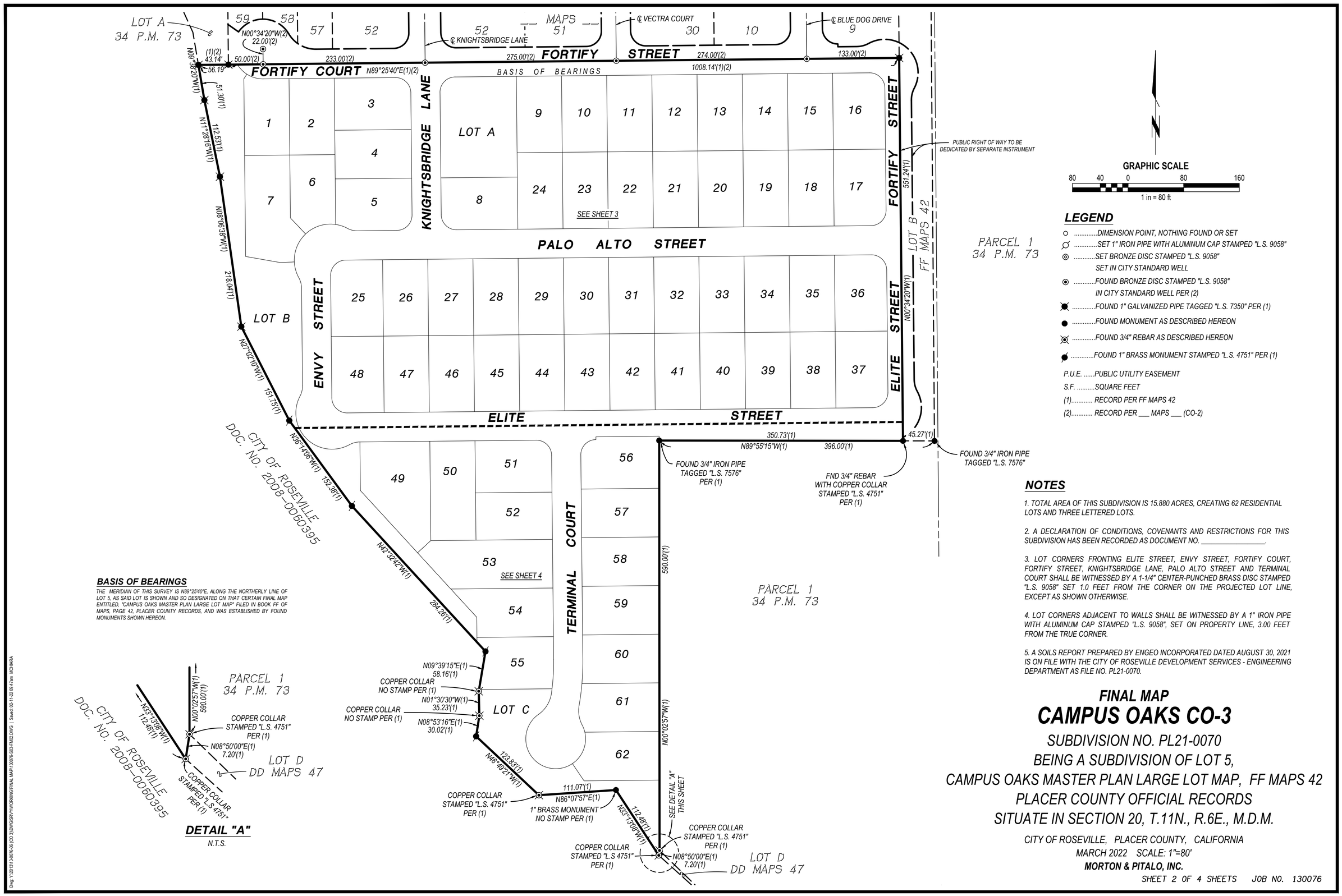
FILE NO. _____ _____
COUNTY RECORDER OF PLACER COUNTY

FEE: _____ BY: _____
DEPUTY

Dwg: Y:\2013\13-0076-06 (CO 3)\ENGR\PYHORK\NG\FINAL MAP\130076-003-FM01.DWG | Saved: 03/11/22 09:59am MCHIARA

Attachment 1

BOOK ____ OF MAPS, PAGE ____



GRAPHIC SCALE

80 40 0 80 160

1 in = 80 ft

LEGEND

- ○ .....DIMENSION POINT, NOTHING FOUND OR SET
- ⌀ .....SET 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058"
- ◎ .....SET BRONZE DISC STAMPED "L.S. 9058" SET IN CITY STANDARD WELL
- ◉ .....FOUND BRONZE DISC STAMPED "L.S. 9058" IN CITY STANDARD WELL PER (2)
- ✱ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (1)
- ● .....FOUND MONUMENT AS DESCRIBED HEREON
- ⊗ .....FOUND 3/4" REBAR AS DESCRIBED HEREON
- ● .....FOUND 1" BRASS MONUMENT STAMPED "L.S. 4751" PER (1)

P.U.E. .....PUBLIC UTILITY EASEMENT
S.F. .....SQUARE FEET
(1)..... RECORD PER FF MAPS 42
(2)..... RECORD PER ___ MAPS ___ (CO-2)

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS N89°25'40"E, ALONG THE NORTHERLY LINE OF LOT 5, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED, "CAMPUS OAKS MASTER PLAN LARGE LOT MAP" FILED IN BOOK FF OF MAPS, PAGE 42, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

DETAIL "A"

N.T.S.

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 15.880 ACRES, CREATING 62 RESIDENTIAL LOTS AND THREE LETTERED LOTS.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____.

3. LOT CORNERS FRONTING ELITE STREET, ENVY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET AND TERMINAL COURT SHALL BE WITNESSED BY A 1-1/4" CENTER-PUNCHED BRASS DISC STAMPED "L.S. 9058" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.

4. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.

5. A SOILS REPORT PREPARED BY ENGEO INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. PL21-0070.

FINAL MAP
CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
MARCH 2022 SCALE: 1"=80'

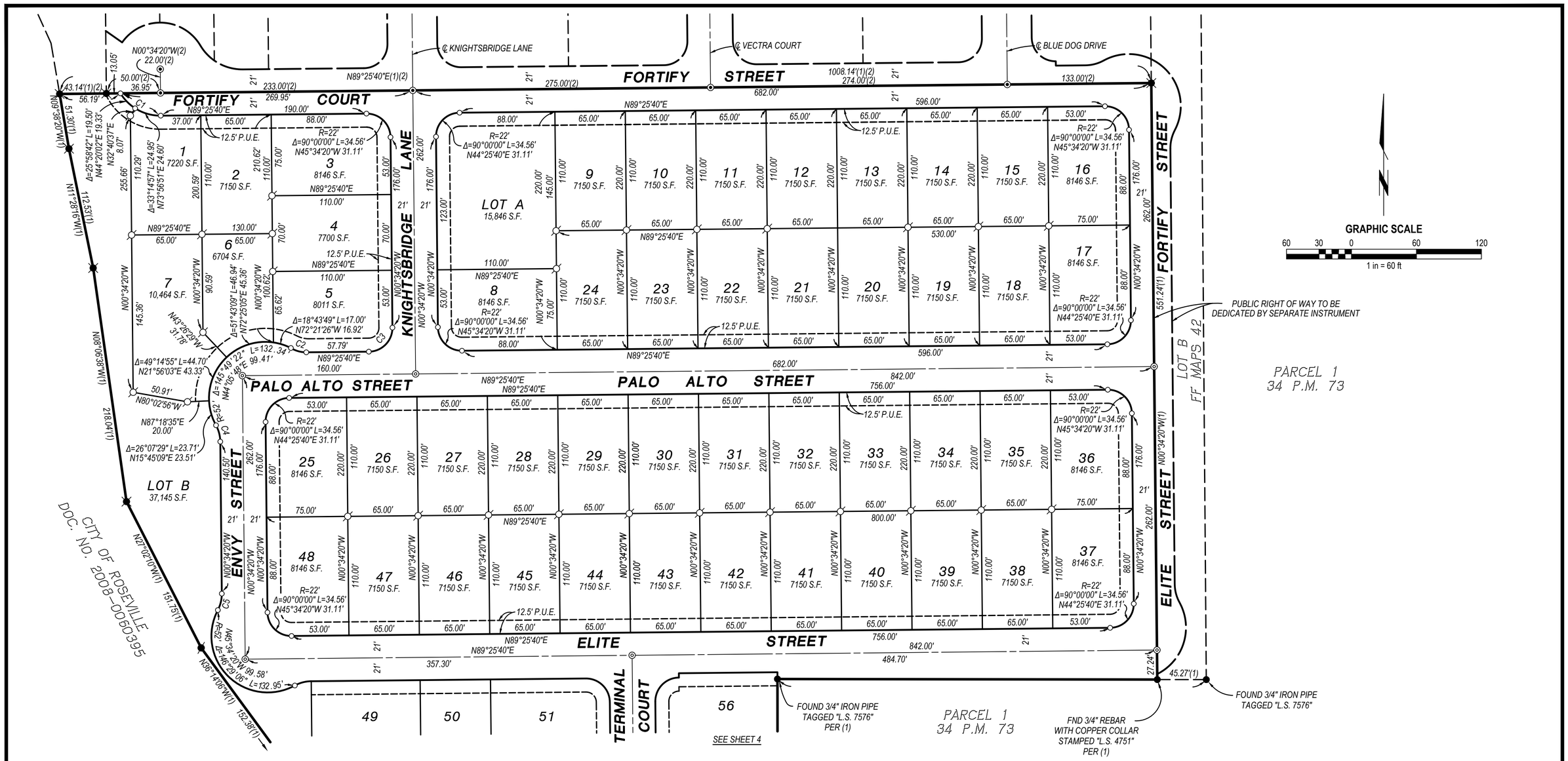
MORTON & PITALO, INC.

SHEET 2 OF 4 SHEETS JOB NO. 130076

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Attachment 1

BOOK ____ OF MAPS, PAGE ____



COURSE TABLE

C1.....R=43' Δ=59°13'40" L=44.45'
N60°57'30"W 42.50'
C2.....R=27.28' Δ=31°17'33" L=14.90'
N74°25'49"W 14.71'
C3.....R=22' Δ=90°00'00" L=34.56'
N44°25'40"W 31.11'
C4.....R=32' Δ=28°14'33" L=15.77'
N14°41'37"W 15.61'
C5.....R=32' Δ=28°14'33" L=15.77'
N13°32'56"E 15.61'

NOTE

SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

FINAL MAP

CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
MARCH 2022 SCALE: 1"=60'

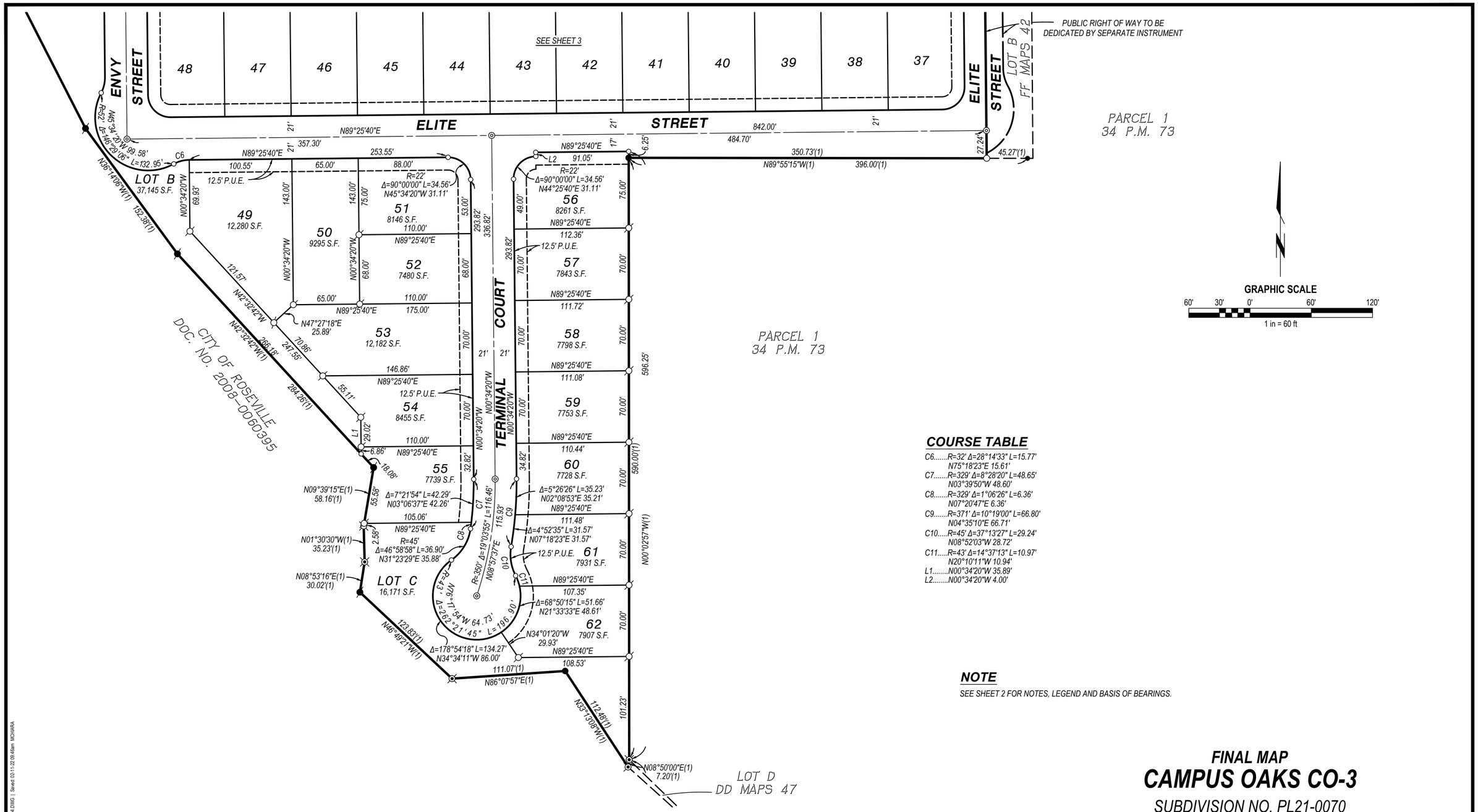
MORTON & PITALO, INC.

SHEET 3 OF 4 SHEETS JOB NO. 130076

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Attachment 1

BOOK ____ OF MAPS, PAGE ____



COURSE TABLE

C6.....R=32' Δ=28°14'33" L=15.77'
N75°18'23"E 15.61'
C7.....R=329' Δ=8°28'20" L=48.65'
N03°39'50"W 48.60'
C8.....R=329' Δ=1°06'26" L=6.36'
N07°20'47"E 6.36'
C9.....R=371' Δ=10°19'00" L=66.80'
N04°35'10"E 66.71'
C10.....R=45' Δ=37°13'27" L=29.24'
N08°52'03"W 28.72'
C11.....R=43' Δ=14°37'13" L=10.97'
N20°10'11"W 10.94'
L1.....N00°34'20"W 35.89'
L2.....N00°34'20"W 4.00'

NOTE

SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

FINAL MAP

CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
MARCH 2022 SCALE: 1"=60'

MORTON & PITALO, INC.

SHEET 4 OF 4 SHEETS JOB NO. 130076

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Exhibit A

Exhibit "A"	
R1/DS Development Standards for Campus Oaks Master Plan Parcel 3	
	Single Family
Lot Size (minimum)	
Area	6,000 sq. ft.
Width, Interior	60 ft. min
Width, Corner	75 ft. min.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling 1 second unit
Setbacks (minimum)	
Front	Public R/W (Attached walk): 15 ft. min Building/Porch 20 ft. min Driveway Depth
Side:	5 ft. min. from property line 15 ft. min Street Side
Rear (4)	20% of lot depth; need not exceed 20 ft.; 10 ft. minimum
Coverage (maximum)	
Site Coverage	45% for 2 story; 50% for 1 story
Height (maximum)	
Height	35'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings [(1)]

Notes:

(1) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(2) Steps may encroach into setback

(3) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. -Administration and Procedures.

(4) To address reduced lot depth due to existing boundary configuration, the rear yard setback for Lot 55 shall be 18 feet.

Exhibit B



PLAN 1A
SPANISH

PLAN 2B
COTTAGE

PLAN 4A
SPANISH

PLAN 3C
CRAFTSMAN

CONCEPTUAL STREET SCENE

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 4 8 16

752.21398

02.11.22

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

THE NEW HOME COMPANY

Exhibit B



SPANISH



COTTAGE



CRAFTSMAN

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Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 1
Front Elevations

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

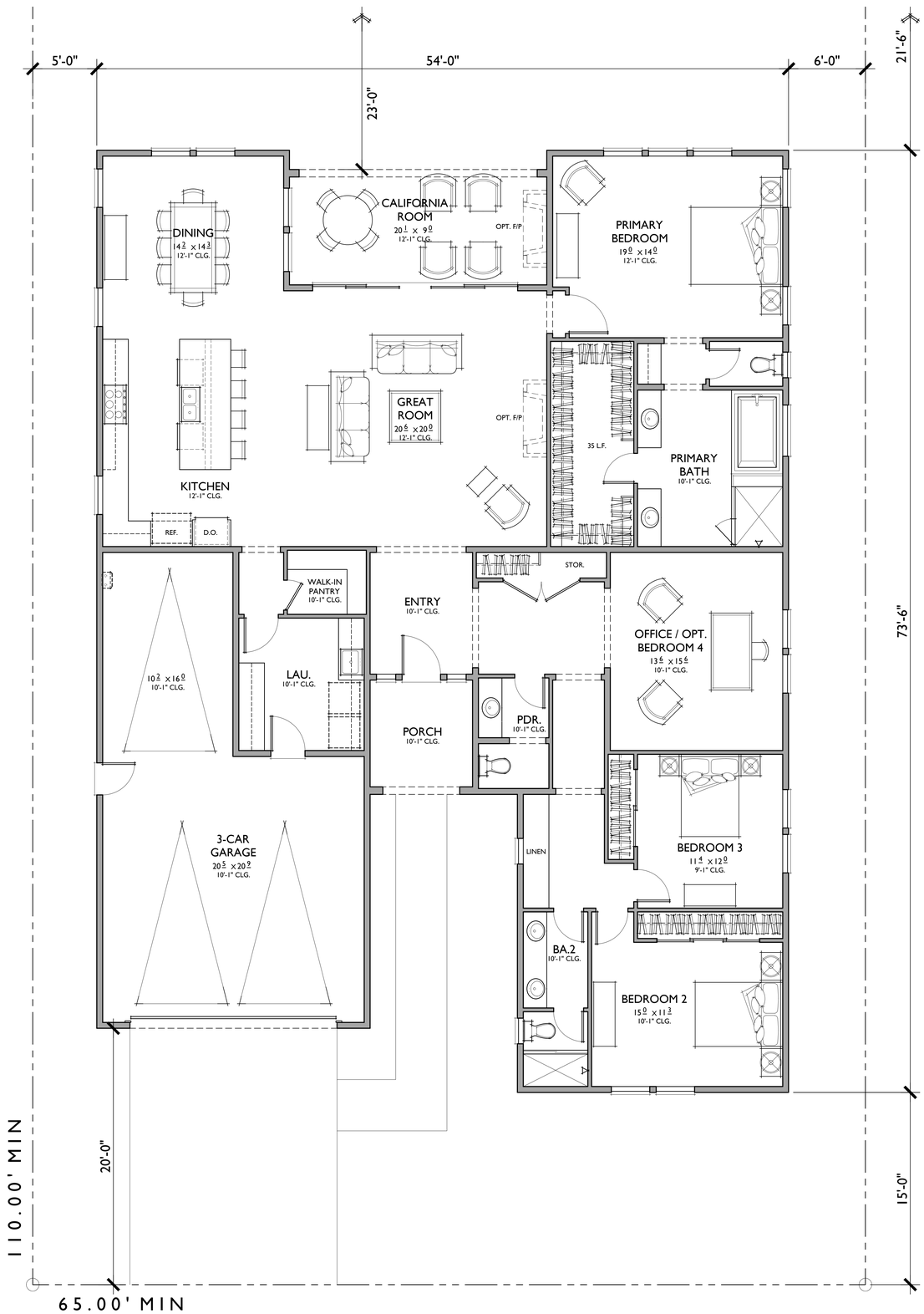
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02.11.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 50% = 3,575 SQ. SF.	
LIVING	2,691 SQ. FT.
3 - CAR GARAGE	622 SQ. FT.
CALIFORNIA ROOM	181 SQ. FT.
PORCH	71 SQ. FT.
TOTAL LOT COVERAGE	**3,565 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1

TARGET: 2,811 SQ. FT.
3 BEDROOMS / 2.5 BATHS + OFFICE - OPT. BEDROOM 4
3 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**2,691 SQ. FT.**
3 - CAR GARAGE	622 SQ. FT.
CALIFORNIA ROOM	181 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

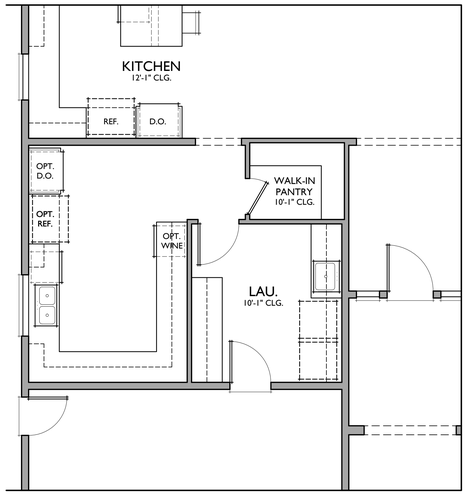
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Newport Beach, CA USA 92660
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fax. +1 949 553 0548

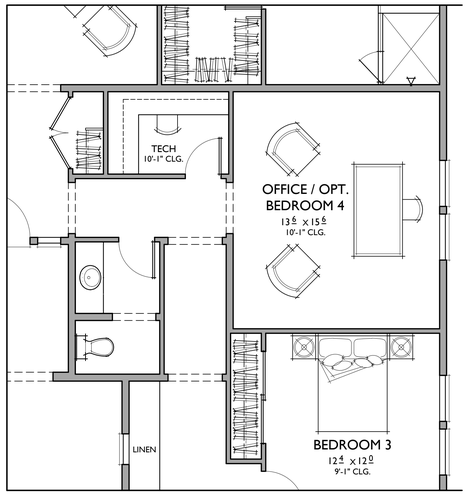
THE NEW HOME COMPANY

Exhibit B

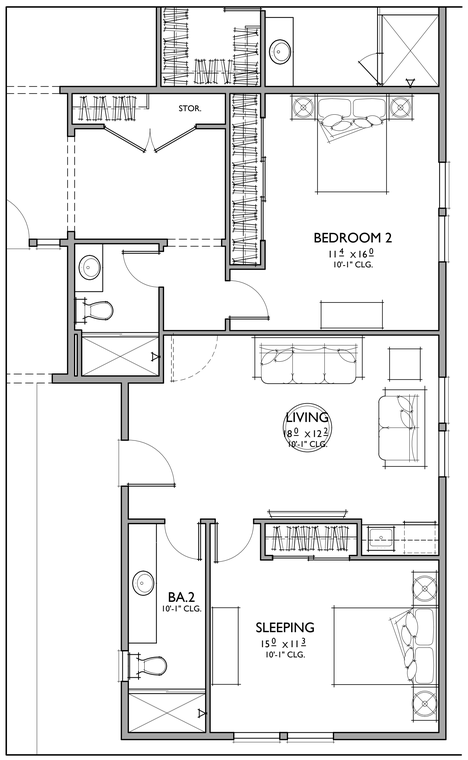


OPT. PREP KITCHEN +170 SQ. FT.

IN LIEU OF 3-CAR GARAGE

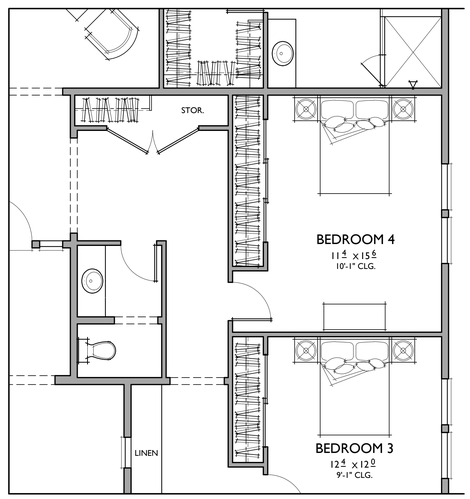


OPT. TECH ROOM



OPT. SUITE

IN LIEU OF BEDROOM 3 & OFFICE



OPT. BEDROOM 4

IN LIEU OF OFFICE

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PLAN 1
Options

THE TRAILS AT VALLEY OAK - 65' X 110'

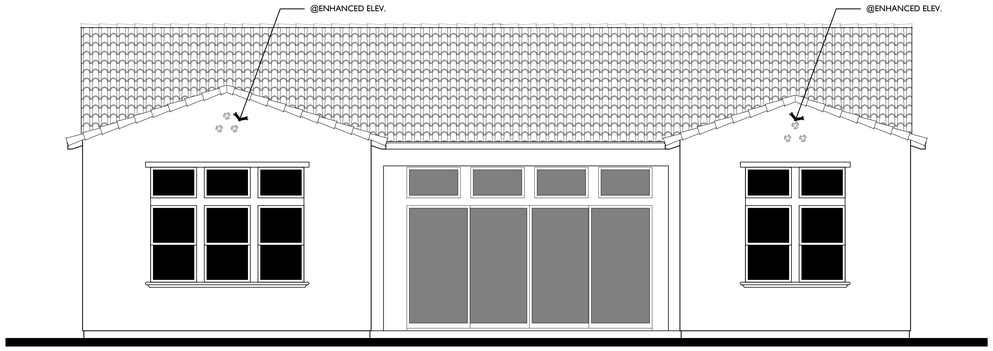
Roseville, California

0 2 4 8

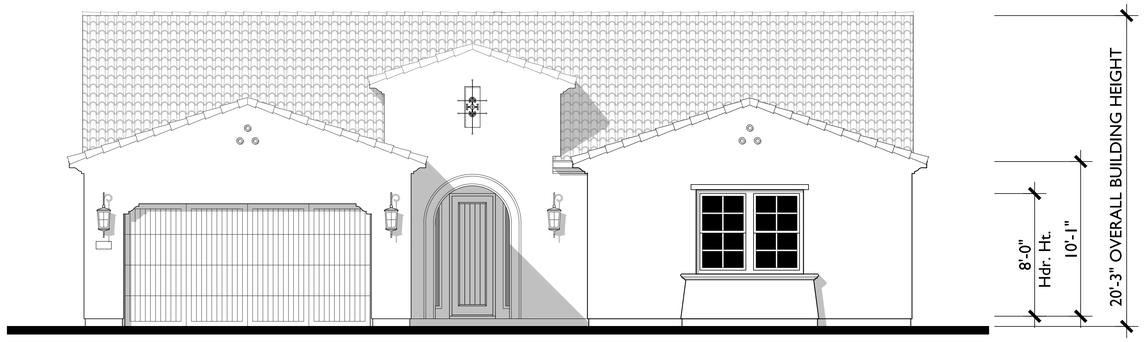
752.21398

04.15.22

THE NEW HOME COMPANY



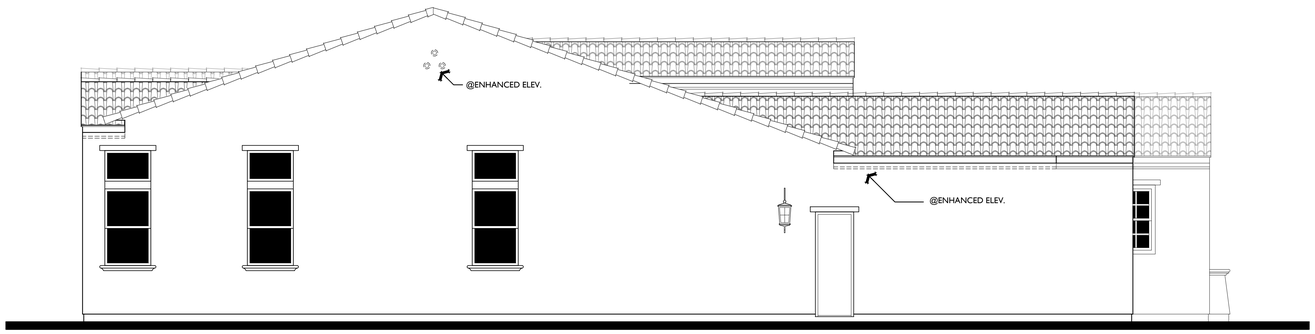
REAR



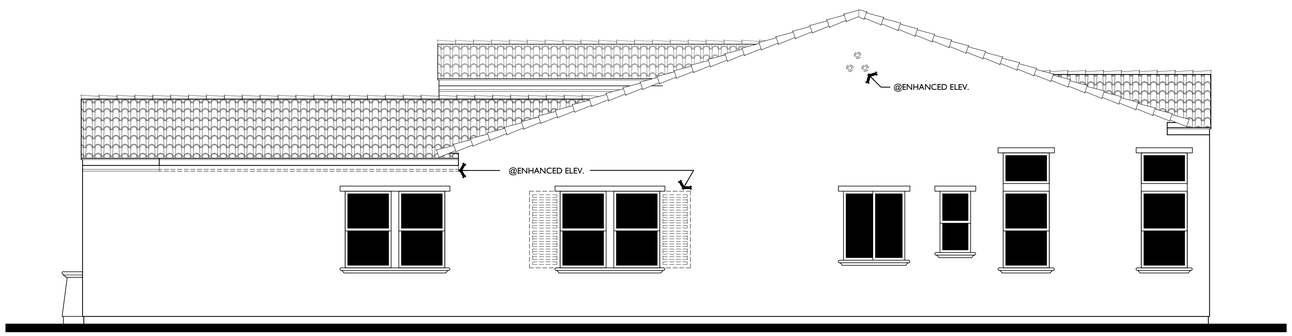
FRONT

SPANISH

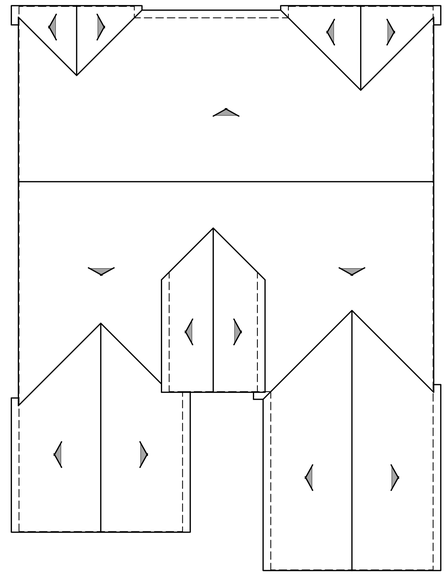
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1A

Spanish Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

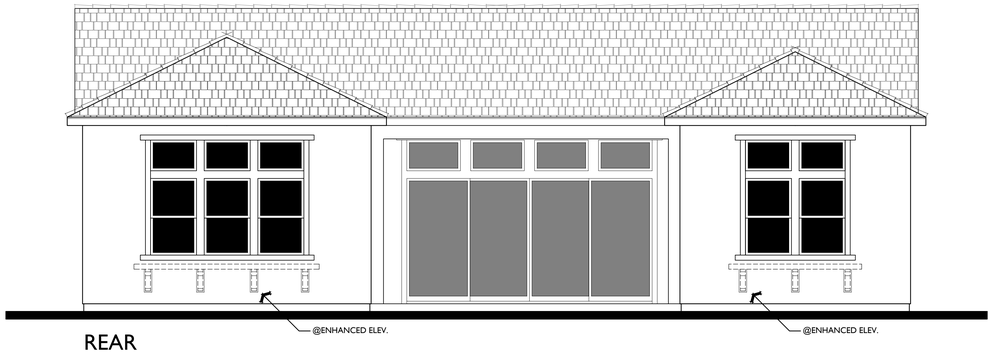
0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



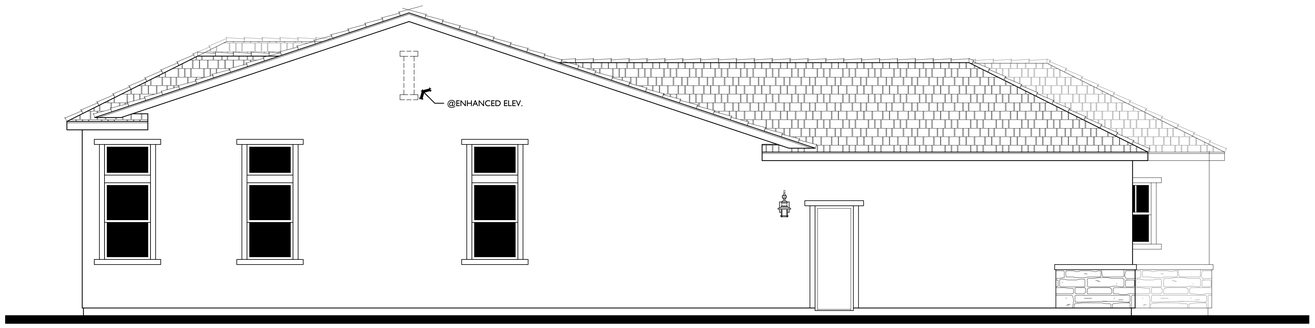
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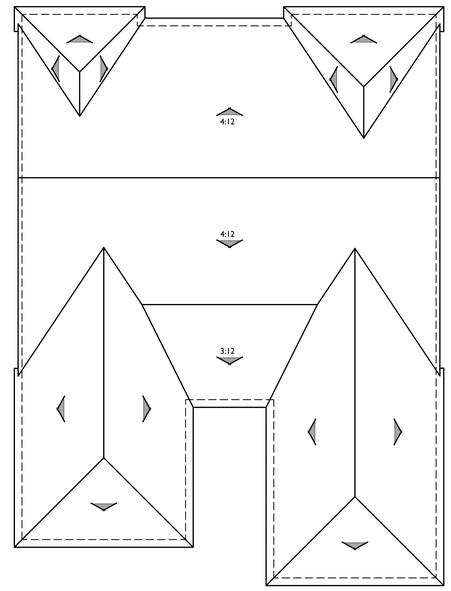
FRONT

COTTAGE

1/4"=1'-0"



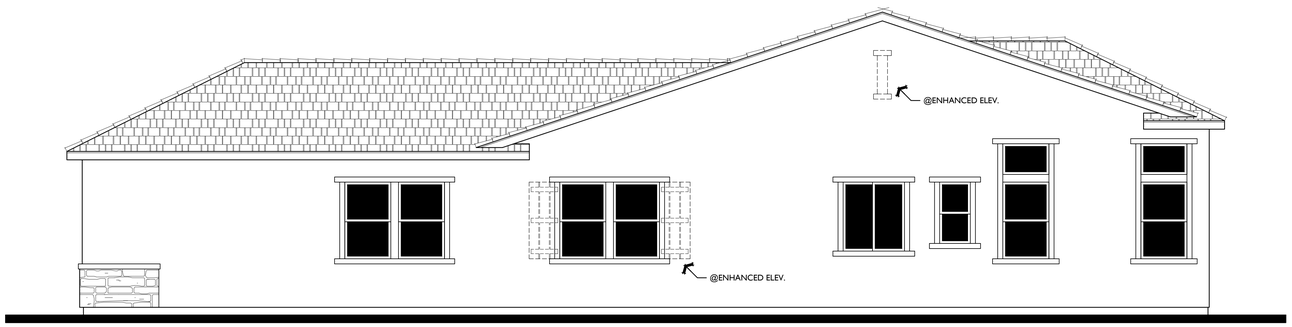
LEFT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

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PLAN 1B

Cottage Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

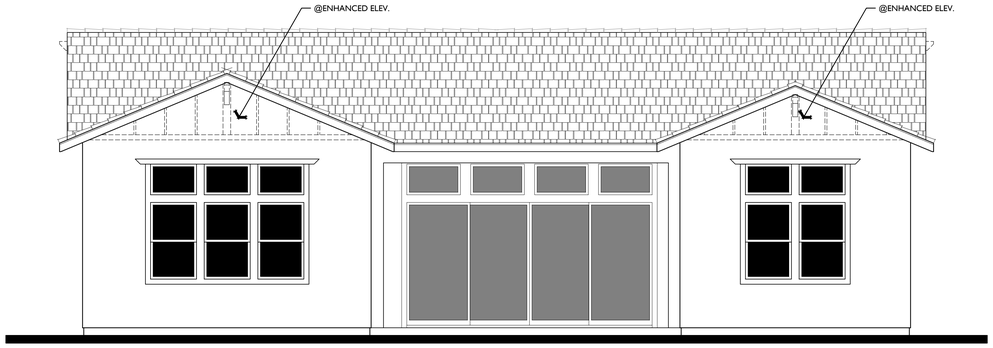
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



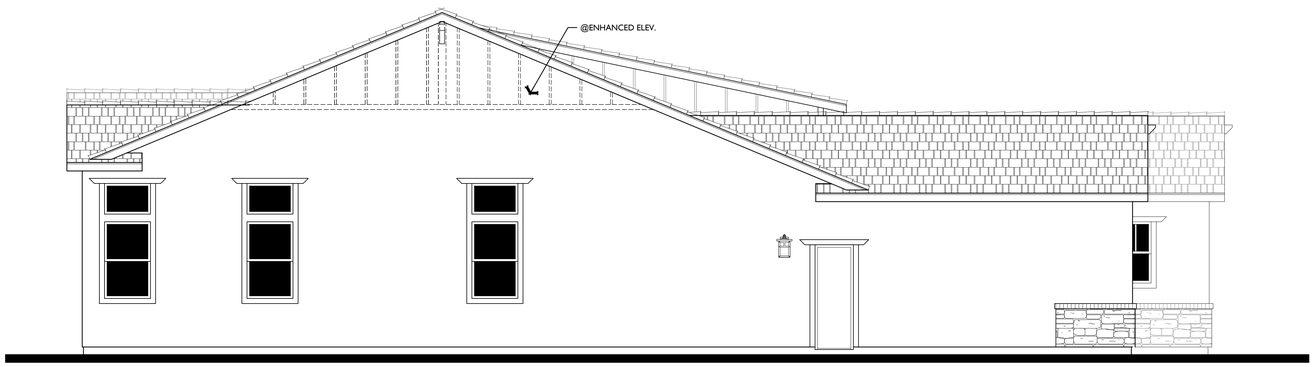
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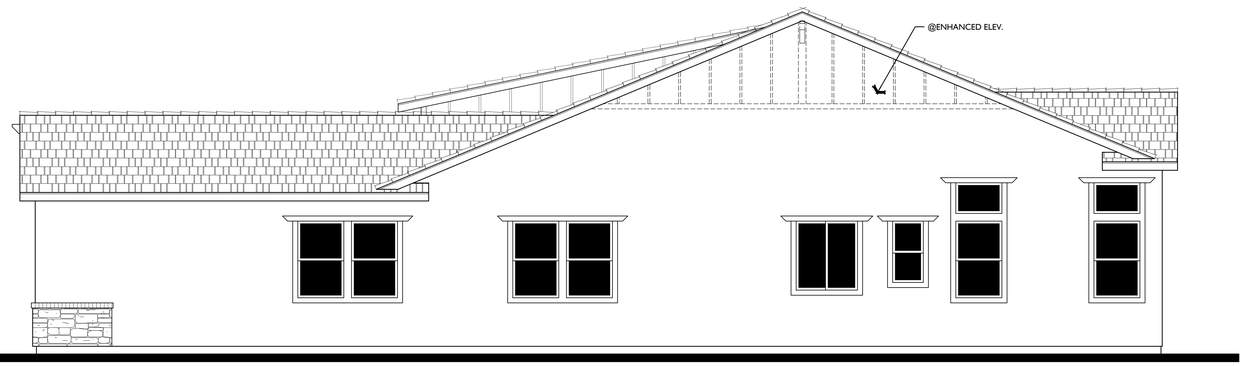
FRONT

CRAFTSMAN

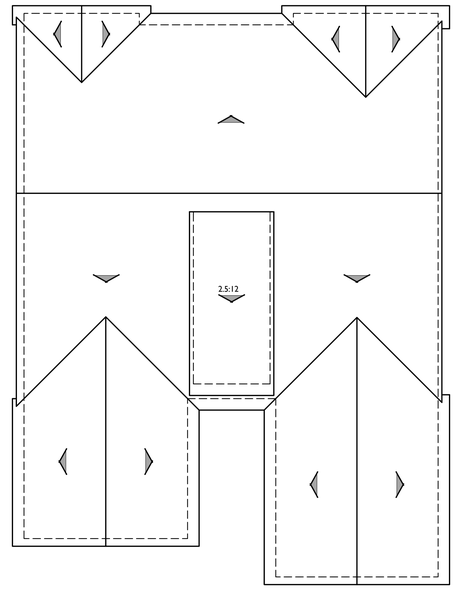
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN IC

Craftsman Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



SPANISH



COTTAGE



CRAFTSMAN

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PLAN 2

Front Elevations

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

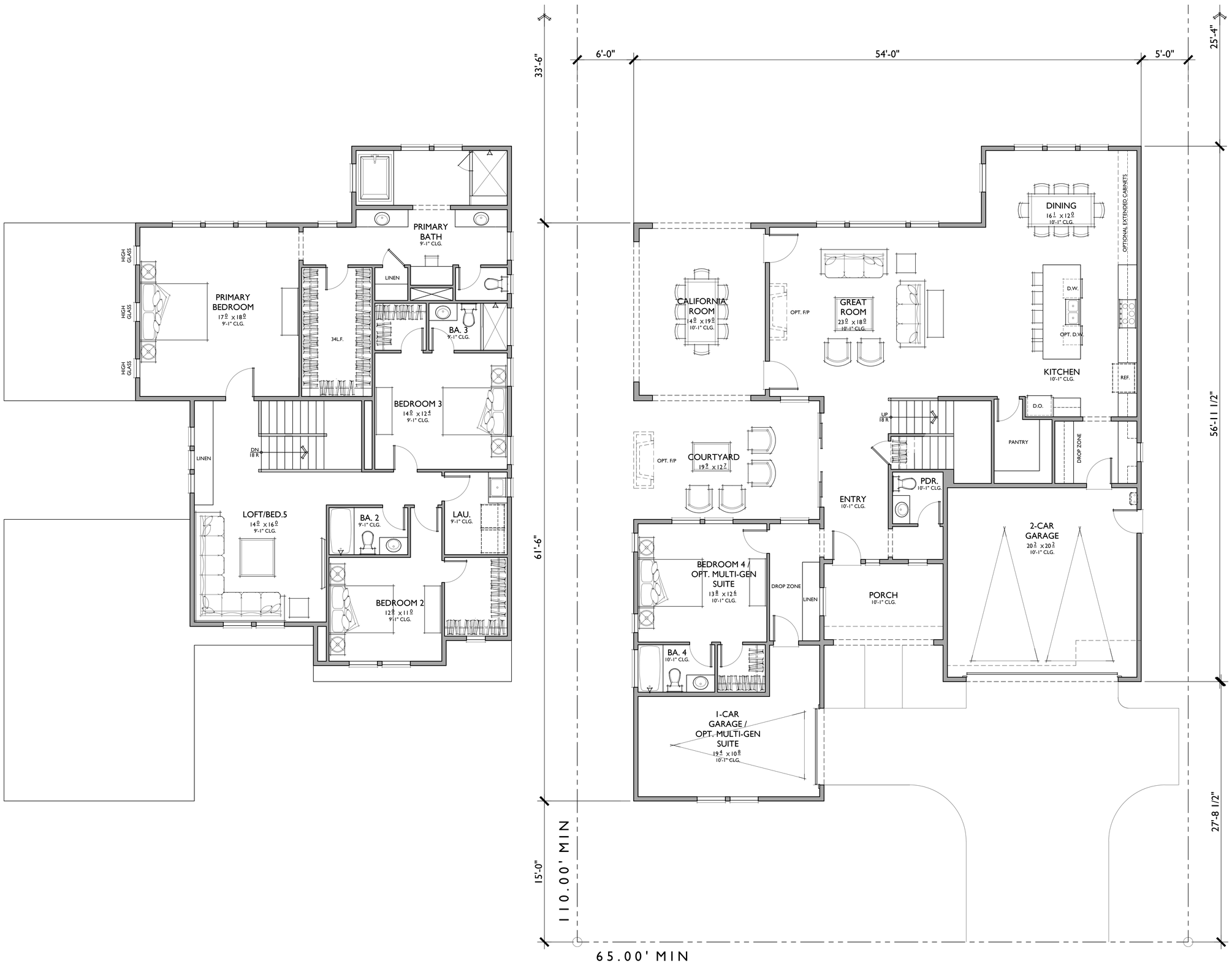
0 2 4 8

752.21398

02.11.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	1,669 SQ. FT.
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.
TOTAL LOT COVERAGE	**2,732 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

TARGET: 3,400 SQ. FT.

4 BEDROOMS / 4.5 BATHS + LOFT/OPT. BED.5
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,669 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
TOTAL LIVING	**3,449 SQ. FT.**
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

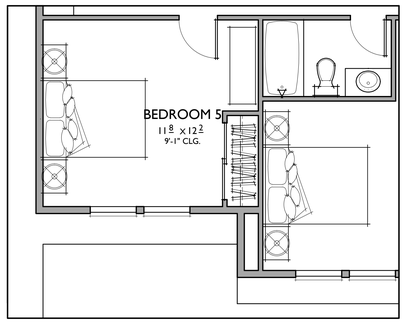
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04.15.22

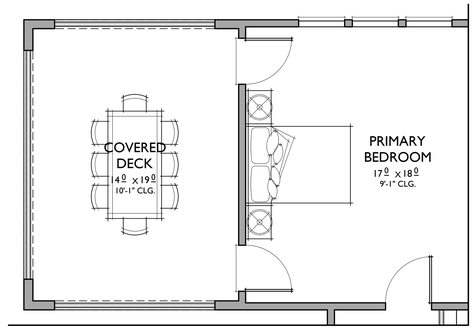
THE NEW HOME COMPANY

Exhibit B



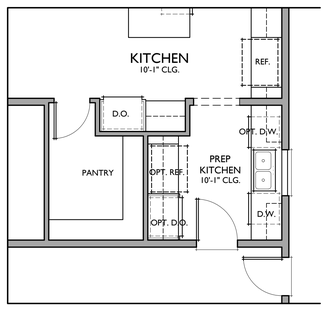
OPTIONAL BEDROOM 5

IN LIEU OF LOFT



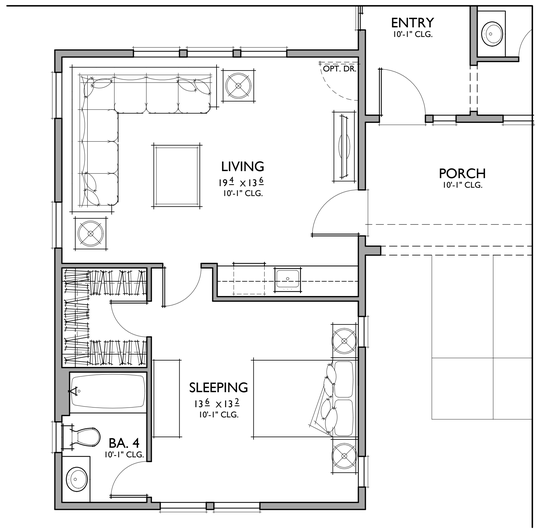
OPTIONAL COVERED DECK

AT PRIMARY BEDROOM (265 SQ. FT.)



OPT. PREP. KITCHEN

IN LIEU OF DROP ZONE



OPT. MULTI-GEN SUITE

IN LIEU OF 1-CAR GARAGE

+ 257 SQ. FT.

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PLAN 2

Options

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

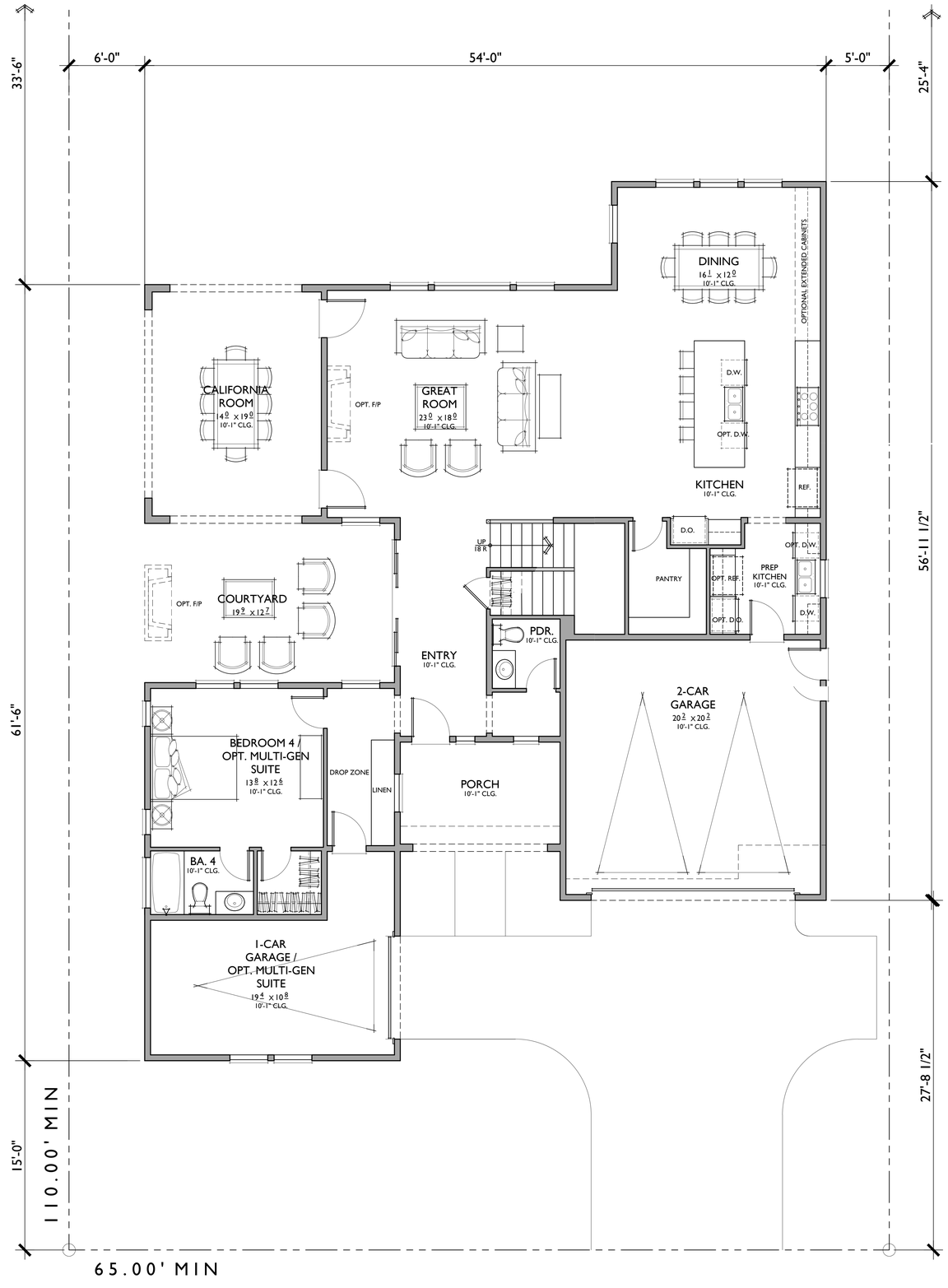
0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	1,669 SQ. FT.
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.
TOTAL LOT COVERAGE	**2,732 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

TARGET: 3,400 SQ. FT.

4 BEDROOMS / 4.5 BATHS + LOFT/OPT. BED.5
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,669 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
TOTAL LIVING	**3,449 SQ. FT.**
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Option Prep. Kitchen

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

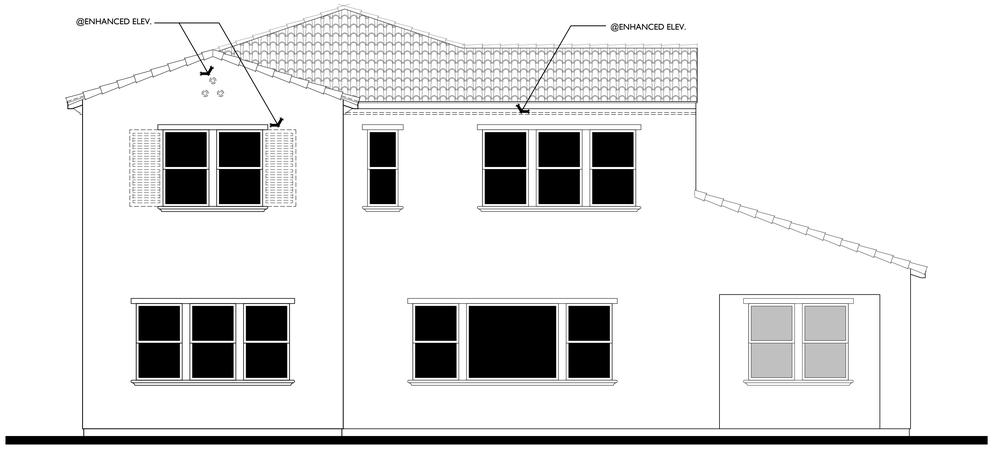
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04.15.22

THE NEW HOME COMPANY

Exhibit B



REAR



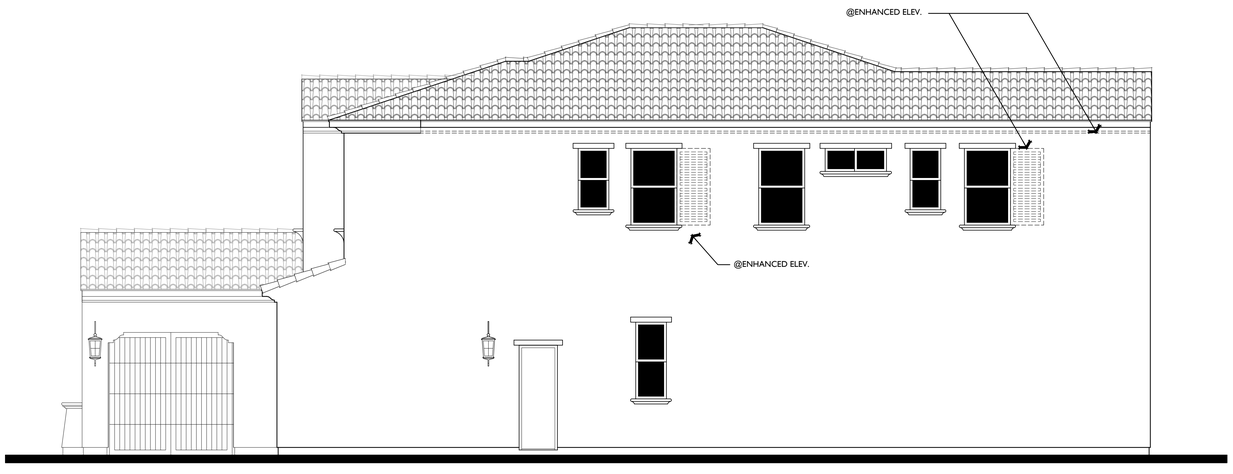
FRONT

SPANISH

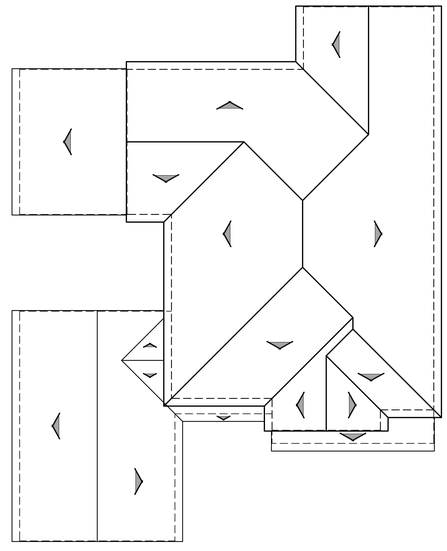
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A

Spanish Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

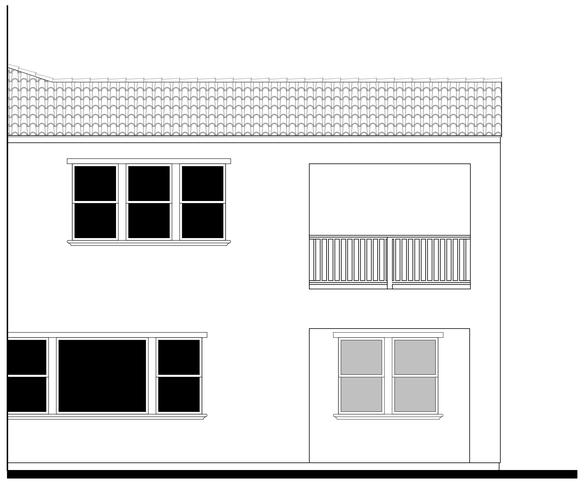
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



REAR - OPT. DECK

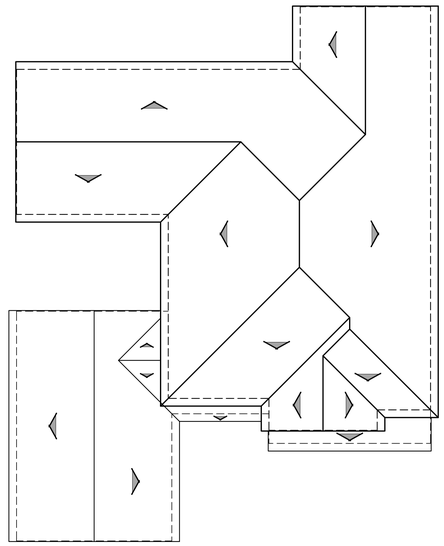


FRONT - OPT. DECK

SPANISH
1/4"=1'-0"



LEFT - OPT. DECK



ROOF PLAN A
1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A

Spanish Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



REAR



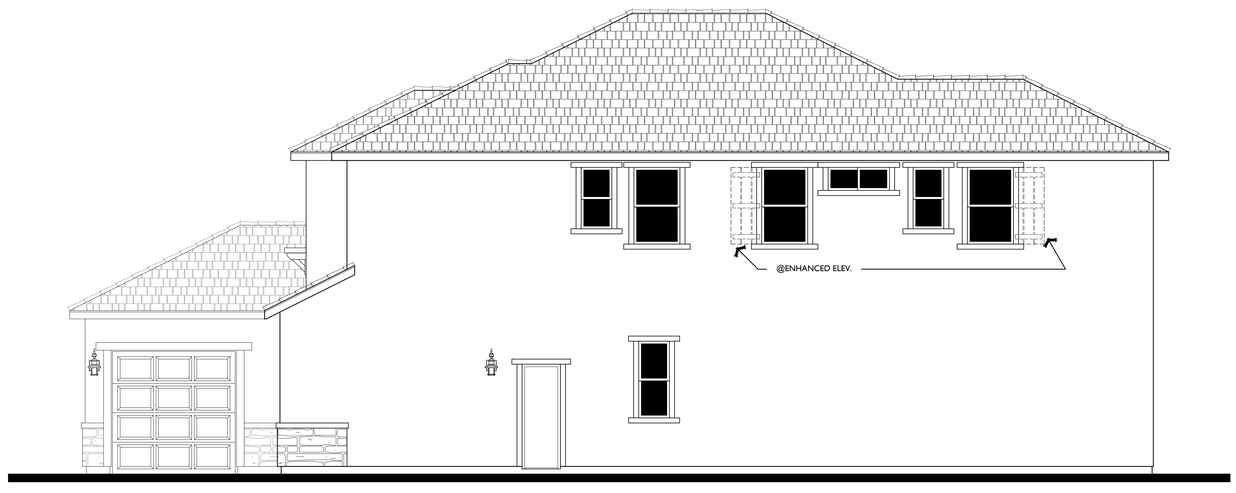
FRONT

COTTAGE

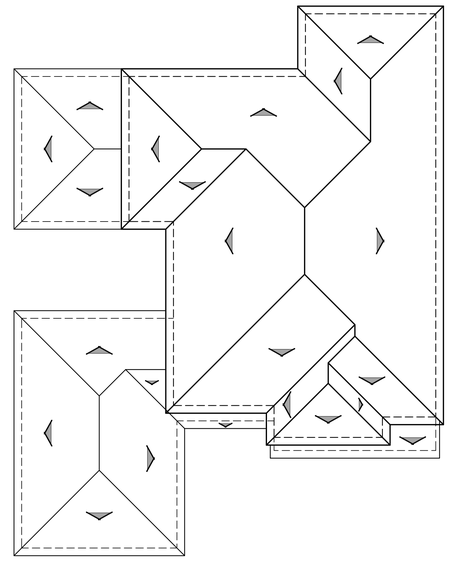
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 2B

Cottage Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



REAR - OPT. DECK



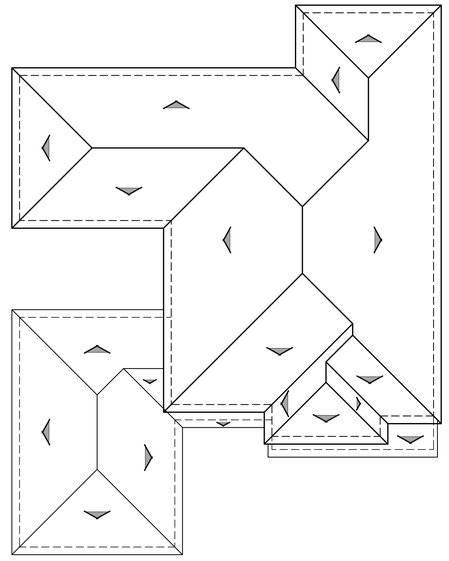
FRONT - OPT. DECK

COTTAGE

1/4"=1'-0"



LEFT - OPT. DECK



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 2B

Cottage Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



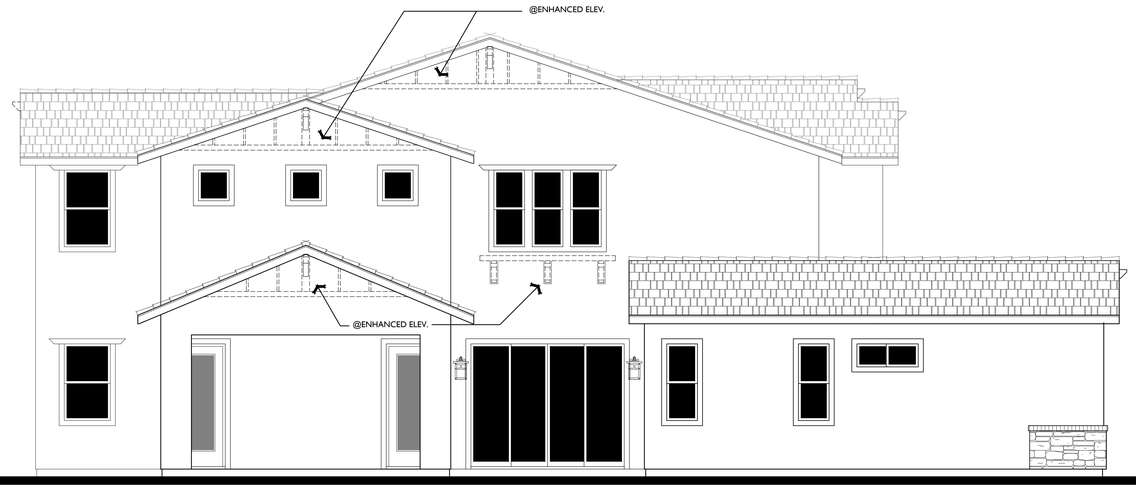
REAR



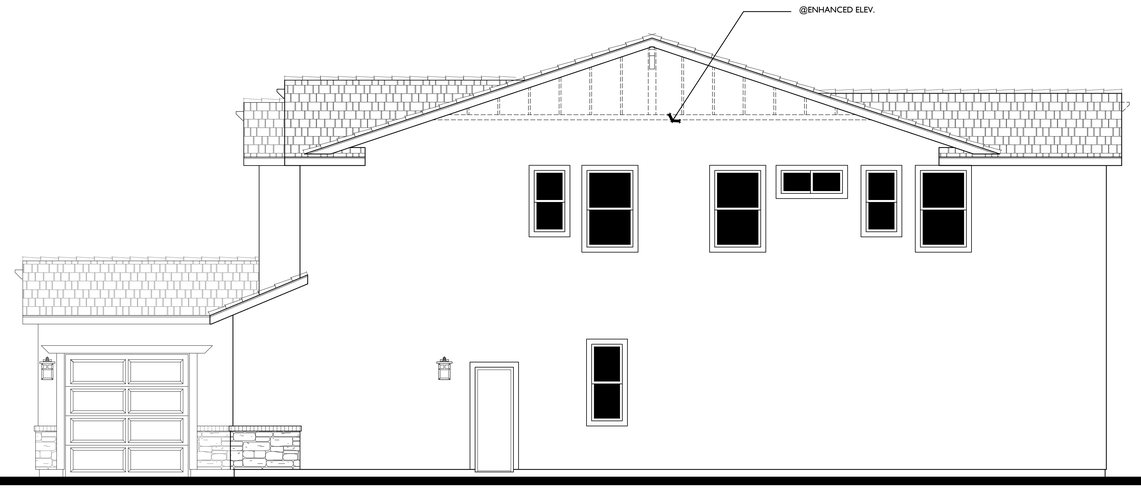
FRONT

CRAFTSMAN

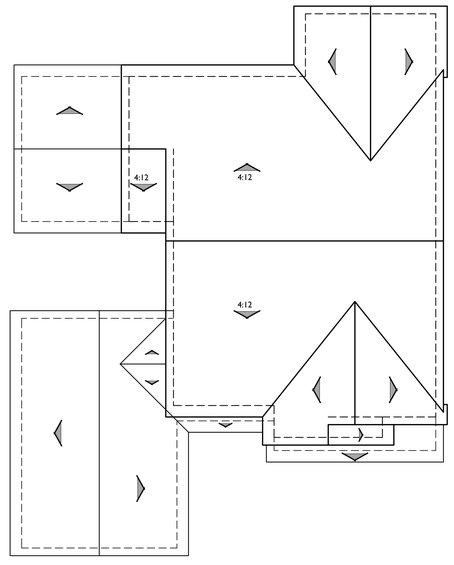
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 2C

Craftsman Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



REAR - OPT. DECK



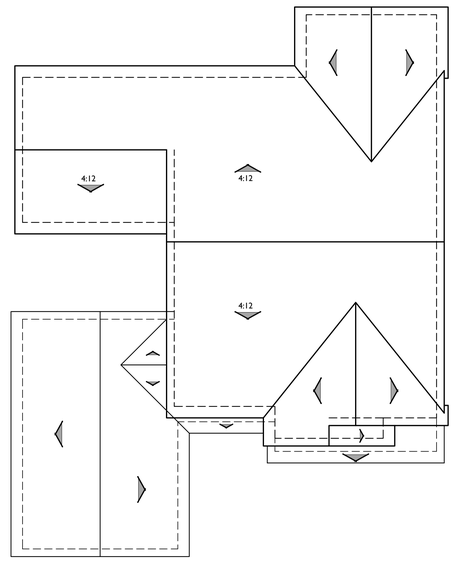
FRONT - OPT. DECK

CRAFTSMAN

1/4"=1'-0"



LEFT - OPT. DECK



ROOF PLAN C

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 2C

Craftsman Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



SPANISH



COTTAGE



CRAFTSMAN

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PLAN 3
Front Elevations

THE TRAILS AT CAMPUS OAKS - 65' X 110'

Roseville, California

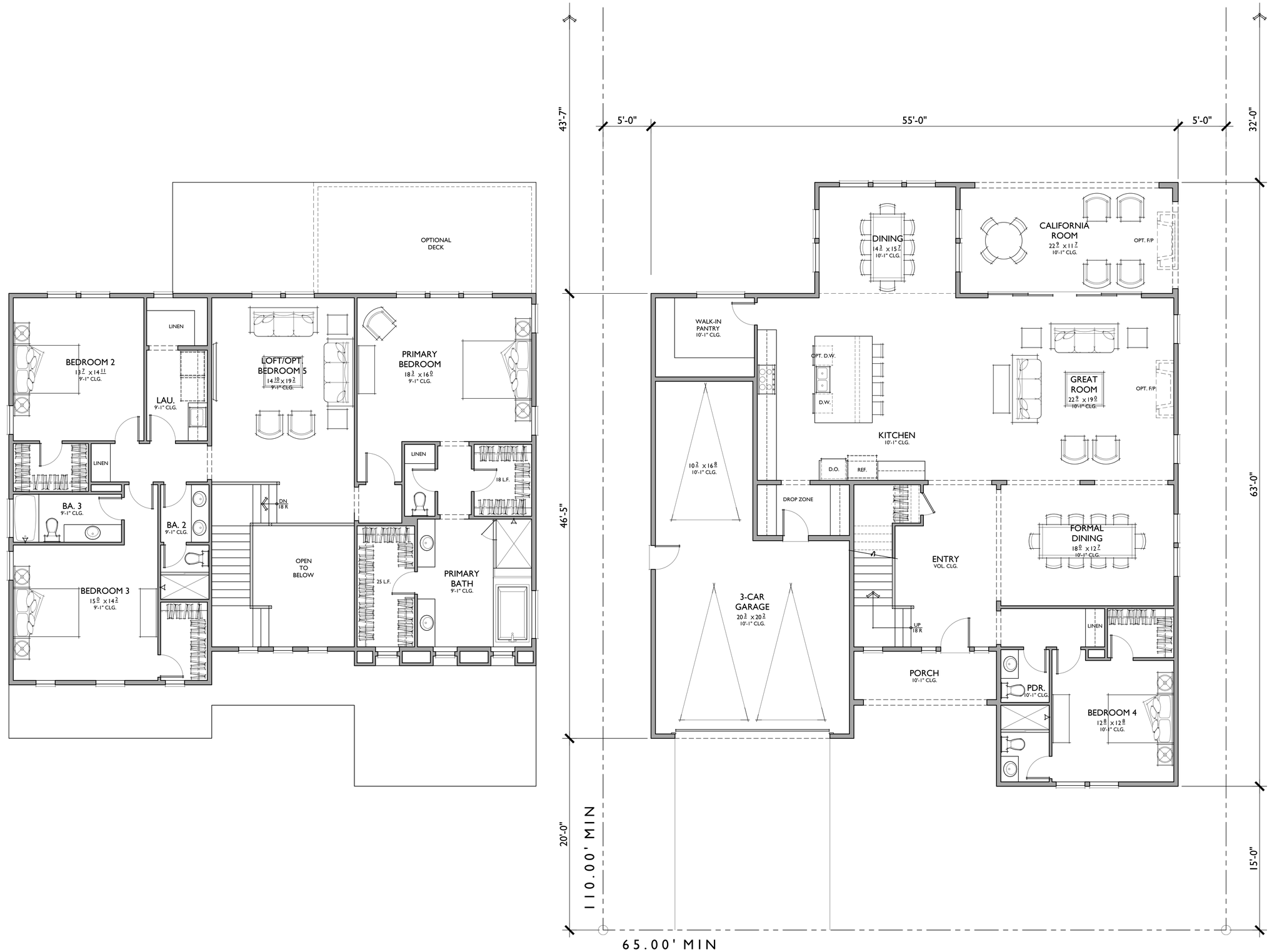
0 2 4 8

752.21398

02.11.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,086 SQ. FT.
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.
TOTAL LOT COVERAGE	**3,086 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

TARGET: 3,980 SQ. FT.
4 BEDROOMS / 4.5 BATHS + LOFT - OPT.
BEDROOM 5 + FORMAL DINING
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,086 SQ. FT.
2ND FLOOR	1,861 SQ. FT.
TOTAL LIVING	**3,947 SQ. FT.**
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

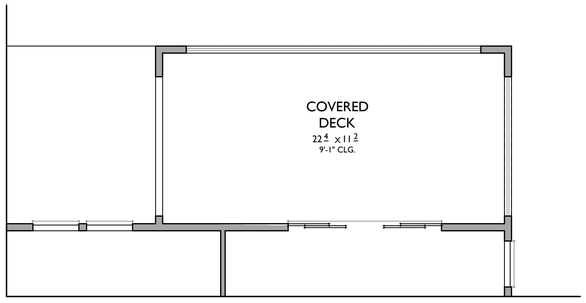
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04.15.22

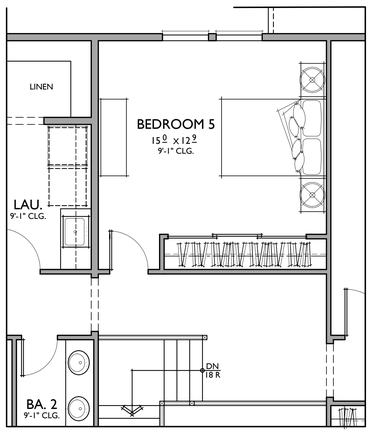
THE NEW HOME COMPANY

Exhibit B



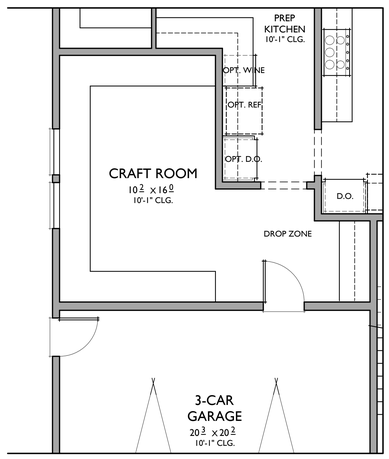
OPT. COVERED DECK

AT PRIMARY BEDROOM



OPT. BEDROOM 5

IN LIEU OF LOFT



OPT. CRAFT ROOM

AT GARAGE + 177 SQ. FT.

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PLAN 3
Options

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

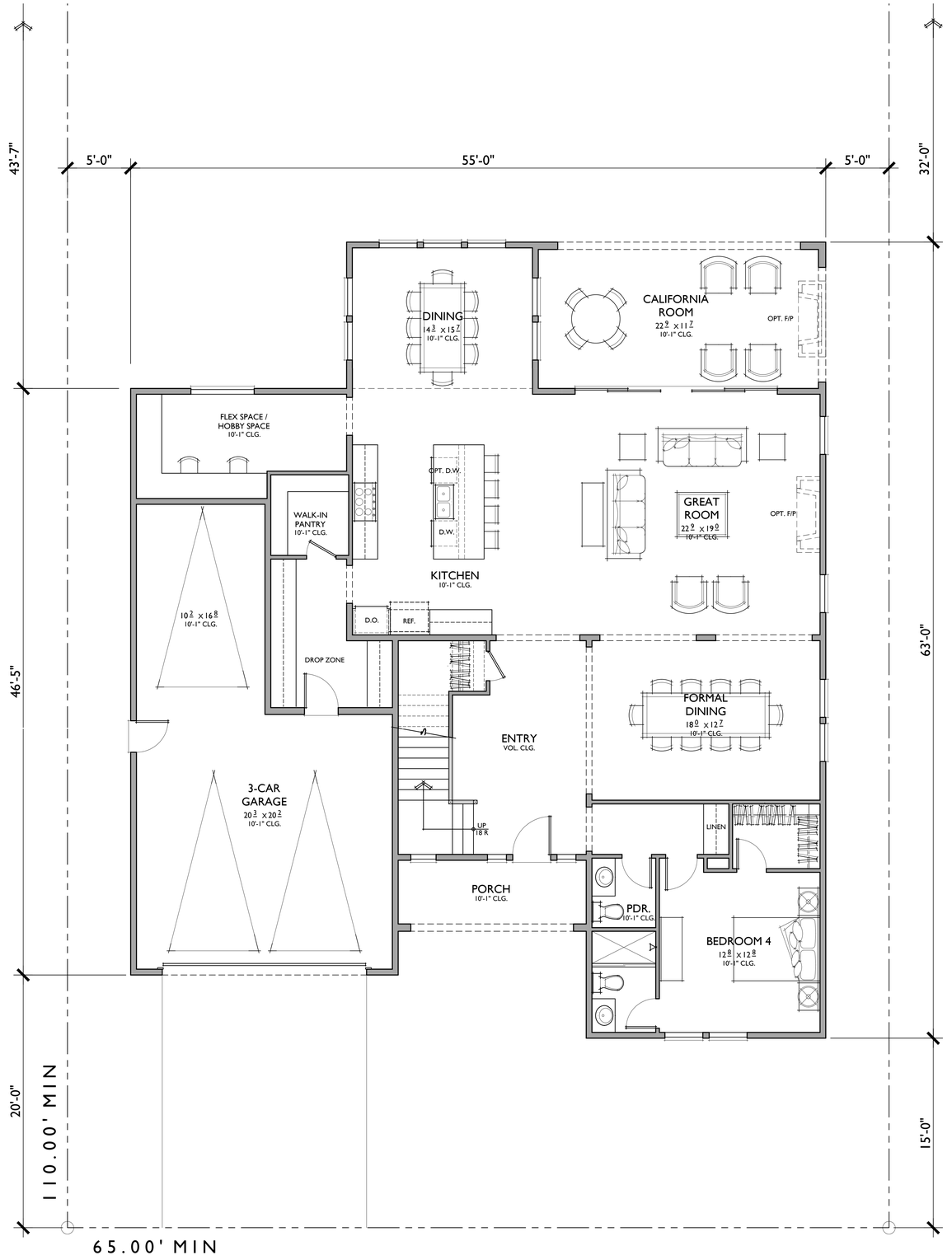
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,086 SQ. FT.
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.
TOTAL LOT COVERAGE	**3,086 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

TARGET: 3,980 SQ. FT.
4 BEDROOMS / 4.5 BATHS + LOFT - OPT.
BEDROOM 5 + FORMAL DINING
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,086 SQ. FT.
2ND FLOOR	1,861 SQ. FT.
TOTAL LIVING	**3,947 SQ. FT.**
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Option FlexSpace/Hobby Space

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

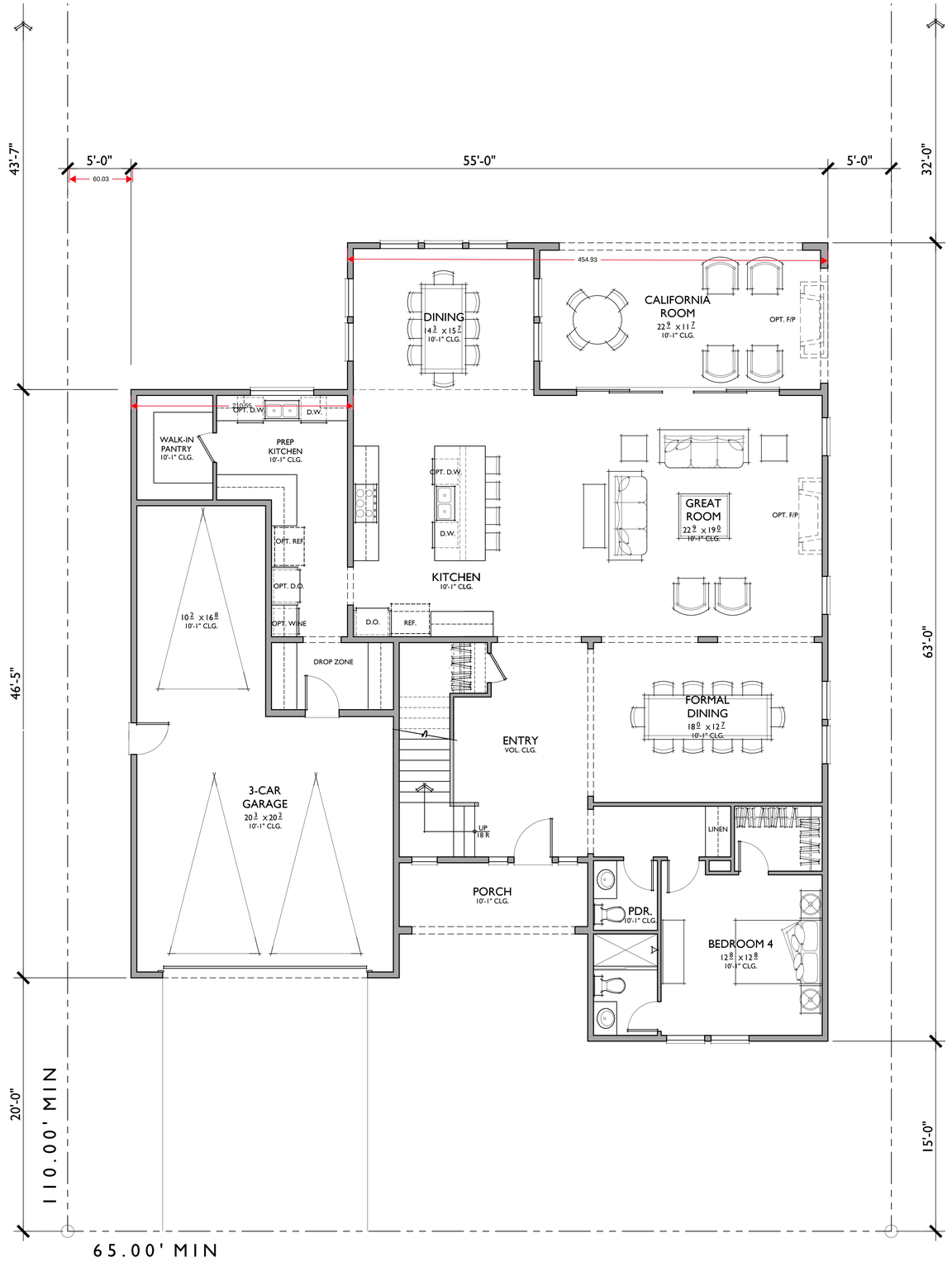
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,086 SQ. FT.
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CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.
TOTAL LOT COVERAGE	**3,086 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

TARGET: 3,980 SQ. FT.
4 BEDROOMS / 4.5 BATHS + LOFT - OPT.
BEDROOM 5 + FORMAL DINING
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,086 SQ. FT.
2ND FLOOR	1,861 SQ. FT.
TOTAL LIVING	**3,947 SQ. FT.**
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Option Prep. Kitchen

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

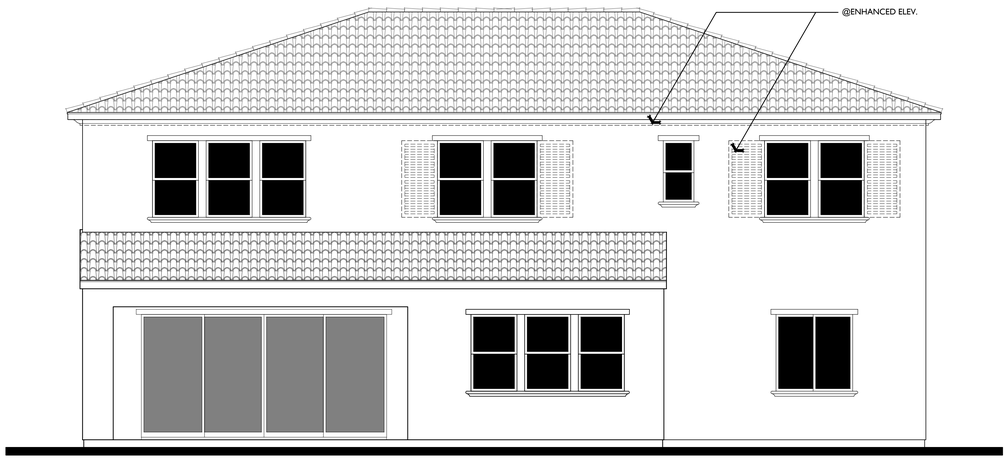
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04.15.22

THE NEW HOME COMPANY

Exhibit B



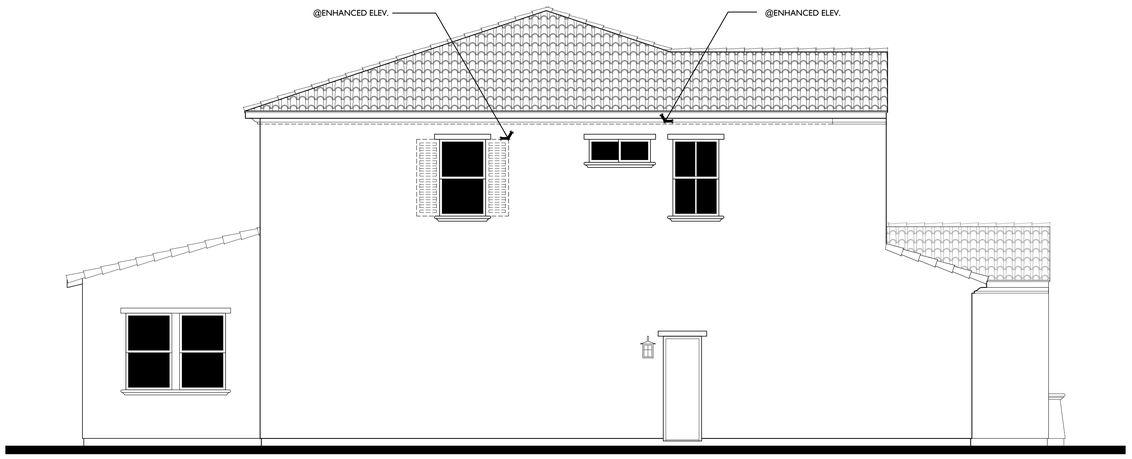
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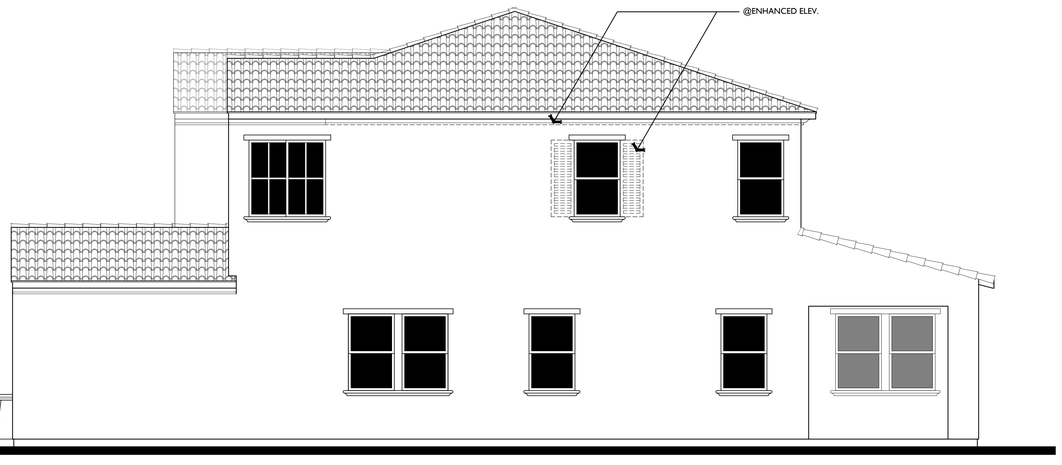
FRONT

SPANISH

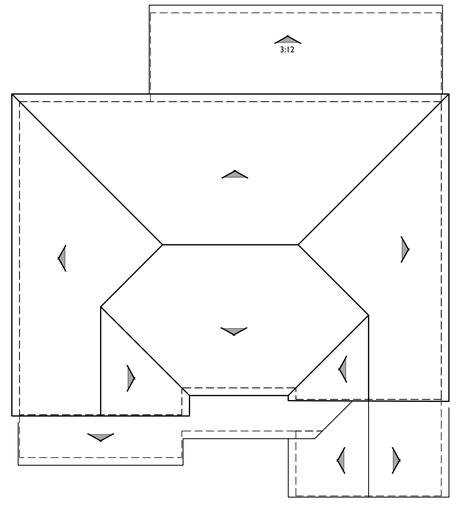
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

1/8"=1'-0"

A

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3A

Spanish Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

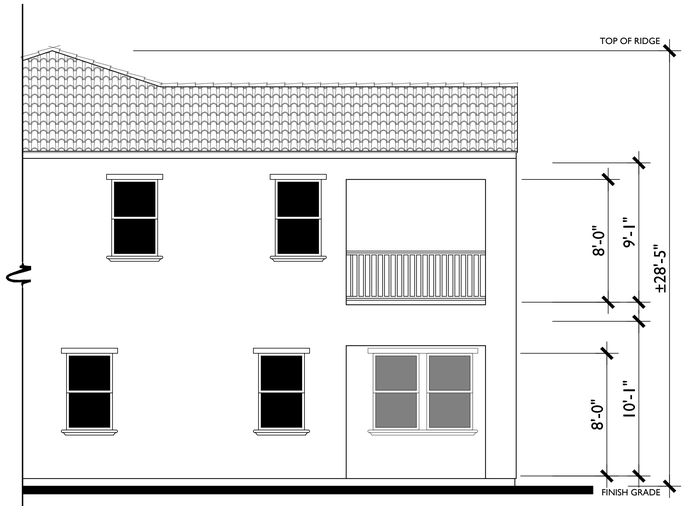
04.15.22

THE NEW HOME COMPANY

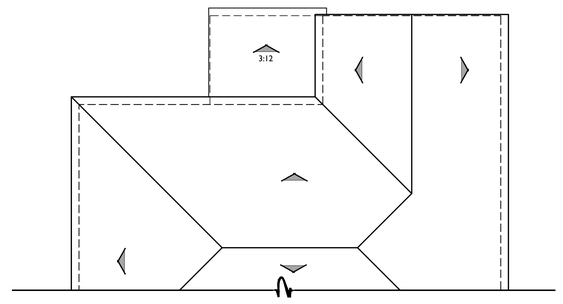
Exhibit B



REAR - OPT. COVERED DECK



RIGHT - OPT. COVERED DECK



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3A

Spanish Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

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04.15.22

THE NEW HOME COMPANY

Exhibit B



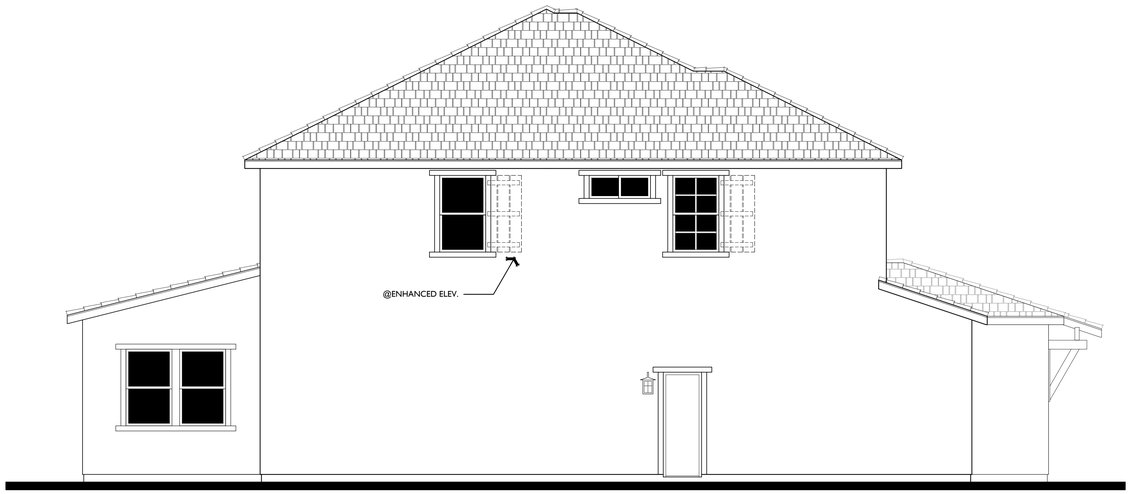
REAR



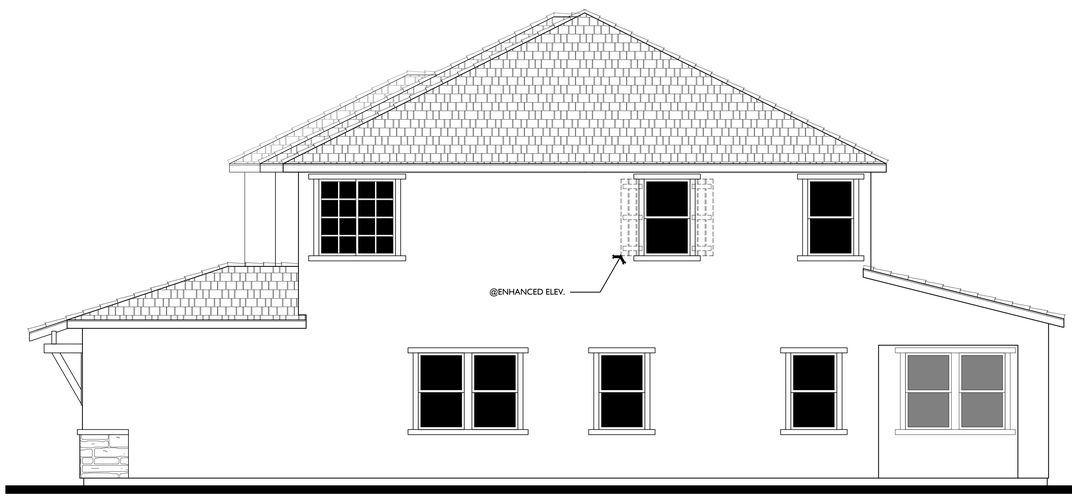
FRONT

COTTAGE

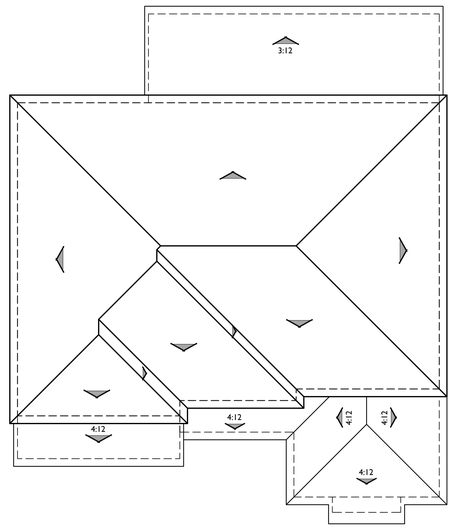
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3B

Cottage Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

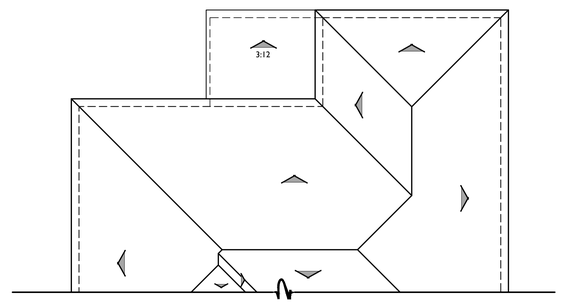
Exhibit B



REAR - OPT. COVERED DECK



RIGHT - OPT. COVERED DECK



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3B

Cottage Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



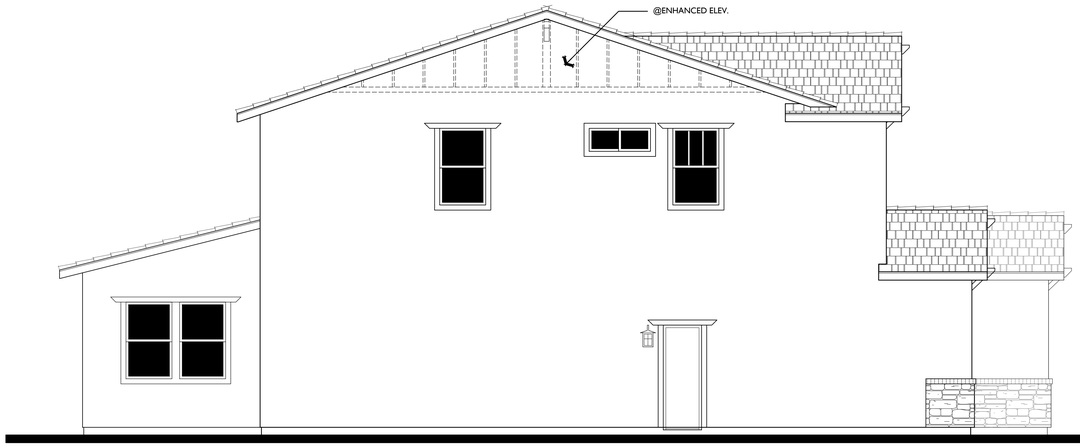
REAR



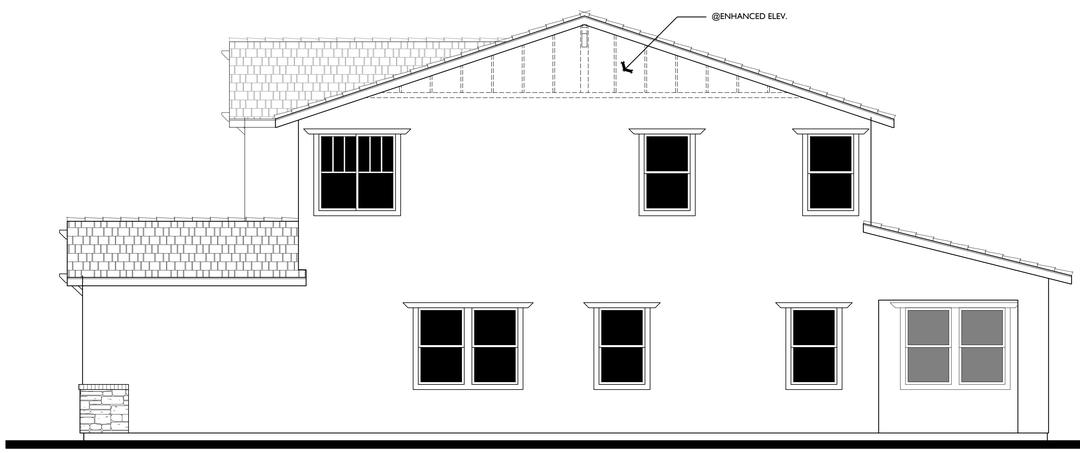
FRONT

CRAFTSMAN

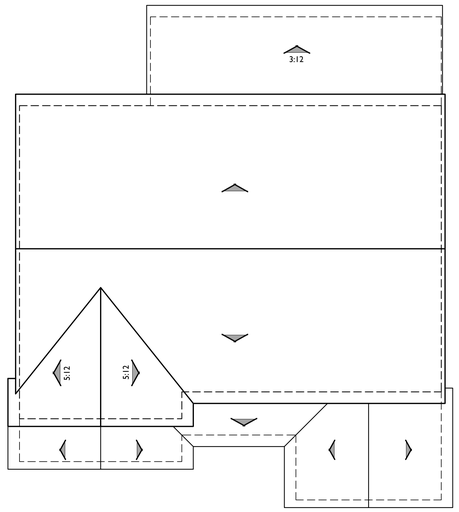
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

1/8"=1'-0"

C

PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3C

Craftsman Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

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THE NEW HOME COMPANY

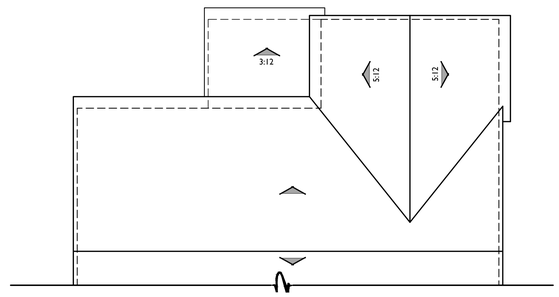
Exhibit B



REAR - OPT. COVERED DECK



RIGHT - OPT. COVERED DECK



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 3C

Craftsman Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



SPANISH



COTTAGE



CRAFTSMAN

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PLAN 4

Front Elevations

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

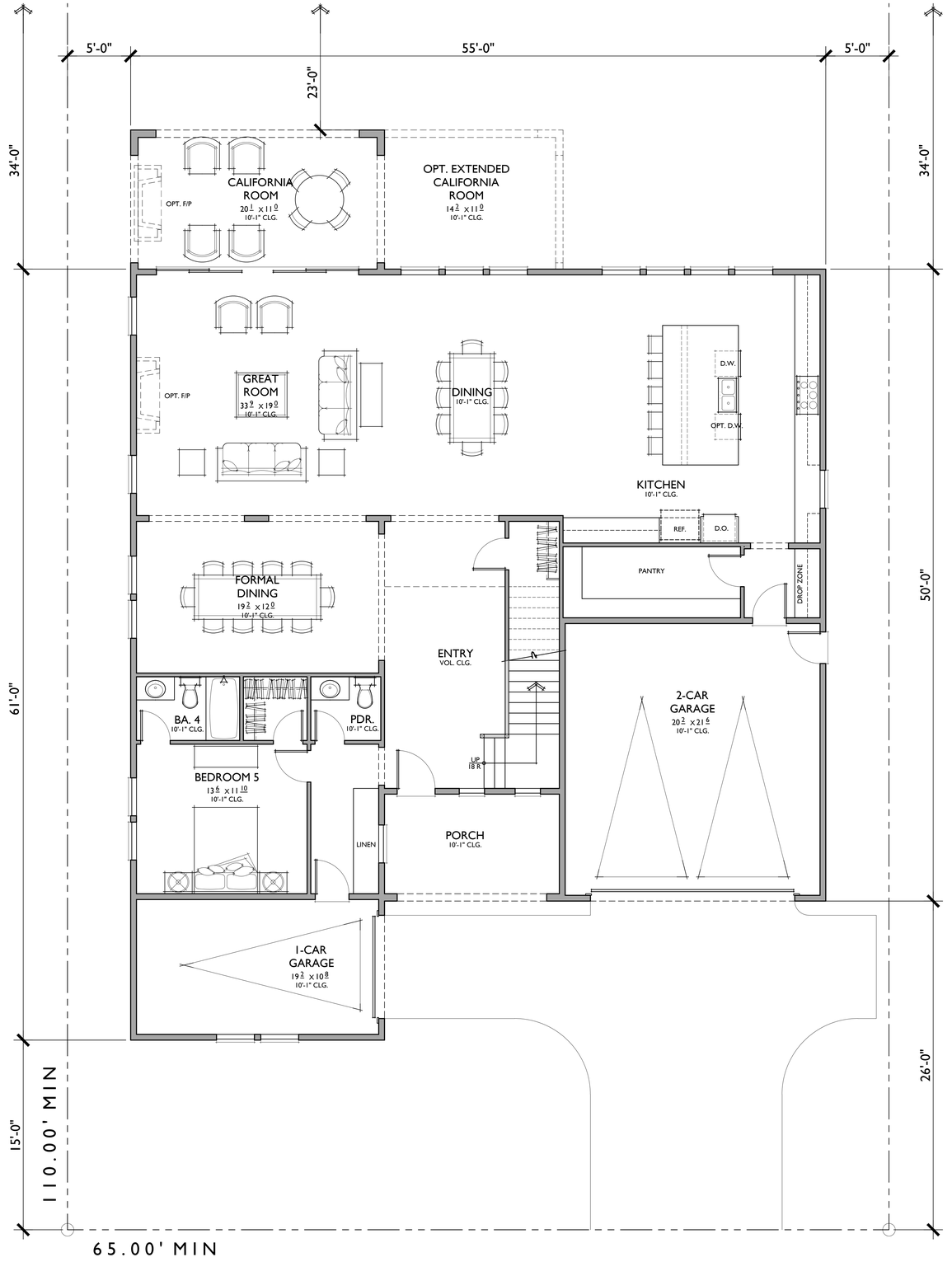
752.21398

02.11.22

THE NEW HOME COMPANY

Exhibit B





LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,174 SQ. FT.
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.
TOTAL LOT COVERAGE	**3,193 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

TARGET: 4,400 SQ. FT.
5 BEDROOMS / 4.5 BATHS + LOFT + FORMAL DINING
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,174 SQ. FT.
2ND FLOOR	2,236 SQ. FT.
TOTAL LIVING	**4,410 SQ. FT.**
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

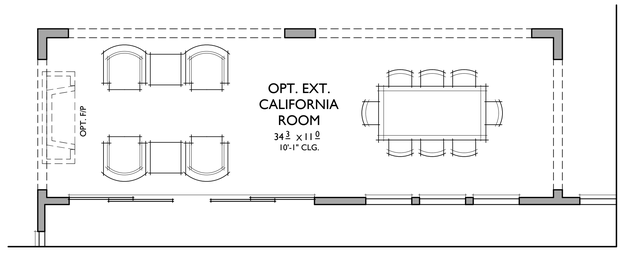
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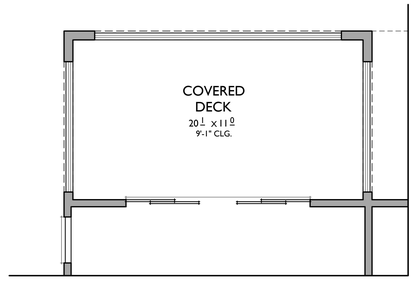
THE NEW HOME COMPANY

Exhibit B



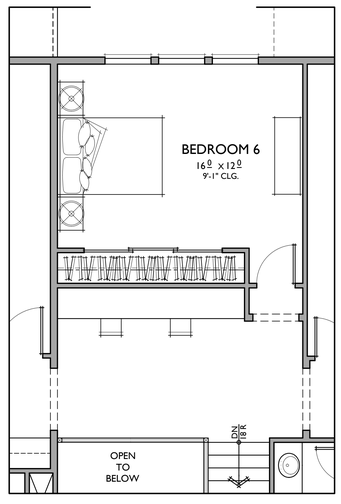
OPT. EXTENDED CALIFORNIA ROOM

IN LIEU OF GREAT ROOM



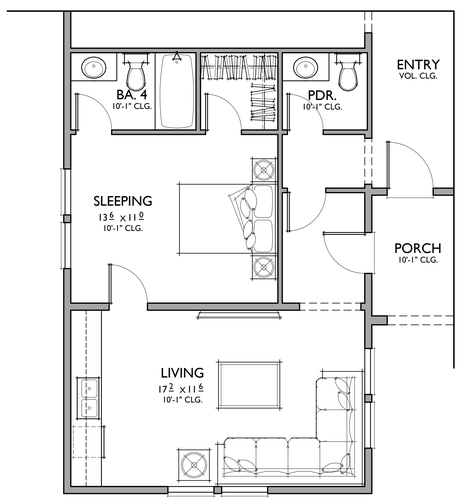
OPT. COVERED DECK

AT PRIMARY BEDROOM



OPT. BEDROOM 6

IN LIEU OF LOFT



OPT. MULTI-GEN SUITE

IN LIEU OF 1-CAR GARAGE

527 SQ. FT.

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PLAN 4
Options

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

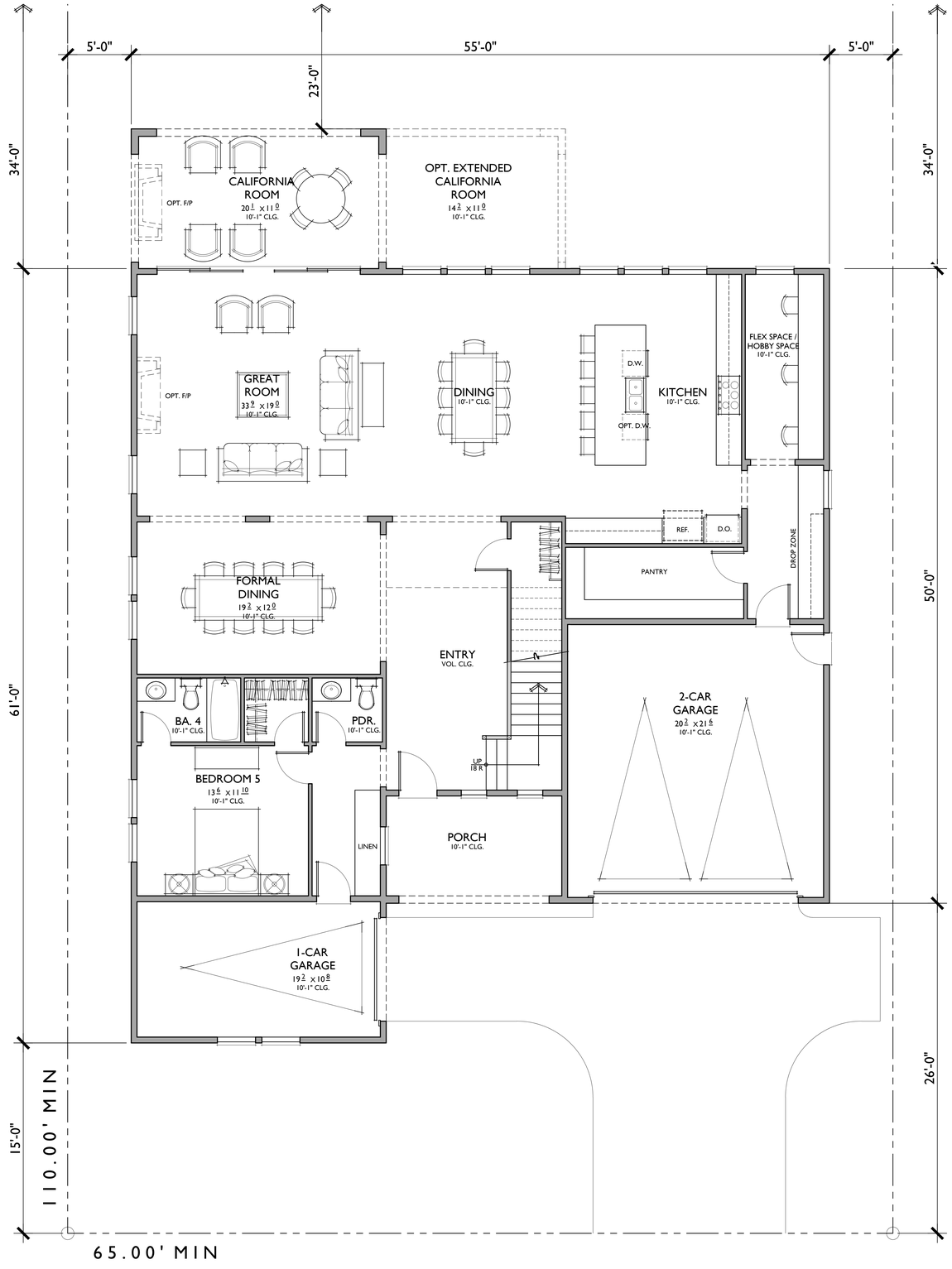
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

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PORCH	117 SQ. FT.
TOTAL LOT COVERAGE	**3,193 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

TARGET: 4,400 SQ. FT.
5 BEDROOMS / 4.5 BATHS + LOFT + FORMAL DINING
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,174 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Option Flex Space/Hobby Space

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

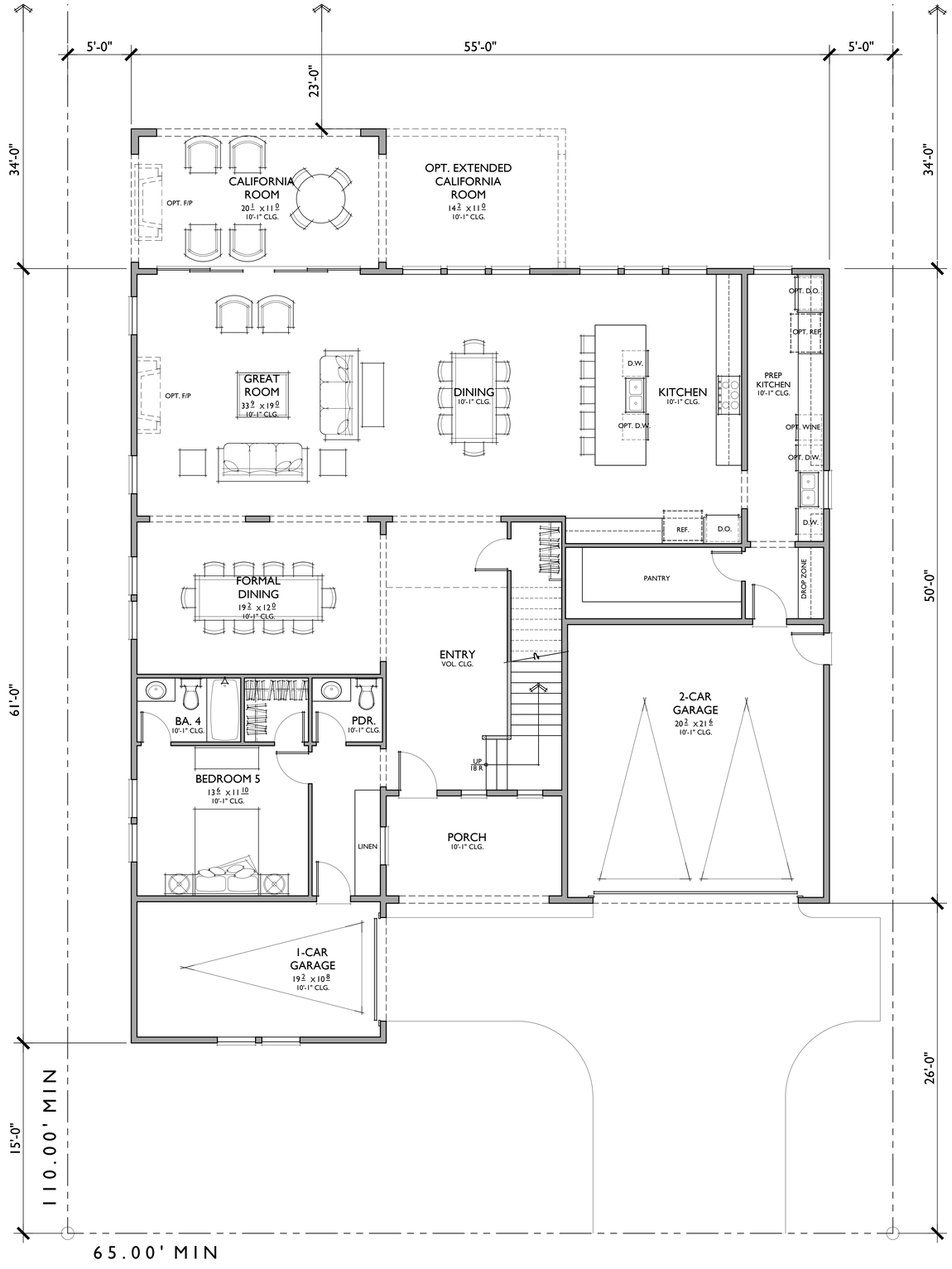
0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



LOT COVERAGE

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,174 SQ. FT.
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.
TOTAL LOT COVERAGE	**3,193 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4

TARGET: 4,400 SQ. FT.
5 BEDROOMS / 4.5 BATHS + LOFT + FORMAL DINING
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,174 SQ. FT.
2ND FLOOR	2,236 SQ. FT.
TOTAL LIVING	**4,410 SQ. FT.**
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Option Prep. Kitchen

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

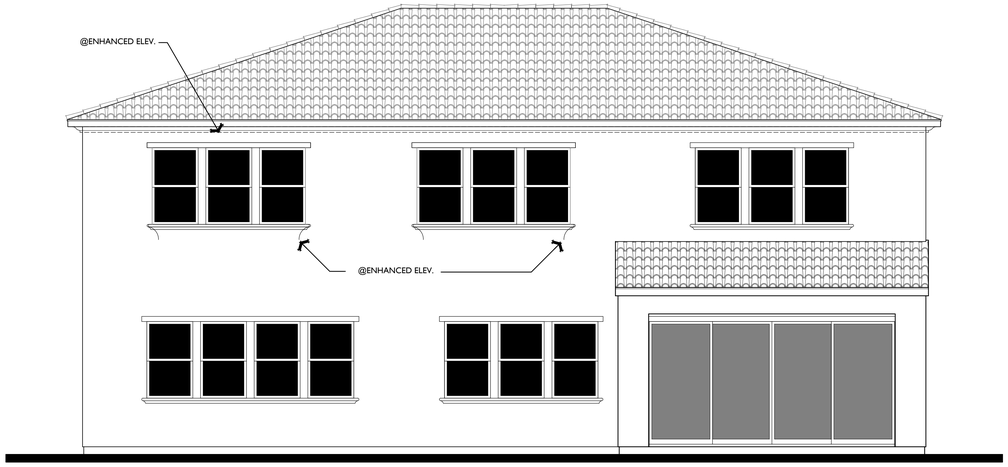
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



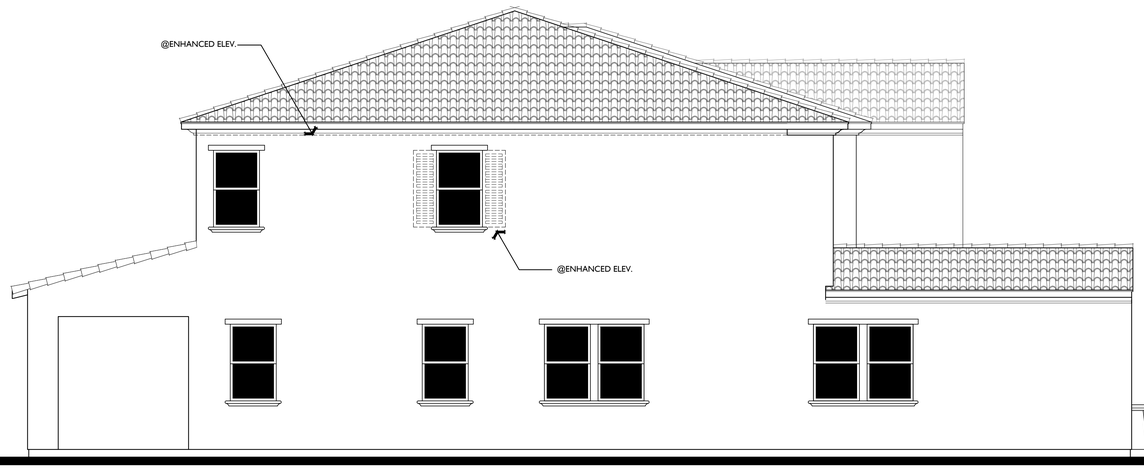
REAR



FRONT

SPANISH

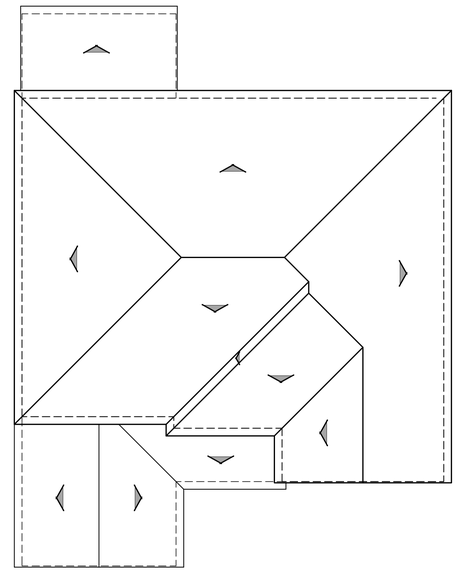
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 4A

Spanish Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

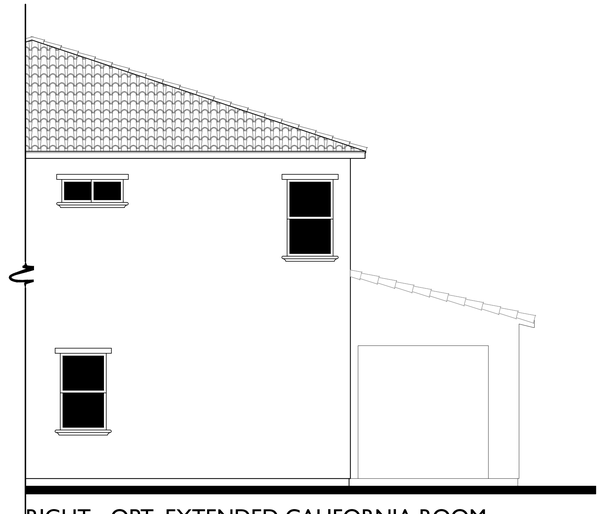
04.15.22

THE NEW HOME COMPANY

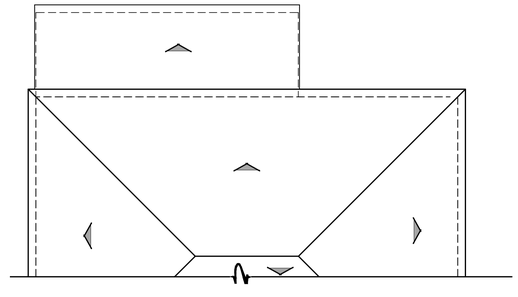
Exhibit B



REAR - OPT. EXTENDED CALIFORNIA ROOM



RIGHT - OPT. EXTENDED CALIFORNIA ROOM



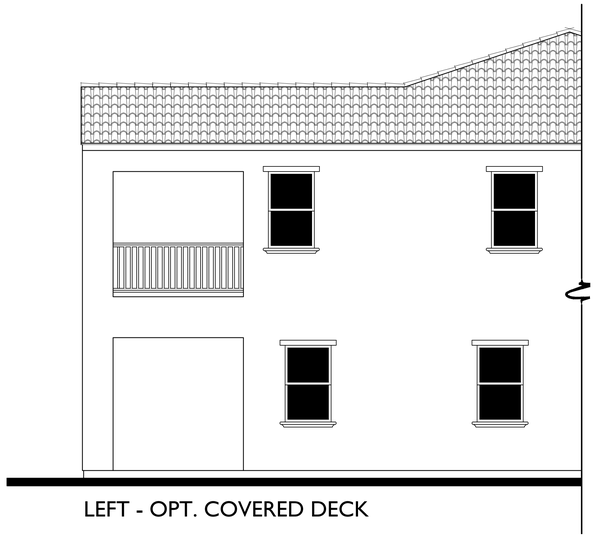
ROOF PLAN A

1/8"=1'-0"

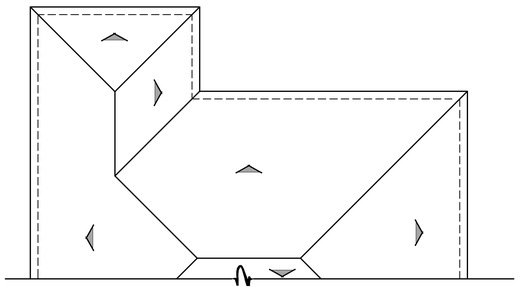
PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



REAR - OPT. COVERED DECK



LEFT - OPT. COVERED DECK



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 4A

Spanish Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

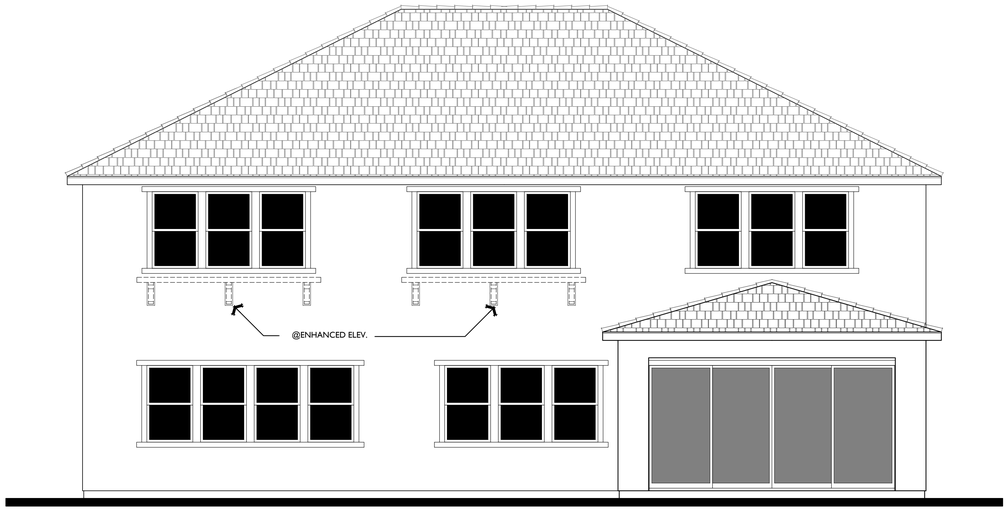
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04.15.22

THE NEW HOME COMPANY

Exhibit B

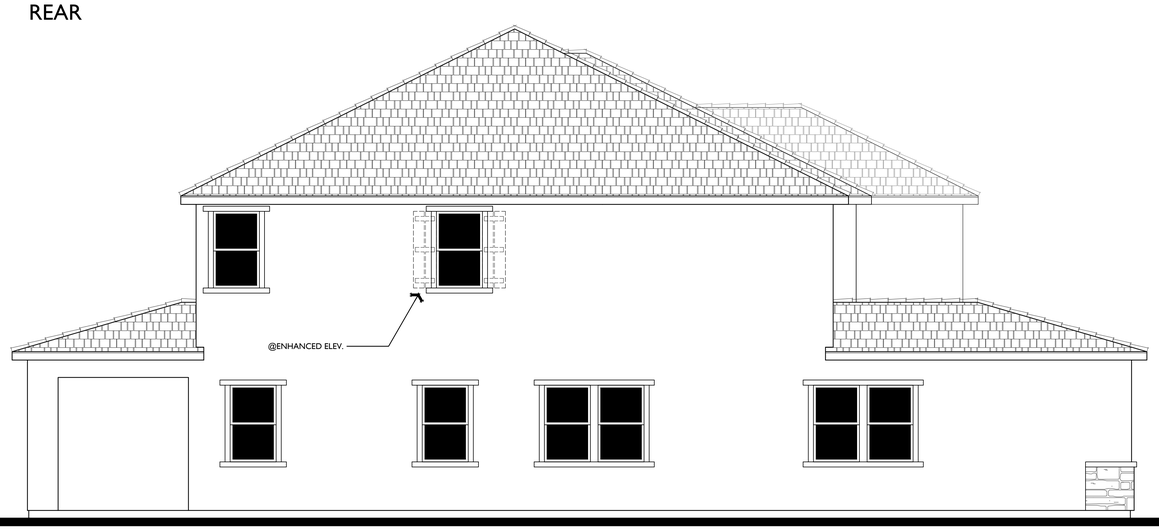


REAR

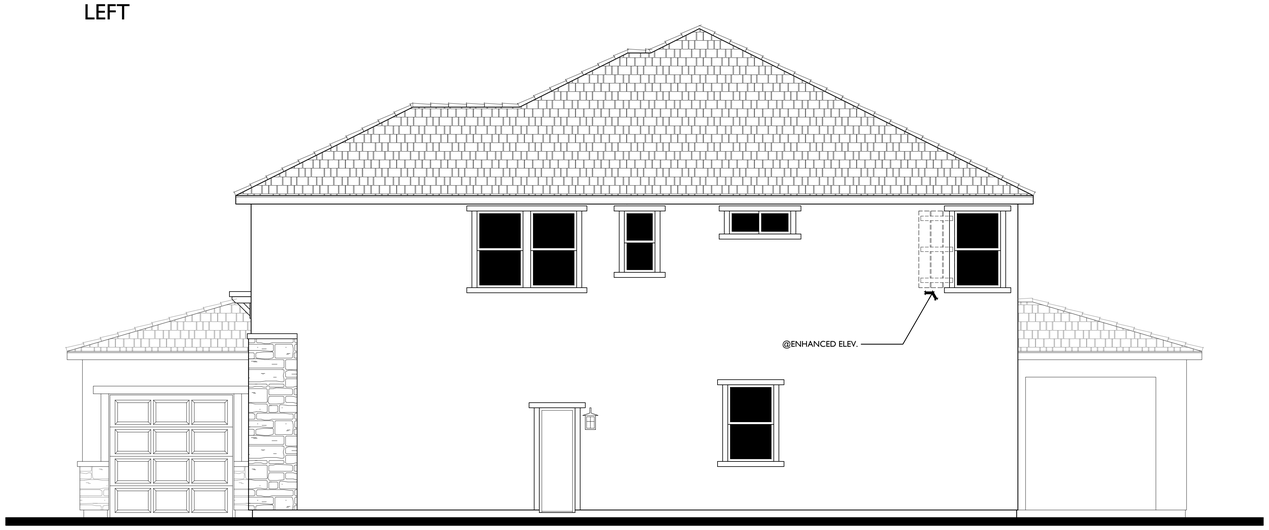


FRONT

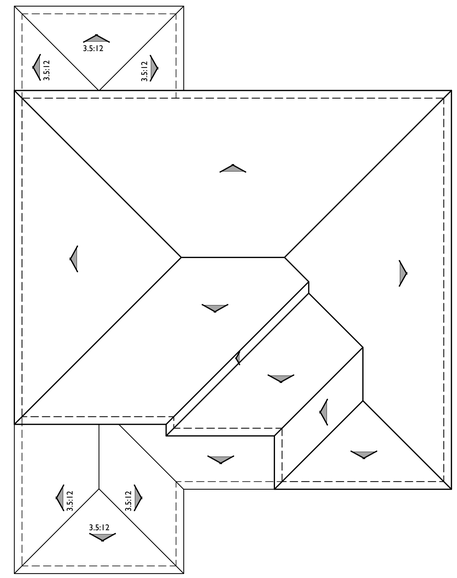
COTTAGE
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4B

Cottage Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

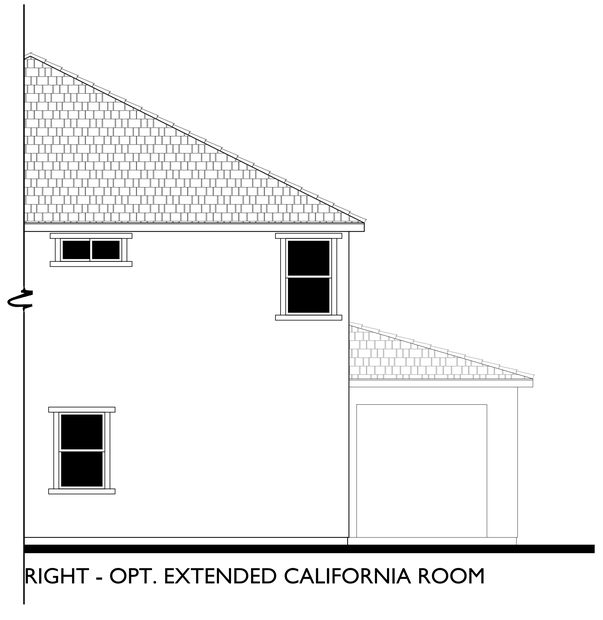
04.15.22

THE NEW HOME COMPANY

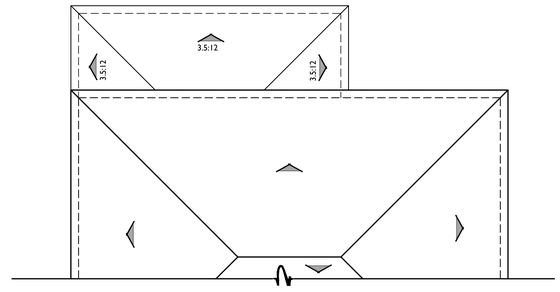
Exhibit B



REAR - OPT. EXTENDED CALIFORNIA ROOM



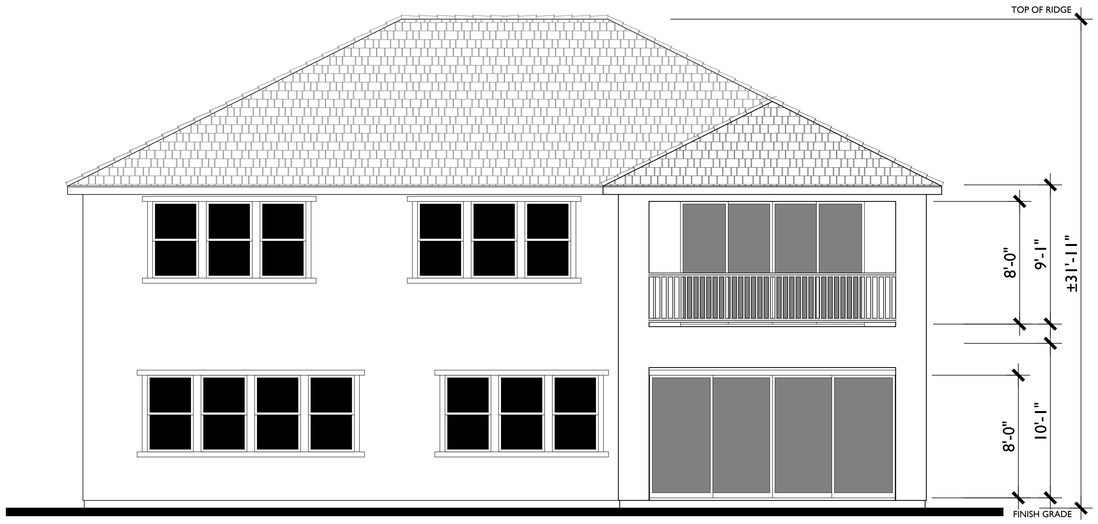
RIGHT - OPT. EXTENDED CALIFORNIA ROOM



ROOF PLAN B

1/8"=1'-0"

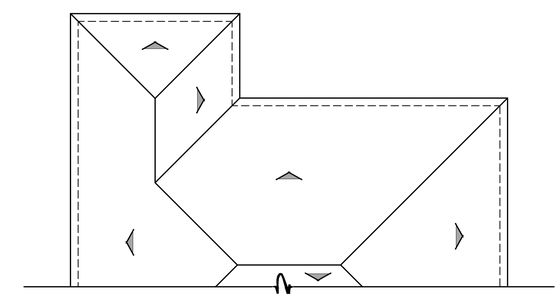
PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



REAR - OPT. COVERED DECK



LEFT - OPT. COVERED DECK



ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4B

Cottage Option Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

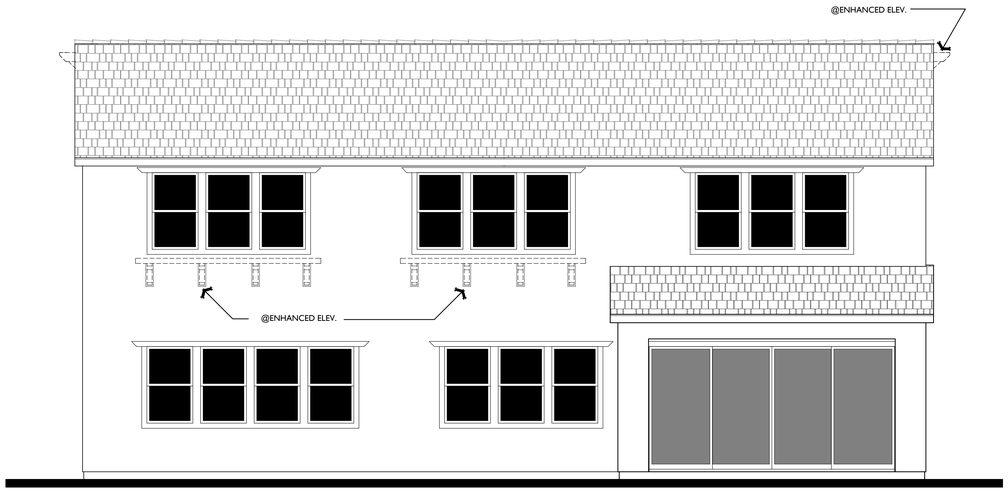
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752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit B



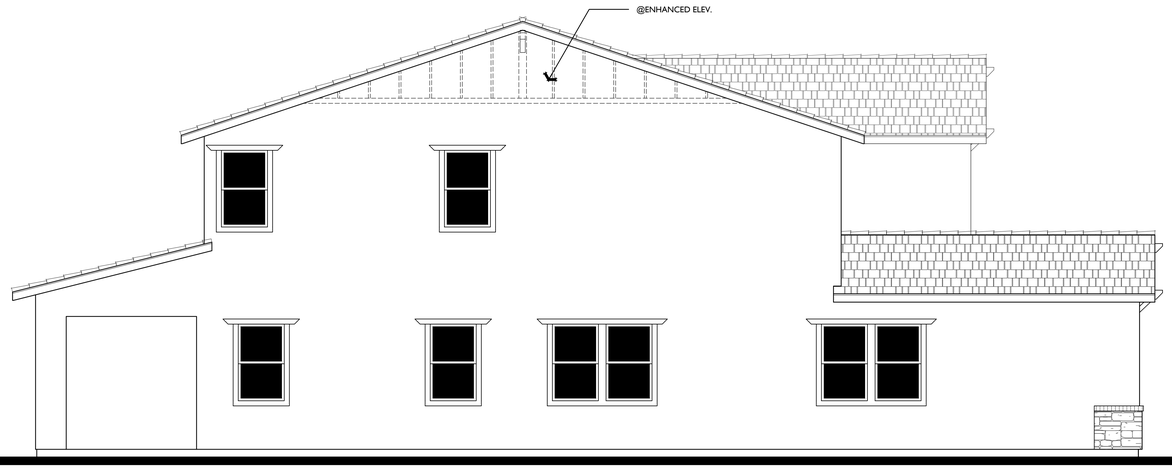
REAR



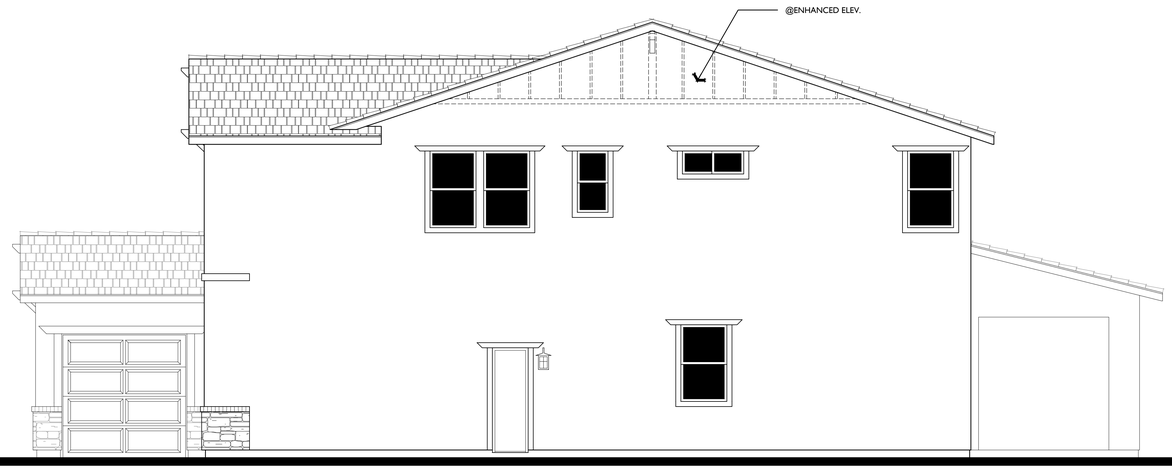
FRONT

CRAFTSMAN

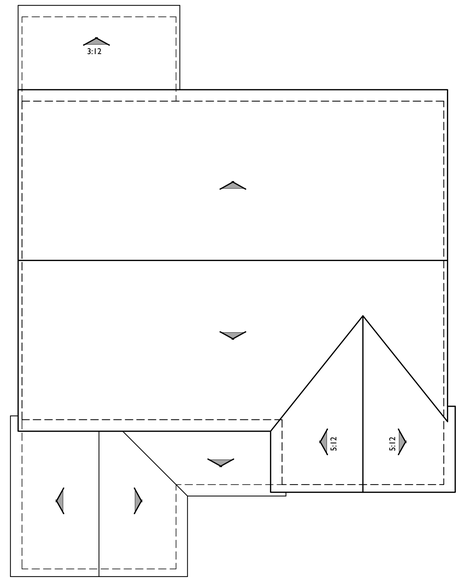
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4C

Craftsman Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

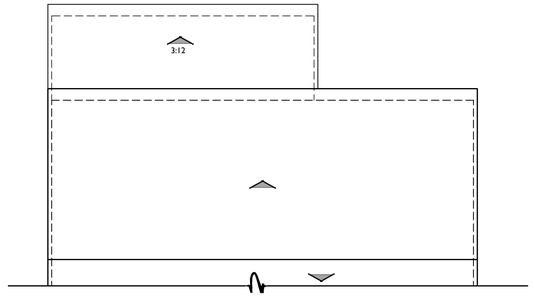
Exhibit B



REAR - OPT. EXTENDED CALIFORNIA ROOM



RIGHT - OPT. EXTENDED CALIFORNIA ROOM



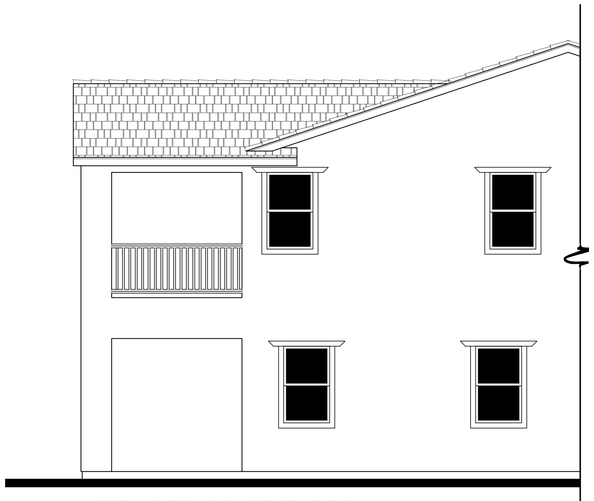
ROOF PLAN C

1/8"=1'-0"

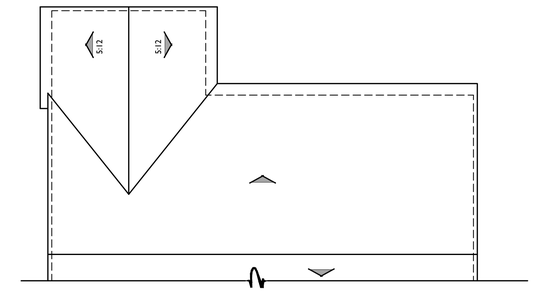
PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE



REAR - OPT. COVERED DECK



LEFT - OPT. COVERED DECK



ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

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PLAN 4C

Craftsman Elevation

THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

0 2 4 8

752.21398

04.15.22

THE NEW HOME COMPANY

Exhibit C

BOOK ____ OF MAPS, PAGE ____

LOT A
34 P.M. 73

MAPS 51 | 42

FORTIFY COURT | FORTIFY STREET | KNIGHTSBRIDGE LANE | PALO ALTO STREET | ENVY STREET | ELITE STREET | TERMINAL COURT

¢ KNIGHTSBRIDGE LANE | ¢ VECTRA COURT | ¢ BLUE DOG DRIVE

BASIS OF BEARINGS

N89°25'40"E(1)(2) | 1008.14'(1)(2)

N00°34'20"W(2) 22.00'(2) | 50.00'(2) | 233.00'(2) | 275.00'(2) | 274.00'(2) | 133.00'(2)

(1)(2) 43.14' | 56.19' | N00°34'20"W(1) | 51.30'(1) | N11°28'16"W(1) | 112.53'(1) | N09°53'38"W(1) | 218.04'(1) | N27°02'10"W(1) | 151.75'(1) | N36°14'06"W(1) | 152.38'(1) | N42°32'42"W(1) | 284.26'(1)

59 58 57 52 52 51 30 10 9

M M 1 2 3 4 5 6 7 8

LOT A: 9 10 11 12 13 14 15 16

24 23 22 21 20 19 18 17

SEE SHEET 3

25 26 27 28 29 30 31 32 33 34 35 36

48 47 46 45 44 43 42 41 40 39 38 37

LOT B

49 50 51 52 53 54 55

SEE SHEET 4

56 57 58 59 60 61 62

LOT C

N09°39'15"E(1) 58.16'(1)

COPPER COLLAR NO STAMP PER (1)

N01°30'30"W(1) 35.23'(1)

COPPER COLLAR NO STAMP PER (1)

N08°53'16"E(1) 30.02'(1)

123.83'(1) N46°49'21"W(1)

COPPER COLLAR STAMPED "L.S. 4751" PER (1)

111.07'(1) N86°07'57"E(1)

1" BRASS MONUMENT NO STAMP PER (1)

N33°13'08"W(1) 112.48'(1)

SEE DETAIL "A" THIS SHEET

COPPER COLLAR STAMPED "L.S. 4751" PER (1)

COPPER COLLAR STAMPED "L.S 4751" PER (1)

N08°50'00"E(1) 7.20'(1)

LOT D DD MAPS 47

350.73'(1) N89°55'15"W(1) | 396.00'(1) | 45.27'(1)

FOUND 3/4" IRON PIPE TAGGED "L.S. 7576" PER (1)

FND 3/4" REBAR WITH COPPER COLLAR STAMPED "L.S. 4751" PER (1)

FOUND 3/4" IRON PIPE TAGGED "L.S. 7576"

590.00'(1) N00°02'57"W(1)

551.24'(1) N00°34'20"W(1)

LOT B FF MAPS 42

PUBLIC ROAD R/W PER DOC. NO. ____

PARCEL 1
34 P.M. 73

PARCEL 1
34 P.M. 73

CITY OF ROSEVILLE
DOC. NO. 2008-0060395

CITY OF ROSEVILLE
DOC. NO. 2008-0060395

Enhanced Elevations

*All Front Elevations Enhanced Per Plan

DETAIL "A"
N.T.S.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS N89°25'40"E, ALONG THE NORTHERLY LINE OF LOT 5, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED, "CAMPUS OAKS MASTER PLAN LARGE LOT MAP" FILED IN BOOK FF OF MAPS, PAGE 42, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

GRAPHIC SCALE
80 40 0 80 160
1 in = 80 ft

LEGEND

- ○ .....DIMENSION POINT, NOTHING FOUND OR SET
- ⊘ .....SET 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058"
- ◎ .....SET BRONZE DISC STAMPED "L.S. 9058" SET IN CITY STANDARD WELL
- ◉ .....FOUND BRONZE DISC STAMPED "L.S. 9058" IN CITY STANDARD WELL PER (2)
- ✱ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (1)
- ● .....FOUND MONUMENT AS DESCRIBED HEREON
- ⊗ .....FOUND 3/4" REBAR AS DESCRIBED HEREON
- ● .....FOUND 1" BRASS MONUMENT STAMPED "L.S. 4751" PER (1)

P.U.E. .....PUBLIC UTILITY EASEMENT
S.F. .....SQUARE FEET
(1)..... RECORD PER FF MAPS 42
(2)..... RECORD PER ___ MAPS ___ (CO-2)

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 15.880 ACRES, CREATING 62 RESIDENTIAL LOTS AND ONE LETTERED LOT.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. _____.

3. LOT CORNERS FRONTING ELITE STREET, ENVY STREET, FORTIFY COURT, FORTIFY STREET, KNIGHTSBRIDGE LANE, PALO ALTO STREET AND TERMINAL COURT SHALL BE WITNESSED BY A 1-1/4" CENTER-PUNCHED BRASS DISC STAMPED "L.S. 9058" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.

4. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 9058", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.

5. A SOILS REPORT PREPARED BY ENGEO INCORPORATED DATED AUGUST 30, 2021 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. _____.

FINAL MAP

CAMPUS OAKS CO-3

SUBDIVISION NO. PL21-0070
BEING A SUBDIVISION OF LOT 5,
CAMPUS OAKS MASTER PLAN LARGE LOT MAP, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
FEBRUARY 2022 SCALE: 1"=80'

MORTON & PITALO, INC.

SHEET 2 OF 4 SHEETS JOB NO. 130076

Dwg: T:\2013\13-0076-56 (CO 3)\DWGS\PW\PWRKNGFINAL MAP\130076-S03-FMD2.DWG | Saved: 01/24/22 10:53am MCHARA

PLANNING COMMISSION COMMUNICATION

Title:	WRSP PCL W-60B – Westbrook Storage, 2300 Westbrook Bl, File # PL22-0019
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 5/12/2022
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Initial Study Neg Dec

Exhibit B WRSP Change Pages

Exhibit C Site Plans

Exhibit D Floor Plans

Exhibit E Roof Plan

Exhibit F Prelim Grading and Drainage

Exhibit G Prelim Utility Plan

Exhibit H Elevations

Exhibit I Colors and Materials

Exhibit J Prelim Landscape Plan

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***May 12, 2022***
Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1: Specific Plan Amendment, Design Review Permit, and Administrative Permit – 2300 Westbrook Boulevard – WRSP PCL W-60B – Westbrook Storage – File #PL22-0019

REQUEST

The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit, a Design Review Permit to review the site design, and an Administrative Permit for the proposed on-site caretaker's unit.

Applicant – Ron Smith, Sundance Development Group
Property Owner – West Roseville LLC

SUMMARY RECOMMENDATION

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

1. Adopt the Westbrook Storage Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-four (84) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

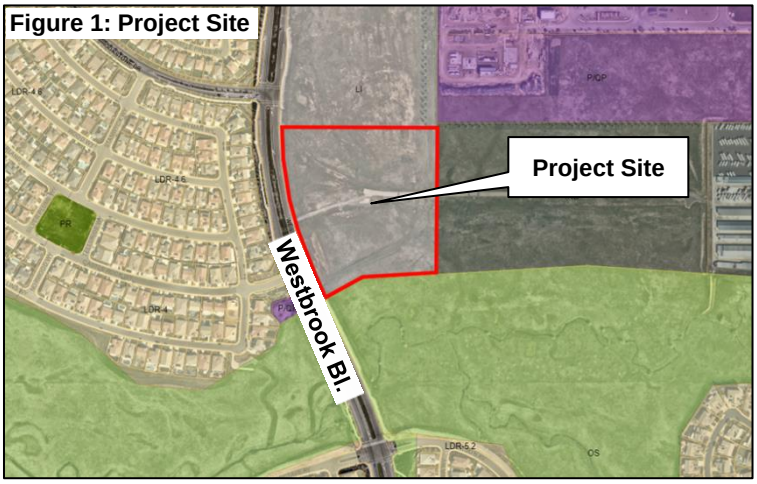
SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on an approximate 10-acre portion of Parcel W-60B in the West Roseville Specific Plan (WRSP). The site has a zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (IND). The Special Area (SA) overlay was adopted by City Council in 2009 as part of the Westpark Phase 3 and 4 project (file #2005PL-160). The SA overlay is used to apply a modified list of uses applicable to parcels zoned M1 and General Industrial (M2) in the WRSP to ensure compatibility with the surrounding uses, such as the

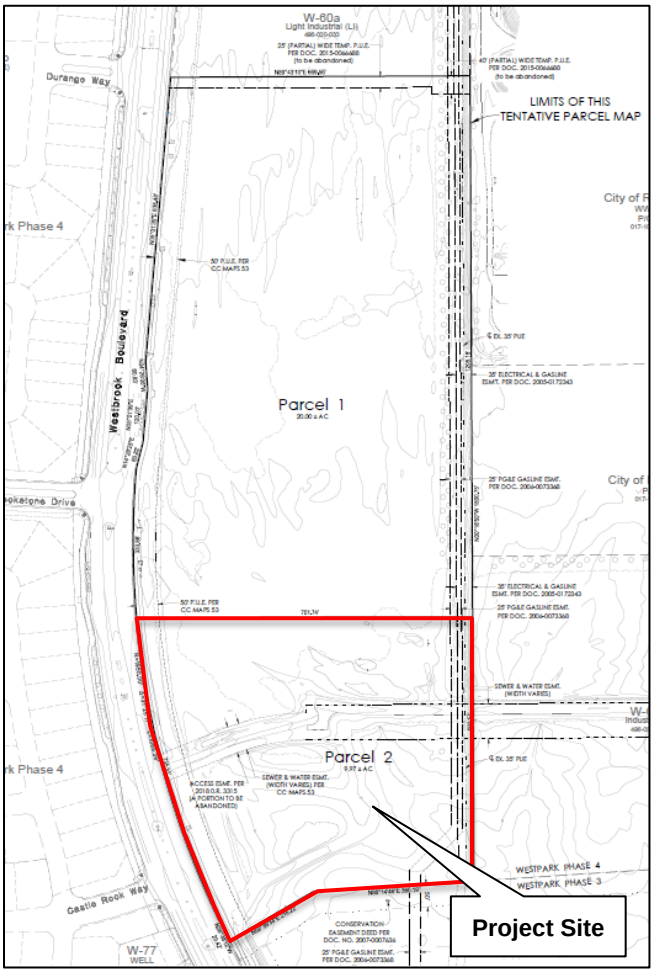
Figure 1: Project Site



Pleasant Grove Wastewater Treatment Plant and open space preserve. The project site is adjacent to a vacant Park and Recreation parcel to the north, a vacant General Industrial (IND) parcel to the east, Curry Creek open space to the south, and Low Density Residential uses to the west across Westbrook Boulevard. In addition, the project site is located in the vicinity of the Pleasant Grove Wastewater Treatment Plant and the Roseville Energy Park, which are both located to the northwest of the property.

The Planning Division approved a Tentative Parcel Map in March 2022 to subdivide Parcel W-60B into two (2) parcels. The northern half of the parcel (Parcel 1) is 20 acres and is being purchased by the City to be developed as part of the future sports complex planned on the City-owned Parcel W-60A to the north. The southern half of the parcel (Parcel 2) is approximately 9.97 acres and is the site of the proposed project. The approved Tentative Parcel Map is included in Figure 2 below.

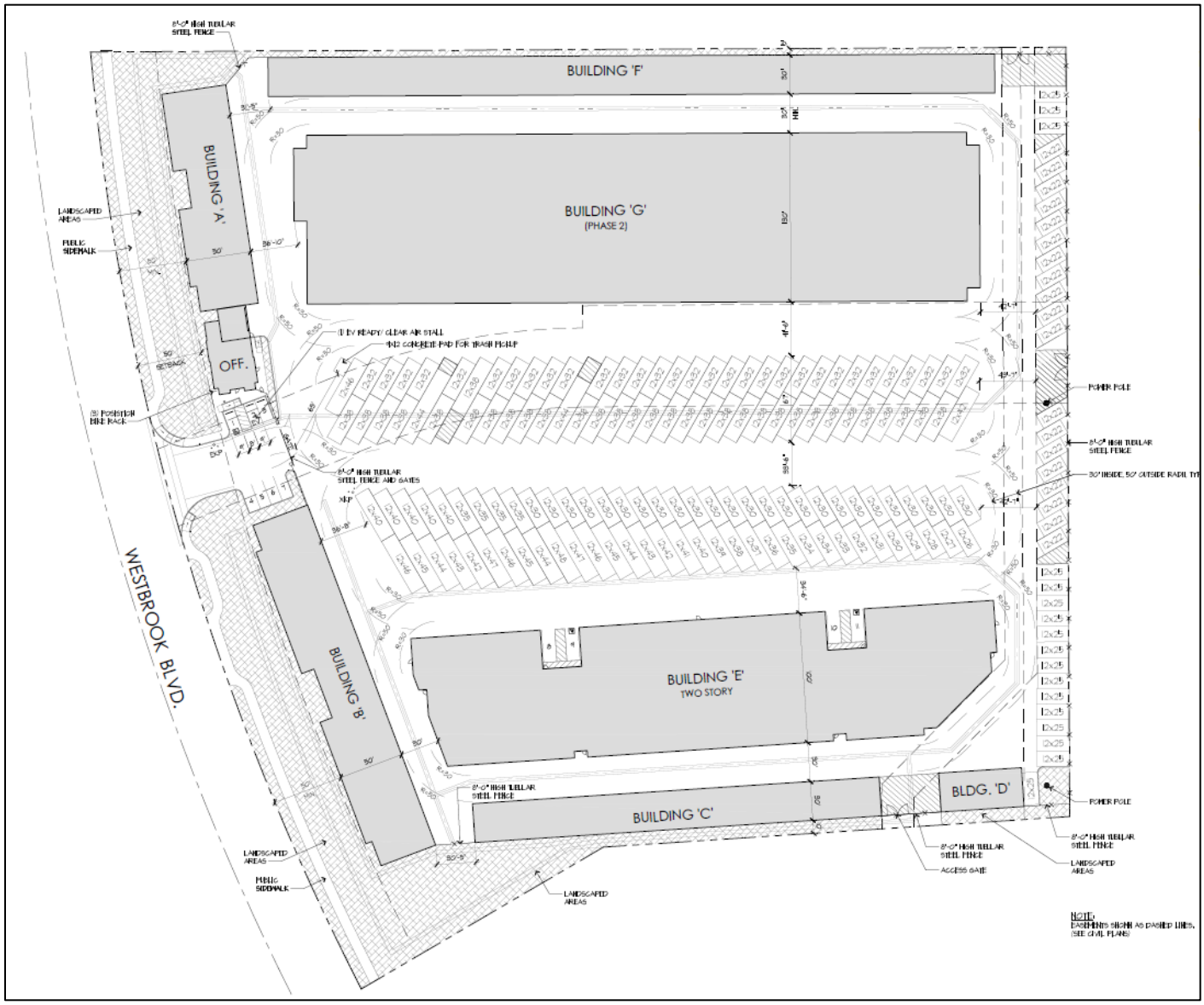
Figure 2: Approved Tentative Map



The project is a self-storage facility with Recreational Vehicle (RV) storage, and is proposed to be constructed in two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The Phase 1 and Phase 2 site plans are included as Exhibit C. The Phase 2 site plan is also shown in Figure 3. Six of the seven self-storage buildings will be 1-story and one will be 2-story. The office building will have the caretaker's unit above and a two-car garage below. The RV storage spaces will be provided as uncovered surface parking stalls. The site will also be developed with associated landscaping, lighting, and parking. The project entitlements include a Specific Plan Amendment to allow an on-site caretaker's unit with approval

of an Administrative Permit, a Design Review Permit to review the site design, and an Administrative Permit for the proposed on-site caretaker's unit.

Figure 3: Preliminary Site Plan (Phase 2 Ultimate Build-out)



EVALUATION – SPECIFIC PLAN AMENDMENT

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The Special Area (SA) overlay was adopted for the Light Industrial and Industrial parcels in the WRSP to modify the permitted use types. The permitted use types were modified to ensure compatibility with the surrounding uses, particularly the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The SA overlay can be more restrictive but cannot be less restrictive than the Zoning Ordinance. The Zoning Ordinance permits an on-site caretaker's unit in the M1 zone with approval of an Administrative Permit. However, the SA overlay in the WRSP prohibits this use type in the M1 zone because of the potential noise and odor impacts from the PGWWTP. In 1996, as part of the Roseville Regional Wastewater Treatment Plant Service Area Master Plan, an EIR was prepared to evaluate the impacts of the PGWWTP. At that time, a 1,000-foot non-residential buffer was proposed to reduce land use compatibility issues. In 2013, as part of the Westpark Phase 4 Specific Plan Amendment project (file #2013PL-008), a noise study and odor analysis were prepared which determined that there would be no

significant impacts for residential uses located within 769 feet of the PGWWTP. The location of the proposed caretaker's unit on the project site is located at least 769 feet away from the PGWWTP; therefore, it can be assumed there would be no significant impacts related to noise or odor.

The proposed SPA would amend the existing list of permitted uses for the M1/SA zone (shown in WRSP Table 4-6) to allow an on-site caretaker's unit with approval of an Administrative Permit, consistent with the Zoning Ordinance. The WRSP change pages are included as Exhibit B. The Administrative Permit process would allow staff the ability to impose conditions to ensure compatibility with surrounding uses. Given this, staff supports the Specific Plan Amendment as proposed. Further discussion on the project's caretaker's unit is provided in the Administrative Permit evaluation section of this report.

EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the WRSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

The project site is currently undeveloped and is comprised mostly of annual grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. The site has evidence of previous ground disturbance from mass grading for the WRSP and Westbrook Bl. In addition, an existing access road on the site provides utility providers access to easements for overhead electric lines and trunk sewer and water lines. Grading of the property will be necessary to provide the parking areas, drive aisles, and building pads. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site's industrial land use designation, and will develop an underutilized parcel.

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 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.***

Commercial and industrial 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 development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning

The project will be developed in two phases. Phase 1 will include an approximate 3,600-square-foot two-story building consisting of an office and caretaker's unit above, six (6) self-storage buildings totaling 131,972 square feet (Buildings A-F), and 279 RV storage spaces. Phase 2 will eliminate the northernmost row of RV parking spaces in order to accommodate a seventh self-storage building (Building G), for a total of 202,601 square feet and 173 RV spaces. The RV storage spaces will be provided as uncovered surface parking stalls. The site is designed with the storage buildings located along the project frontage on the west and around the perimeter of the site on the northern and southern property lines to help screen internal views of

the facility. The site is encumbered by utility easements along the easterly portion of the site as well as existing overhead power poles. No permanent structures are permitted within these easements. Therefore, the project proposes to locate a row of surface parking stalls along the eastern property line that will serve as RV storage spaces. Additional parking for RV storage will be provided in the center of the site, as this area also contains a sewer and water easement. The buildings located along the frontage will help minimize views of the RVs from the public roadway. The building located along the southern boundary will also provide screening from the residences located to the south beyond the open space preserve.

Chapter 19.54 of the Zoning Ordinance contains site design standards applicable to personal storage facilities. These standards include locating the caretaker's residence and office as close as possible to the project entrance. Consistent with this standard, the office with the caretaker's residence above will be located at the project entrance. Locating the two-story element along the frontage will enhance the project's streetscape presence. The entrance to the site will be located to the south of this building. For security purposes, the site will be enclosed with an 8-foot-tall tubular steel fence with a rolling gate at the front entrance.

Access and Circulation

Ingress and egress for the project site will be provided via a new 40-foot-wide driveway on Westbrook Boulevard, at the approximate center of the site, and will be consistent with City Engineering standards. As mentioned, the entrance to the site will be gated. Internal circulation for the project includes the driveways that provide access to all of the storage units. The internal driveways are of sufficient width to accommodate RVs and to allow customers to park and load/unload vehicles. These driveways also accommodate fire trucks for complete site access. The storage use itself is not conducive to pedestrian activity; therefore, no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter and exit through the entrance gate. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

The site is encumbered by several utility easements, including a sewer and water easement that traverses the center of the site from west to east, and extends on to the adjacent City-owned parcel to the east. The project will provide an access gate on the eastern property line to maintain access to this easement. The eastern portion of the site includes a 25-foot-wide PG&E gas line easement and a 35-foot-wide overhead utility easement that run in a north to south direction. The project will also maintain access to these easements by providing 16-foot-wide access gates on the north and south as required by PG&E.

Westbrook Boulevard adjacent to the project site has on-street, striped bicycle lanes but does not currently have fully constructed sidewalks. The project will construct its frontage on Westbrook Boulevard consistent with the WRSP requirements, including the addition of 8-foot-wide sidewalks and a 50-foot landscape buffer. The frontage improvements would complete the pedestrian circulation system in the project vicinity. It is anticipated that the future sports complex adjacent to the property to the north will require a right-turn deceleration lane for a future driveway. This deceleration lane will impact approximately 130 lineal feet of project frontage, requiring a portion of the sidewalk to be removed and reinstalled. The project is conditioned to coordinate with the City's Parks Department and Development Services for installation of the deceleration lane as well as landscaping in this area prior to issuance of improvement plans (Condition #26).

Parking

Parking for the site is based on the Zoning Ordinance parking requirement for storage facilities, which is four (4) spaces plus two (2) spaces for the manager's quarters, for a total of six (6) spaces. The project proposes 13 spaces, which exceeds the parking requirement. The required parking will be located outside the gated portion of the site while the additional spaces will be provided within the site for patrons of the facility. Two of the parking spaces will be provided in a garage for the on-site caretaker's unit. Thus, the project is consistent with the Zoning Ordinance parking requirements.

Landscaping and Lighting

The project includes landscaping around the perimeter of the site, with the exception of the easterly property line due to the existing utility easements. Consistent with the WRSP, a 50-foot landscape corridor is provided along the project frontage on Westbrook Boulevard. Primary street trees proposed within the landscape corridor consist of a mix of shade and accent trees compatible with the surrounding area. To the north, the project includes a 5-foot landscape buffer consisting of a mixture of trees, shrubs, and groundcover. A minimum 10-foot landscape buffer will be provided on the south, where the site is adjacent to the open space preserve. This buffer widens to approximately 70 feet at the southwest corner and will consist of a bioretention basin. Landscaping adjacent to the preserve is conditioned to consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. In addition, the buildings located along the northern and southern boundaries will feature trellises with vine plantings on the elevations facing the adjacent parcels to soften views. Overall, the landscape design is consistent with the WRSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance.

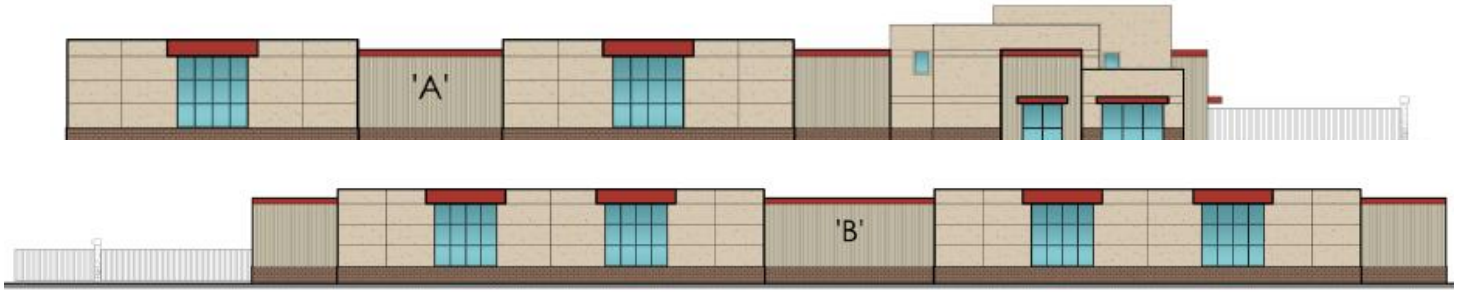
The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, the Zoning Ordinance requires parking lot lighting, in conjunction with vehicle storage, to be no taller than 16 feet in height. Wall mounted lights are required to be located on the building, below the roofline, and will be directed downward to avoid light spillage onto adjacent properties and Westbrook Boulevard.

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

The six self-storage buildings constructed with Phase 1 of the project will all be one-story, with the exception of Building E, which will be two-story. The office and caretaker's unit will be located in a separate two-story building that is approximately 3,600 square feet, with the office located on the ground floor and the caretaker's unit above. Phase 2 of the project will consist of the construction of the seventh self-storage building (Building G), which will be one-story and approximately 67,700 square feet. The project plans do not include architectural elevations for Building G; the applicant is requesting that only the size and location of the building be approved at this time. Thus, Condition #4 of the Design Review Permit requires the applicant submit the Building G elevations to Planning Division staff for review and approval, prior to building permit issuance.

The project has more than 700 feet of frontage on Westbrook Boulevard to the west, which makes the western elevation the primary entrance to the project (Figure 4). Two self-storage buildings (Buildings A and B) and the office/caretaker's unit building will be located along the frontage. Buildings A and B have wall plane variation and a variation in height between segments, ranging from 20 to 22 feet tall. The office and caretaker's unit will have the highest roofline at approximately 28 feet to make it a more dominant feature, with overlapping building forms to create visual interest. The building panels alternate between stucco and vertical metal siding, with CMU wainscoting applied at the base for the entire length of the building. The variation in materials combined with the variation in wall planes helps break up the building structure and add texture and depth to the façade. Additional architectural elements include spandrel glass panels, metal awnings, and painted metal trim material to enhance the streetscape. The primary color scheme is neutral earth tones, with red used as an accent color for the metal awnings and parapet bands. A combination of trees and shrubs are also proposed along the front elevation to soften the views from the public way.

Figure 4: West Elevation (facing Westbrook Bl.)

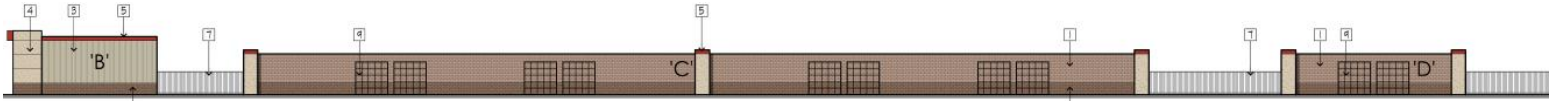


The remainder of the buildings are designed with precision and split-faced CMU. The building interface at the northern property line was given particular treatment because of its visibility from the future sports complex to the north. A portion of the north elevation is shown in Figure 5 below. The north elevation is designed to avoid a long expanse of uniform wall with stucco pilasters and metal trellises to break up panel segments. The pilasters will be trimmed with red metal caps to tie in to the front building elevations. This same architectural treatment is also applied to the building along the southern property line to improve the visual character of the site (see Figure 6 below). The storage units will have block wall façades with metal roofing and roll up doors. The units will be screened from view as they are facing internal to the site. Given the distance, staff does not anticipate any visual impacts to the residences within the vicinity of the project site. The residences to the west across Westbrook Boulevard are more than 150 feet away and have a substantial landscape buffer with a masonry wall. The open space preserve provides more than 800 feet of separation from the residences to the south.

Figure 5: North Building Elevation (Partial)



Figure 6: South Building Elevation



Based on the foregoing analysis, the variation in colors, materials, and articulation in the façade, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG for the industrial zone, and are consistent with the General Plan and WRSP.

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

The Community Design Guidelines provide standards for the screening and compatibility of service areas within a project site. The applicant received approval from the Environmental Utilities department to waive the requirement of a standalone trash enclosure. Similar to other recently approved self-storage projects, the waste containers will be stored inside one of the storage units and brought out on collection

days. This alternative was found to be acceptable because of the minimal trash generated by the storage use.

Condition #14 for the Design Review Permit requires that all mechanical equipment be screened from view. The roof parapet design makes this screening possible. No conflicts with City policy regarding the treatment of service areas have been identified.

EVALUATION – ADMINISTRATIVE PERMIT

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation 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.***

The project site has a land use designation of Light Industrial (IND), which applies to land intended for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses. While the General Plan does not contain specific criteria regarding an on-site caretaker's unit associated with a self-storage facility, this is considered a typical accessory use within the M1 zone. The General Plan relies on the Zoning Ordinance through the Administrative Permit process to ensure consistency with the requirements and compatibility with surrounding uses, as discussed below. Therefore, the proposed caretaker's unit is consistent with the site's General Plan land use designation.

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

Per Zoning Ordinance Section 19.14.020, caretaker/employee housing is permitted in the M1 zone district with approval of an Administrative Permit. The standards and requirements of the Zoning Ordinance related to caretaker/employee housing include site design standards and parking requirements. As mentioned in the Design Review Permit evaluation section of this report, the caretaker's unit is located as close as possible to the project entrance, which is consistent with the Zoning Ordinance. In addition, the project provides the required two (2) off-street parking spaces for the caretaker's unit. With approval of the Specific Plan Amendment and the Administrative Permit, the proposed project would comply 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.***

As mentioned in the evaluation section of the SPA, the location of the proposed caretaker's unit on the project is located at a sufficient distance from the PGWWTP as to not be negatively impacted by noise or odor.

The site will be gated and lighted throughout. The gate will be accessed with a keypad and knox box, that will restrict gate access to business hours. No interior access will be permitted outside the hours of operation. The facility manager will reside onsite within a 1,813-square-foot caretaker's unit on the second floor of the office building. These measures are expected to ensure that the site is secure and monitored outside business hours and during nights. As designed and with compliance with the Zoning Ordinance requirements, 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.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 29, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on April 8, 2022 and ended on April 28, 2022. No public comments were received. The document analyzed the potential for environmental impacts due to project implementation and determined the project will not have a significant effect on the environment. The Initial Study/Negative Declaration is included as Exhibit A.

RECOMMENDATION

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

1. Adopt the **Westbrook Storage Initial Study/Negative Declaration**;
2. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 2300 WESTBROOK STORAGE – WRSP PCL W-60B – WESTBROOK STORAGE – FILE #PL22-0019**;
3. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 2300 WESTBROOK STORAGE – WRSP PCL W-60B – WESTBROOK STORAGE – FILE #PL22-0019** subject to eighty-four (84) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT** – **2300 WESTBROOK STORAGE – WRSP PCL W-60B – WESTBROOK STORAGE – FILE #PL22-0019** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0019

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 12, 2022** and if not effectuated shall expire on **May 12, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 12, 2025**. (Planning)

2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Westbrook Storage Initial Study/Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)

4. Prior to building permit issuance, the applicant shall provide the Planning Division with architectural elevations for Building G, which shall be designed to be consistent with the approved elevations and to the satisfaction of the Planning Division. (Planning)

5. The vehicular rolling gate at the front entrance shall screen views into the site, to the satisfaction of the Planning Division. (Planning)

6. The project shall be addressed as 2300 Westbrook Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

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

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

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

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

21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. 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)

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

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

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

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

25. 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)

26. 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. Clean Air spaces shall be marked "CLEAN AIR/CARPOOL/EV". (Alternative Transportation, Building).

27. The applicant shall coordinate with the City's Parks, Recreation and Libraries Department and Development Services Engineering Divisionfor installation of a right-turn deceleration lane for a future driveway and shall coordinate landscaping in this area prior to issuance of improvement plans. (Engineering, Parks)

28. The applicant shall provide a 40' wide Type A-7 driveway for entry into the project. (Engineering)

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

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

31. 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)

32. 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)

33. 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, Development Services - 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)

34. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

35. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)

36. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)

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

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

39. Prior to 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)

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

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

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

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

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

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

43. The applicant shall provide a 20' wide access gate along the east property line of the project, centered over the existing 24" sewer line. (Environmental Utilities)

44. 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)

45. The applicant shall provide a 9' x 12' concrete pad for trash/recycle pickup. Customer will be responsible for transporting the bins to the concrete pad for service. (Engineering)

46. Access to the concrete pad shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

47. 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)

48. 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)

49. 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

50. 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)

51. 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)

52. A photometric plan shall be provided prior to building permit issuance. Parking lot lighting, in conjunction with vehicle storage, shall not exceed 16 feet in height. In addition, wall mounted lights shall be located on the building, below the roofline of the storage facility and shall be directed downward. (Planning, Police)

53. 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:

54. 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)

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

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

56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water

easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

57. 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)

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

59. 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)

60. 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)

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

62. If an RV dump is provided onsite, an additional sewer unit shall be charged for the use. (Environmental Utilities)

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

64. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

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

66. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

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

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

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

68. 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)

69. 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)

70. The power pole located on the east side of project site shall be replaced with a taller pole to accommodate proper clearances to the perimeter fencing. (Electric)

71. Roseville Electric will require the project to extend 2-6" conduits to the easterly property line. (Electric)

72. The sidewalk shall be attached to back of curb near the existing facilities adjacent to Westbrook Drive. (Electric)

OTHER CONDITIONS OF APPROVAL:

73. 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)

74. 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)

75. 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)

76. 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)

77. 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)

78. 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)

79. 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)

80. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. 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 a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

81. 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)

82. 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)

83. 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)

84. 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)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0019

1. The Administrative Permit shall not be deemed approved until the actions on the Specific Plan Amendment are approved and become effective.

2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Westbrook Storage Initial Study/Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)

4. A building permit shall be obtained prior to construction and occupancy of the caretaker's unit. (Building)

EXHIBITS

A. Westbrook Storage Initial Study/Negative Declaration
B. WRSP Change Pages
C. Site Plan (Phase 1 and Phase 2)
D. Floor Plans
E. Roof Plan
F. Preliminary Grading & Drainage Plan
G. Preliminary Utility Plan
H. Elevations
I. Colors & Materials
J. Preliminary Landscape Plan

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

Project Title/File#: WRSP PCL W-60B – Westbrook Storage; File #PL22-0019

Project Address: 2300 Westbrook Boulevard, Roseville, CA, 95747 (APN 496-020-034-000)
Project Applicant: Ron Smith, Sundance Development Group

Project Owner: West Roseville, LLC

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Design Review Permit to review the site design and a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit.

Document Review and Availability: The public review and comment period begins on **April 8, 2022** and ends on **April 28, 2022**. The Negative Declaration may be reviewed online at: https://www.roseville.ca.us/environmentaldocuments under Private Development Projects.

Written comments on the adequacy of the Negative Declaration may be submitted to Kinarik Shallow, Associate Planner at kshallow@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on April 28, 2022.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. Separate notices will be published when the hearing is scheduled.

Mike Isom
Development Services Director

Dated: April 5, 2022

Publish: April 7, 2022

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

NEGATIVE DECLARATION

Project Title/File Number:	WRSP PCL W-60B – Westbrook Storage; File # PL22-0019
Project Location:	2300 Westbrook Boulevard, Roseville, Placer County, CA 95747; APN 496-020-034-000
Project Applicant:	Ron Smith, Sundance Development Group; (916) 257-0802; 5701 Lonetree Boulevard, Rocklin, CA 95765
Property Owner:	West Roseville, LLC; 1420 Rocky Ridge Drive #265, Roseville, CA 95661
Lead Agency Contact Person:	Kinarik Shallow, Associate Planner - City of Roseville; (916) 746-1309
Date:	April 5, 2022

Project Description:

The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Design Review Permit to review the site design and a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit.

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.*

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:	WRSP PCL W-60B – Westbrook Storage; File #PL22-0019
Project Location:	2300 Westbrook Boulevard, Roseville, Placer County, CA 95747; APN 496-020-034-000
Project Description:	The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Design Review Permit to review the site design and a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit.
Project Applicant:	Ron Smith, Sundance Development Group
Property Owner:	West Roseville LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on 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 on an approximate 10-acre portion of Parcel W-60B in the West Roseville Specific Plan (WRSP). The site has an address of 2300 Westbrook Boulevard.

Figure 1: Project Site



Background

The WRSP was approved by City Council in February 2004. The WRSP area includes 3,162 acres in the northwest portion of the City, west of Fiddyment Road and generally north of Pleasant Grove Boulevard. An Environmental Impact Report (EIR) was certified with the WRSP (State Clearinghouse #2002082057), which examined the impacts of Specific Plan buildout. This addressed the major cumulative impacts of developing the Specific Plan as a whole, including the subject property (Parcel W-60B).

The Planning Division approved a Tentative Parcel Map in March 2022 to subdivide Parcel W-60B into two (2) parcels. The northern half of the parcel (Parcel 1) is 20 acres and was purchased by the City to be developed as part of the future sports complex planned on the City-owned Parcel W-60A to the north. The southern half of the parcel (Parcel 2) is approximately 9.97 acres and is the site of the proposed project. The Tentative Parcel Map is included in Figure 2 below.

Figure 2: Tentative Parcel Map

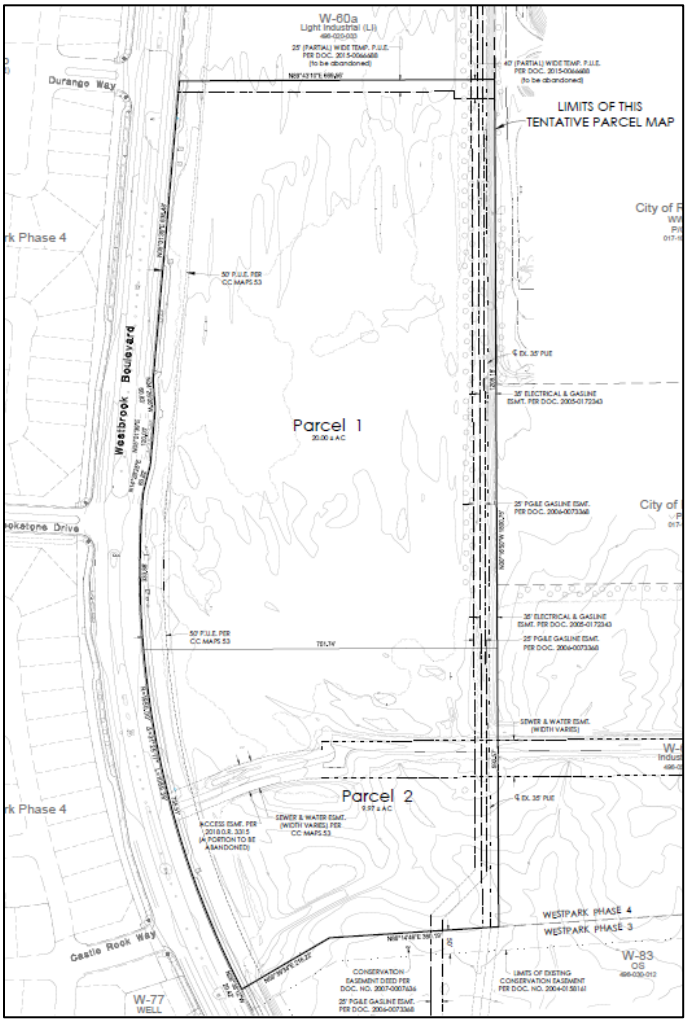


Table 1: Site and Surrounding Zoning/Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Light Industrial/Special Area (M1/SA)	Light Industrial (LI)	Vacant
North	Park and Recreation (PR)	Park and Recreation (PR)	Vacant
South	Open Space (OS)	Open Space (OS)	Curry Creek Open Space
East	General Industrial/Special Area (M2/SA)	General Industrial (IND)	Vacant
West	Small Lot Residential/Development Standards (RS/DS) across Westbrook Bl.	Low Density Residential (LDR-5.5)	Single-Family Residential

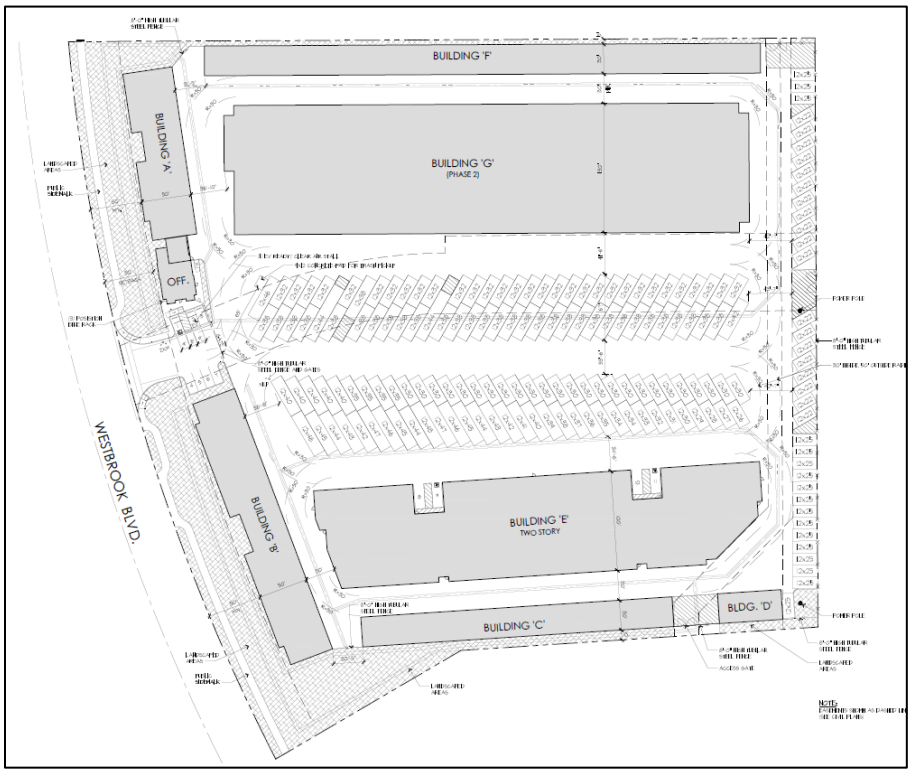
Environmental Setting

The project site is located in the West Roseville Specific Plan and has a land use designation of Light Industrial (IND). The site is zoned Light Industrial/Special Area (M1/SA). Surrounding land uses include a vacant Park and Recreation parcel to the north, a vacant General Industrial (IND) parcel to the east, Curry Creek open space to the south, and Low Density Residential uses to the west across Westbrook Boulevard. In addition, the project site is located in the vicinity of the Pleasant Grove Wastewater Treatment Plan and the Roseville Energy Park, which are both located to the northwest of the property. Several utility and access easements are located on the project site. These include existing overhead power lines that traverse the property in a north to south direction along the eastern property line, resulting in a 35-foot overhead utility easement. The project will construct access gates in the location of these easementsto maintain access for the utility providers.

Proposed Project

The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The Phase 1 and Phase 2 site plans are included as Attachment 1. The Phase 2 site plan is also shown in Figure 3. The project entitlements include a Design Review Permit to review the site design and a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit. Six of the seven self-storage buildings will be 1-story and one will be 2-story. The office building will have the caretaker's unit above and the garage below. Construction will also include seven (7) parking spaces, and associated landscaping, lighting, and drive aisles. The project entitlements include a Design Review Permit to review the site design and a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit.

Figure 3: Phase 2 Site Plan (Ultimate Build-out)



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 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). 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.

- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan
    - Landscape Design Guidelines for North Central Roseville Specific Plan
    - North Roseville Specific Plan and Design Guidelines
    - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
    - North Roseville Area Design Guidelines
    - Northeast Roseville Specific Plan Landscape Design Guidelines
    - Southeast Roseville Specific Plan Landscape Design Guidelines
    - Stoneridge Specific Plan and Design Guidelines
    - Highland Reserve North Specific Plan and Design Guidelines
    - West Roseville Specific Plan and Design Guidelines
    - Sierra Vista Specific Plan and Design Guidelines
    - Creekview Specific Plan and Design Guidelines
    - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020; located online at: https://roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=8774544
- West Roseville Specific Plan Environmental Impact Report (SCH #2002082057), certified February 2004; located online at: http://roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775152

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 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, 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 undeveloped and is primarily populated by annual grasses. A vacant Park and Recreation parcel, which is planned for a City sports complex, is located to the north, a vacant Light Industrial parcel is located to the east, Curry Creek open space is located to the south, and existing single-family residential uses are located to the west across Westbrook Boulevard. The public view of the site and its visual setting is from Westbrook Boulevard and its adjacent sidewalks to the west. The view includes no distinct topography or other visual elements. The background of the view includes a portion of the Pleasant Grove Wastewater Treatment Plant and overhead power lines that traverse the property in a north to south direction.

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a–b) 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. 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 General Plan EIR analysis of Citywide traffic indicated that more than 70% of 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**.**

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 at least 249,099 square feet of building area, and a general industrial project must involve at least 894,262 square feet of building area, before the project will result in NO_x emissions that exceed 55 lbs/day and exceed the PCAPCD significance thresholds for criteria pollutants. The project proposes construction of a 202,601 square feet self-storage facility at full build out of the site, consisting of an office building with a caretaker's residence on top, and 173 RV storage spaces. The project's combined square footage is below PCAPCD's modeled example 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. 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.

The project is subject to the WRSP Mitigation Monitoring and Reporting Program (MMRP). The applicable Air Quality Mitigation Measures (MM 4.4-1 and 4.4-3) can be found in the Table of Applicable Mitigation Measures, which is included as Attachment 2 to this document. As this is a requirement of the specific plan, no mitigation is required.

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

IV. Biological Resources

The project site is relatively flat with vegetation consisting of non-native annual grassland. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. The site has evidence of previous ground disturbance due to an existing access road on the site. The site is adjacent to Curry Creek (Parcel W-83) to the south, which is located within the 100-year floodplain and consists of wetland features.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

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

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

The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are

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

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

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

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

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

Discussion of Checklist Answers:

a-b) The Biological Resources section of the WRSP EIR identified that the project site contains potential habitat for raptors, including Swainson's hawk, migratory birds and burrowing owls. Pursuant to the WRSP Mitigation Measure 4.7-6, preconstruction surveys for active burrows will be required prior to issuance of a grading permit. In addition, the WRSP EIR identified the site to have potential foraging habitat for Swainson's hawk. Strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat were addressed in the Operations & Maintenance Plan prepared pursuant to the Clean Water Act Section 404 Permit obtained for the WRSP. Mitigation for Swainson's hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other wildlife species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, and loggerhead shrike among many others. The WRSP EIR included a Swainson's hawk Grassland Habitat Mitigation Plan that was developed based upon consultation with California Department of Fish and Wildlife (CDFW), to mitigate for the loss of grassland foraging habitat. Pursuant to the WRSP EIR Mitigation Measure 4.7-8, the Swainson's hawk Grassland Habitat Mitigation Program shall be implemented by the project applicants prior to approval of grading permits. As both mitigation measures are a requirement of the specific plan, no mitigation is required. The applicable WRSP mitigation measures are included as Attachment 2. The measures will ensure that no special status species are impacted during grading and ground disturbing activities. Impacts are less than significant.

c) No potential wetlands have been identified or observed on the site. Since the site does not contain wetlands, there is no impact with regard to this criterion.

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

e) There are no protected trees or unprotected trees located on the subject property.

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

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

Discussion of Checklist Answers:

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

c) No paleontological resources are known to exist on the project site per the West Roseville Specific 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 West Roseville Specific Plan EIR; project-specific impacts are less than significant.

VI. Energy

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 by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the

RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

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

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

The project is consistent with the existing land use designation in the West Roseville Specific Plan. The Environmental Impact Report (EIR) for the West Roseville Specific Plan included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, 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	
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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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

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

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

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are Cometa-Fiddyment complex, 1 to 5 percent slopes, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site per the West Roseville Specific 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 West Roseville Specific 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 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	

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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, and has been updated twice.

The current 2017 Scoping Plan updated the target year from 2020 to 2030, based on the targets established in Senate Bill 32 (SB 32). SB 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well. According to the 2017 Scoping Plan the statewide 2030 target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide 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, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 1 below.

Table 1: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO_2e/capita/yr)	**7.21**	**4.00**	**3.22**	**1.19**
Per Service Population Emissions Efficiency Targets (MT CO_2e/SP/yr)	**5.07**	**2.79**	**2.25**	**0.83**
Projects which use these thresholds for environmental analysis should include a brief justification of the type of efficiency target and the target year selected. Per capita is most applicable to projects which only include residential uses, or in cases where reliable data to generate a service population estimate is unavailable. Projects should generally use the 2035 target year. Note that future projects consistent with the General Plan will not require further analysis, per the tiering provisions of CEQA. Note: MMT CO_2e = million metric tons of carbon dioxide equivalent; Service Population (SP) = population + employment				

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 project proposes construction of a 202,601 square feet self-storage facility across seven (7) buildings at full build out of the site, consisting of an office building with a caretaker's residence on top, and 173 RV storage spaces. 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 General Plan Update (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.

Based on the foregoing, project-generated GHG emissions would not conflict with and are consistent with statewide goals for greenhouse gas emissions reduction. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

There are no hazardous cleanup sites of record within 1,000 feet of the site according to both the State Water Resources Control Envirostor database (http://geotracker.waterboards.ca.gov/) and the Department of Toxic Substances Control Envirostor database (http://www.envirostor.dtsc.ca.gov/public/). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to hazardous materials. Asbestos and lead, which can be present in older buildings, are not onsite as the site is currently undeveloped.

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
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

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

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. In addition, the site is not located within ¼-mile of an existing or proposed school.

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[3]; therefore, no impact will occur.

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

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

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

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

X. Hydrology and Water Quality

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

Would the project:

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project 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 and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

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

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

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

XI. Land Use and Planning

The project site is located in the West Roseville Specific Plan and has a land use designation of Light Industrial (IND). The site is zoned Light Industrial/Special Area (M1/SA). Surrounding land uses include a vacant Park and Recreation parcel to the north, a vacant General Industrial (IND) parcel, Open Space to the south, and Low Density Residential uses to the west across Westbrook Boulevard.

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. The project includes amending the WRSP to allow an on-site caretaker's unit with approval of an Administrative Permit, which is consistent with the Zoning Ordinance requirements. The proposed self-storage and RV parking use is a principally permitted use in the M1/SA zone and is consistent with the Light Industrial land use designation of the site. Given the project will consist of a caretaker's unit, WRSP EIR Mitigation Measure 4.1-1 will be applicable to the project because of its proximity to the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and Roseville Energy Park. The measure requires developers provide through a deed disclosure or other similar notice approved by the City Attorney notification of the temporary truck route to the PGWWTP and Roseville Energy Park, use of recycled water, proximity to the PGWWTP, proximity to the potential Roseville Energy Park, proximity to parks and schools that may generate noise and light, and proximity to overhead power lines. As the mitigation measure is a requirement of the specific plan, no mitigation is required. Impacts are less than significant.

XII. Mineral Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
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?				

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 is a self-storage facility with RV storage, a manager's office and caretaker's unit. 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. According to the City's General Plan Noise Element, Westbrook Boulevard is not identified as a transportation noise source in the existing conditions, but is identified as a future transportation noise source in the 65 dB L_{dn} noise contour line (City of Roseville General Plan 2035 Noise Element, Figure IX-1 and Figure IX-2). The project site is not located immediately adjacent to any sensitive receptors. The nearest sensitive receptors are the existing residents of the Low Density Residential subdivision located across Westbrook Boulevard to the west, and the nearest home is more than 150 feet west of the site. These residential

uses are also located within the same roadway noise contour lines as the project site. A six-foot tall masonry wall is located along the western side of Westbrook Boulevard, behind the landscaping area and sidewalk, for the protection of the residential neighborhood from roadway and other noise.

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

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

Thresholds of Significance and Regulatory Setting:

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

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

XV. Public Services

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

d) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

There are no existing or planned parks or other recreation facilities immediately adjacent to the site. The nearest recreation area is Astill Family Park, located less than 0.5-mile west of the site across Westbrook Boulevard.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The EIR for the Specific Plan addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan and Specific Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the Specific Plan, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The project site has frontage on Westbrook Boulevard to the west, which is a six-lane arterial roadway with a center turning median and transit facilities. The west side of Westbrook Boulevard has fully constructed frontage improvements with on-street, striped bicycle lanes and sidewalks. The east side of Westbrook Boulevard (adjacent to the project site) also has on-street, striped bicycle lanes but does not currently have fully constructed sidewalks. Ingress and egress for the site will be provided by a new 40-foot wide driveway on Westbrook Boulevard.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(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:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them. 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); effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 General Plan Update project approved in July 2020. The detailed evaluation and justification is contained within the General Plan EIR.

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead

agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that the project would generate VMT which is equivalent to or less than what was assumed in the General Plan EIR. Examples of such projects include:

- Local-serving retail and other local-serving development, which generally reduces existing trip distances by providing services in closer proximity to residential areas, and therefore reduce VMT.
- Multi-family residences, which generally have fewer trips per household than single-family residences, and therefore also produce less VMT per unit.
- Infill projects in developed areas generally have shorter trips, reduced vehicle trips, and therefore less VMT.
- Pedestrian, bicycle, transit, and electric vehicle transportation projects.
- Residential projects in low per-capita household VMT areas and office projects in low per-worker VMT areas (85 percent or less than the regional average) as shown on maps maintained by SACOG or within low VMT areas as shown within Table 4.3-8 of the General Plan EIR.

When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the General Plan EIR, provided the cumulative context of the 2035 General Plan has not changed substantially. Since approval of the 2035 General Plan, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions which would require an update to the City's VMT thresholds contained within the General Plan EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

Given the project is consistent with the General Plan, further VMT analysis is not required pursuant to the tiering provisions of CEQA.

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. Bicycle facilities have already been constructed adjacent to Westbrook Boulevard, and the project will not decrease the performance or safety of those facilities. The project design includes installation of sidewalks adjacent to Westbrook Boulevard, which would complete the pedestrian circulation system in the project vicinity. The project is consistent with the policies of the Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. 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 General Plan 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, nonresidential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway.

The proposed project is a 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	

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIX. Utilities and Service Systems

Water and sewer services will be provided by the City of Roseville. The developer will be responsible for extending new lines onto the site in order to serve the project. Storm water will be collected on-site and transferred via the existing storm drain system into an off-site storm drain system. The project includes a

vegetated swale on the southern boundary that will convey flows to an on-site bioretention basin. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project is consistent with the West Roseville Specific Plan, and will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the WRSP EIR, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the General Plan EIR 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 General Plan EIR. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years. The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity[4] to treat 12 million gallons per day (mgd) and is currently treating 7.0[5] mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, 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 General Plan EIR, 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. 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.

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

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

XX. Wildfire

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the West Roseville Specific Plan EIR, and mitigation measures have already been incorporated via the West Roseville Specific 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.

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 WILL NOT have a significant effect on the environment and a *NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

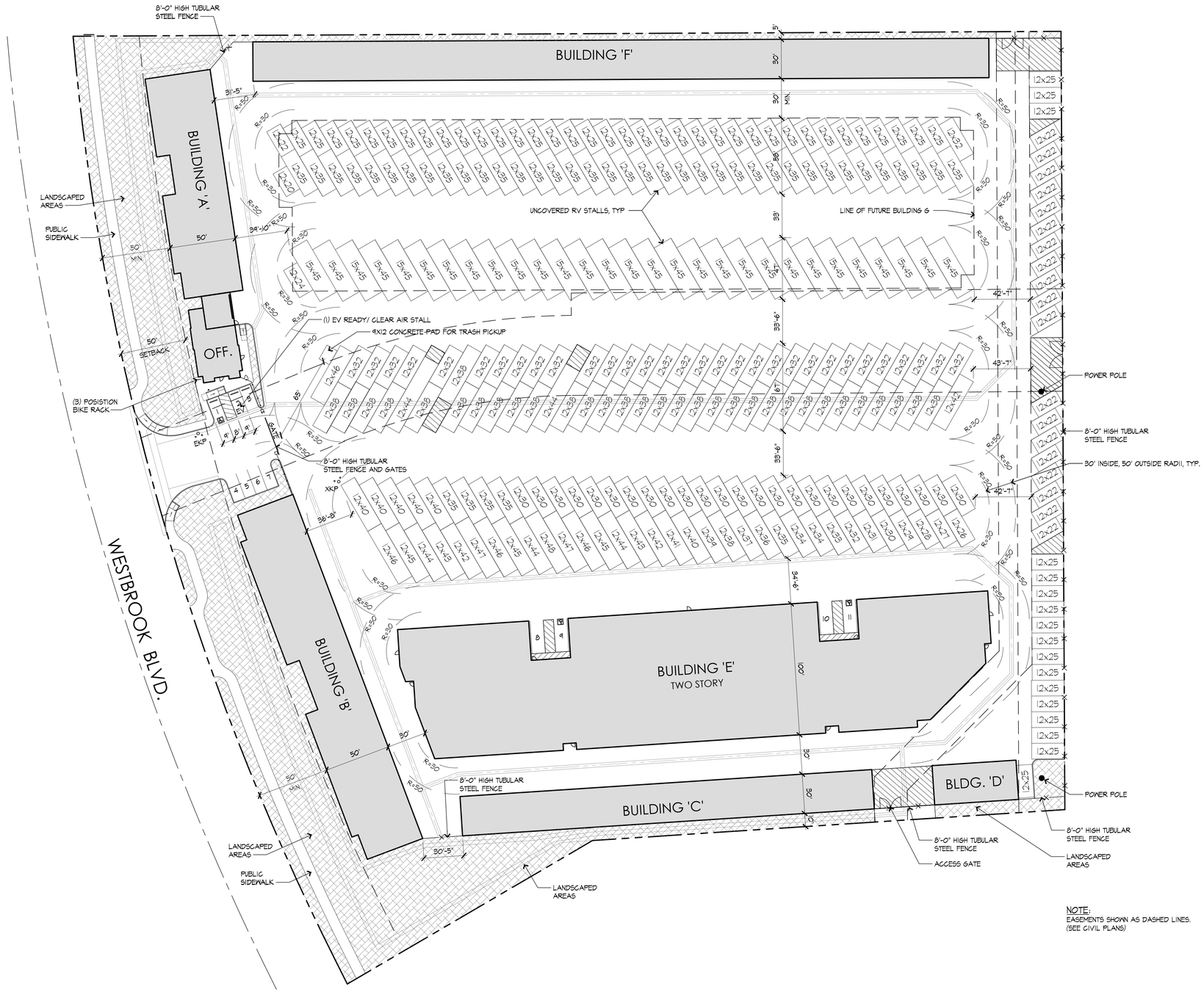
Kinarik Shallow

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

Attachments:

1. Preliminary Site Plan (Phase 1 and Phase 2)
2. Table of Applicable Mitigation Measures

IS/ND ATTACHMENT 1



NOTE:
EASEMENTS SHOWN AS DASHED LINES.
(SEE CIVIL PLANS)

SITE DATA

LOT SIZE	434,467 s.f. 9.974 ACRES

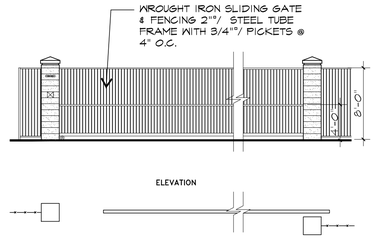
PARKING CALCULATIONS

(PER ORDINANCE #19.26.030)

PARKING REQUIRED	4 SPACES FOR STORAGE USE 2 SPACES FOR FUTURE SPACE 6 TOTAL REQUIRED
PARKING PROVIDED	9 STANDARD SPACES 1 ADA ACCESSIBLE SPACES 1 EV READY/ CLEAR AIR STALL 2 GARAGE SPACES FOR FUTURE SPACE 13 TOTAL PROVIDED
BICYCLE PARKING	3 SPACES

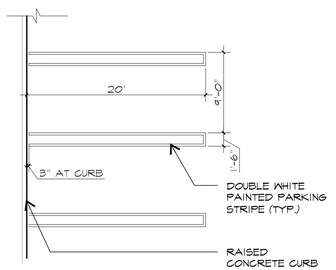
SITE COVERAGE

BUILDING FOOTPRINTS	92,221	21.2%
DRIVEWAYS & WALKWAYS	296,446	68.3%
LANDSCAPED AREAS	45,800	10.5%
TOTAL	434,467	100%



ENTRY GATE DETAIL (2)

SCALE : 1/8" = 1'-0"



TYPICAL PARKING STALL (1)

SCALE : 1/8" = 1'-0"

OWNER / DEVELOPER

RYAN O'KEEFE
WEST ROSEVILLE, LLC
1420 ROCKY RIDGE DRIVE - SUITE 265
ROSEVILLE, CA 95661
PHONE: 916-990-1071
E-MAIL: ryan@wpcommunities.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel@valliarch.com

CIVIL ENGINEER

BRITTANY BAIR
B2 ENGINEERING, INC.
1350 DESMOND LANE
NEWCASTLE, CA 95658
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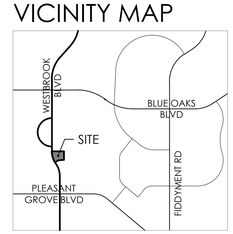
BUILDING AREAS

BLDG. 'A'	(1 STORY)	8,100 s.f.
BLDG. 'B'	(1 STORY)	13,400 s.f.
BLDG. 'C'	(1 STORY)	9,420 s.f.
BLDG. 'D'	(1 STORY)	1,920 s.f.
BLDG. 'E'	(2 STORY)	81,566 s.f.
BLDG. 'F'	(1 STORY)	16,800 s.f.
S.S. SUBTOTAL		131,206 s.f.
OFFICE		1,241 s.f.
FUTURE		1,813 s.f.
GARAGE		557 s.f.
S.S. TOTAL		134,817 s.f.

R.V. TABULATION

RV - 12x20	1 SPACES
RV - 12x22	20 SPACES
RV - 12x24	1 SPACES
RV - 12x25	53 SPACES
RV - 12x26	1 SPACES
RV - 12x27	1 SPACES
RV - 12x28	1 SPACES
RV - 12x29	1 SPACES
RV - 12x30	26 SPACES
RV - 12x31	1 SPACES
RV - 12x32	33 SPACES
RV - 12x33	1 SPACES
RV - 12x34	2 SPACES
RV - 12x35	42 SPACES
RV - 12x36	1 SPACES
RV - 12x37	1 SPACES
RV - 12x38	33 SPACES
RV - 12x39	1 SPACES
RV - 12x40	6 SPACES
RV - 12x41	1 SPACES
RV - 12x42	3 SPACES
RV - 12x43	2 SPACES
RV - 12x44	5 SPACES
RV - 12x45	3 SPACES
RV - 12x46	4 SPACES
RV - 12x47	2 SPACES
RV - 12x48	1 SPACES
RV - 15x45	29 SPACES
RV - TOTAL	276 SPACES

VICINITY MAP



WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

SITE PLAN

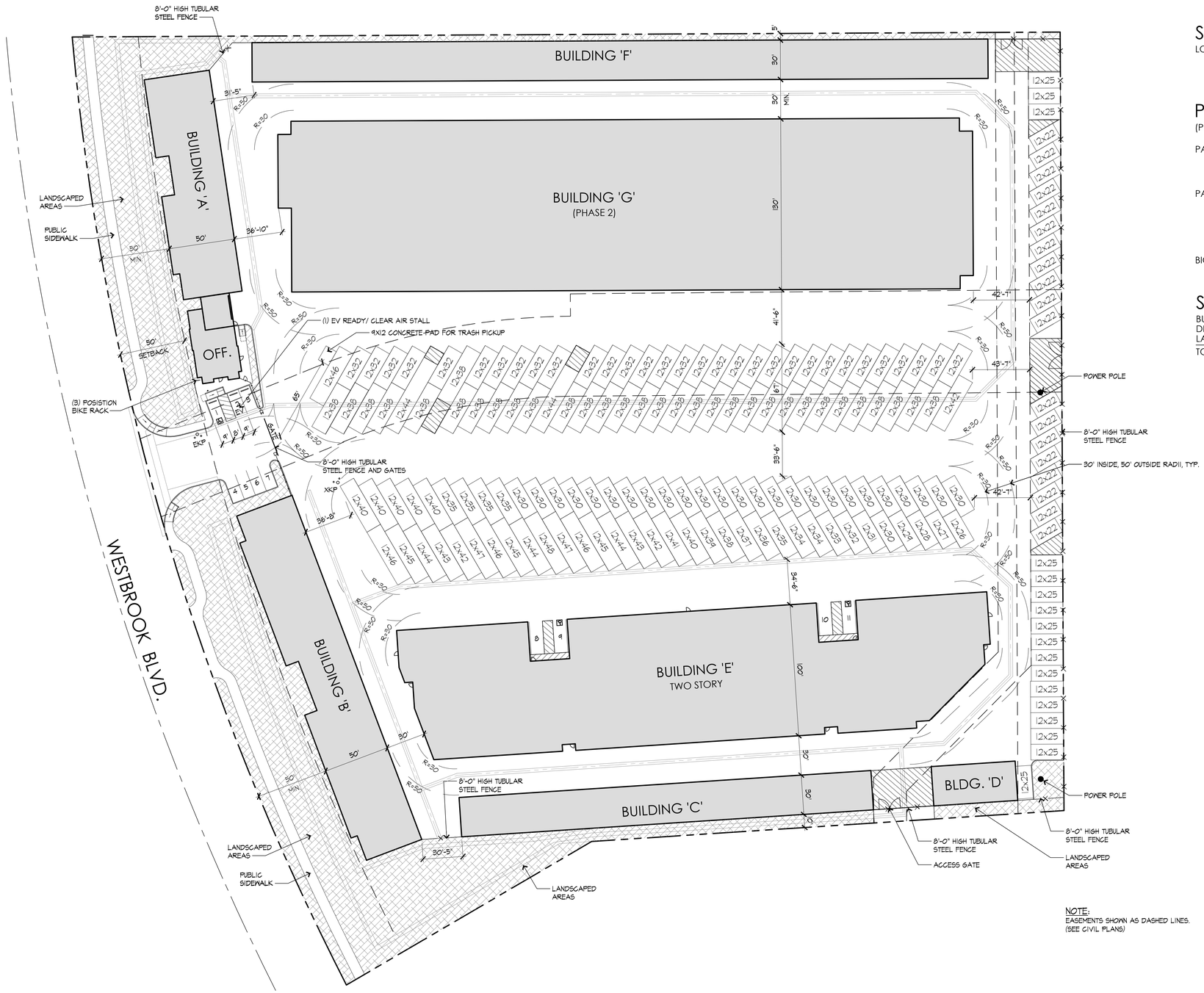
4.4.2022

SCALE : 1" = 40'-0"

1A

VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com

IS/ND ATTACHMENT 1



NOTE:
EASEMENTS SHOWN AS DASHED LINES.
(SEE CIVIL PLANS)

SITE DATA

LOT SIZE	434,467 s.f. 9.974 ACRES

PARKING CALCULATIONS

(PER ORDINANCE #19.26.030)

PARKING REQUIRED	4 SPACES FOR STORAGE USE 2 SPACES FOR FUTURE SPACE 6 TOTAL REQUIRED
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BICYCLE PARKING	3 SPACES

SITE COVERAGE

BUILDING FOOTPRINTS	160,005	36.8%
DRIVEWAYS & WALKWAYS	228,662	52.7%
LANDSCAPED AREAS	45,800	10.5%
TOTAL	434,467	100%

OWNER / DEVELOPER

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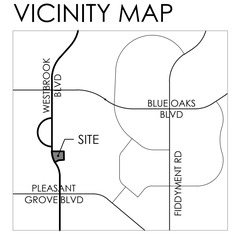
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S.S. SUBTOTAL		131,206 s.f.
OFFICE		1,241 s.f.
FUTURE		1,813 s.f.
GARAGE		557 s.f.
S.S. TOTAL		134,817 s.f.
BLDG. 'G'	(1 STORY)	67,784 s.f.
S.S. TOTAL	(PHASE 1+2)	202,601 s.f.

R.V. TABULATION

RV - 12x22	20 SPACES
RV - 12x25	16 SPACES
RV - 12x26	1 SPACES
RV - 12x27	1 SPACES
RV - 12x28	1 SPACES
RV - 12x29	1 SPACES
RV - 12x30	26 SPACES
RV - 12x31	1 SPACES
RV - 12x32	35 SPACES
RV - 12x33	1 SPACES
RV - 12x34	2 SPACES
RV - 12x35	5 SPACES
RV - 12x36	1 SPACES
RV - 12x37	1 SPACES
RV - 12x38	35 SPACES
RV - 12x39	1 SPACES
RV - 12x40	6 SPACES
RV - 12x41	1 SPACES
RV - 12x42	3 SPACES
RV - 12x43	2 SPACES
RV - 12x44	3 SPACES
RV - 12x45	3 SPACES
RV - 12x46	4 SPACES
RV - 12x47	2 SPACES
RV - 12x48	1 SPACES
RV - TOTAL	173 SPACES

VICINITY MAP



WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

PHASE 2 SITE PLAN

4.4.2022

SCALE : 1" = 40'-0"

1B

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TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.1-1: Deed Disclosure In order to reduce conflicting issues between sensitive receptors and agricultural uses, residential units within 500 feet of the orchard or any other active agricultural use shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement. The text of the disclosure language shall be approved by the City Attorney. To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; the temporary truck route to the PGWWTP and Roseville Energy Park, use of recycled water, proximity to the PGWWTP, proximity to the potential Roseville Energy Park, proximity to parks and schools that may generate noise and light, and proximity to overhead power lines.	Comply with the measure.	*Entitlements*: Include as Condition of Approval. *Final Map*: Include on face of final map.	Planning and Engineering	Deed disclosure	
MM 4.4-1: Dust Control After review and approval by the PCAPCD, the developer, if required, shall apply approved chemical soil stabilizers according to manufacturer's specifications, to all inactive construction areas (previously graded areas which remain inactive for 96 hours). Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less. Creation of a dust control plan. No open burning of vegetation during project construction. Reestablishment of ground cover as soon as possible after construction. Suspension of grading activities when winds exceed 25 mph.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
MM 4.4-3: Reduction of Construction Emissions The prime contractor shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list. □ An enforcement plan shall be established by the contractor in conjunction with the air district to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180–2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours. □ Contractors shall provide a plan for approval by the PCAPCD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet average 30 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. □ Minimize idling time to 10 minutes.	The applicants shall submit the required plans as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Required plans and proof of submittal to PCAPCD	

□ Use low sulfur fuel for stationary construction equipment, if feasible. □ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. □ Use low emission on-site stationary equipment.					
MM 4.5-1: Construction noise reduction As discussed under Impact 4.5-1, compliance with the City's Noise Ordinance would result in a less-than-significant impact for construction noise. However, the following measures are recommended to further reduce the effects of construction noise on residents. Equipment warm-up areas, water tanks, and equipment storage areas shall be located a minimum of 150 feet from occupied residences, where feasible. Flexible sound control curtains shall be placed around drilling apparatus and drill rigs, if sensitive receptors are located nearby. These measures would reduce the amount of noise at residences by placing stationary sources of noise far enough from residences that the noise generated would not be disturbing, particularly during the daytime, when construction activities would occur. In addition, they would assist in reducing the potential for noise disturbances and potential noise-related complaints.	Project plans will be reviewed for compliance.	*Pre-Construction:* Prior to issuance of Improvement Plans and/or Building Permits. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	
MM 4.7-6: Avoid nesting sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: (a) When feasible, all tree removal shall occur between August 30 and February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the DFG; or (b) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFG. (c) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species. (d) In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). (e) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. (f) The project applicant, in consultation with the CDFG, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required: (g) The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 350-foot diameter non-disturbance buffer zone around	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15). Based on approval by the CDFG, preconstruction and nonbreeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not recolonize the area of construction.					
MM 4.8-1: Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains be encountered during any subsurface development activities, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with qualified archaeologists as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary for the protection of the cultural resources. In addition, pursuant to section 5097.98 of the State Public Resources Code, and section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.12 -2: Pay fair-share of Roseville regional stormwater retention facility improvements (Impact 4.12-2 – WRSP) The City shall collect the Pleasant Grove Drainage fee from the applicants prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Roseville regional retention basin at Reason Farms.	The City shall collect the Pleasant Grove Drainage fee from applicants	Prior to Building Permit Issuance	The Public Works Director shall monitor and ensure that the Pleasant Grove drainage fee is collected (Engineering)		
MM 4.13-1(c): Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial, office, and industrial uses within the WRSP, building developers shall make use, when feasible, of low-glare materials.	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Building Plans comply with the measure. Add as note on Building Plans	Building	None	
MM 4.13-1(d): Avoid Light Spill Over Into Riparian Habitat Outdoor lighting shall be placed, designed, and directed so as to avoid light spill over into the riparian habitat of Pleasant Grove or Curry Creek and Open Space Preserve Areas.	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans comply with the measure. Add as note on Improvement Plans	Engineering	None	

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

Table 4-7: M1/SA-WR and M2/SA-WR Permitted Uses

AGRICULTURAL AND OPEN SPACE USE TYPES	M1/SA-WR	M2/SA-WR
Agricultural	P	P
Resource Protection and Restoration	P	P

CIVIC USE TYPES	M1/SA-WR	M2/SA-WR
Community Assembly	CUP	CUP
Community Service	P	P
Essential Services	P	P
Intensive Public Facilities	-	CUP
Public Parking Services	P	P
Schools, Private Elementary and Secondary	-	-
Social Services Food Distribution	A/CUP (2)	A/CUP (2)
Food Service	A/CUP (3)	A/CUP (3)
Temporary Resident Shelter	-	-

RESIDENTIAL USE TYPES	M1/SA-WR	M2/SA-WR
Caretaker/Employee Housing	~~-~~ A	-
Congregate Residence	-	-

COMMERCIAL USE TYPES		M1/SA-WR	M2/SA-WR
Adult Business Establishment		CUP	CUP
Animal Sales and Services			
	Kennels	P	P
	Veterinary Clinics	P	P
	Veterinary Hospital	P	P
Automotive and Equipment			
	Automotive Rental	CUP	-
	Automotive Repairs	P	CUP
	Automotive Sales	-	-
	Car Wash and Detailing	P	CUP
	Commercial Parking	P	P
	Heavy Equipment Rental, Repair and Sales	P	P
	Gasoline Sales	P	P
	Impound Yards	CUP	P
Broadcasting and Recording Studios		P	P
Building Materials Stores		P	P
Business Support Services		P	CUP
Commercial Recreation			
	Indoor Entertainment	CUP	CUP
	Indoor Sports and Recreation	P	P
	Outdoor Entertainment	CUP	CUP
	Outdoor Sports and Recreation	P	P
	Large Amusement Complexes	CUP	CUP
Eating and Drinking Establishment, Convenience		**CUP**	**CUP**
Maintenance and Repair		CUP	CUP
Medical			
	Substance Abuse Treatment Clinic	CUP	CUP

Commercial Use Types (continued)	M1/SA-WR	M2/SA-WR
Neighborhood Commercial	CUP	CUP
Nightclubs (1)	CUP	CUP
Nursery, Retail	P	P
Offices, Professional	**CUP**	**CUP**
Personal Services	CUP	CUP
Retail Sales and Services	-	-
Specialized Education and Training		
Vocational Schools	**CUP**	CUP
Specialty Schools	**CUP**	CUP
Storage, Personal Storage Facility	P	P

INDUSTRIAL USE TYPES	M1/SA-WR	M2/SA-WR
Day Care Center, Secondary (employees only)	CUP	-
Equipment and Materials Storage Yards	CUP	P
General Industrial	CUP	P
Hazardous Materials Handling	CUP	P
Laundries, Commercial	P	P
Light Manufacturing	P	P
Printing and Publishing	P	P
Recycling, Scrap and Dismantling		
Enclosed	P	P
Unenclosed	CUP	P
Research Services	**CUP**	**CUP**
Specialized Industrial	CUP	CUP
Wholesale and Distribution		
Light	P	P
Heavy	CUP	P

TRANSPORTATION AND COMMUNICATION USE TYPES	M1/SA-WR	M2/SA-WR
Antennas and Communication Facilities (5)		
Developed Lot	P	P
Undeveloped Lot	CUP	CUP
Heliport	CUP	CUP
Intermodal Facilities (6)	P	P

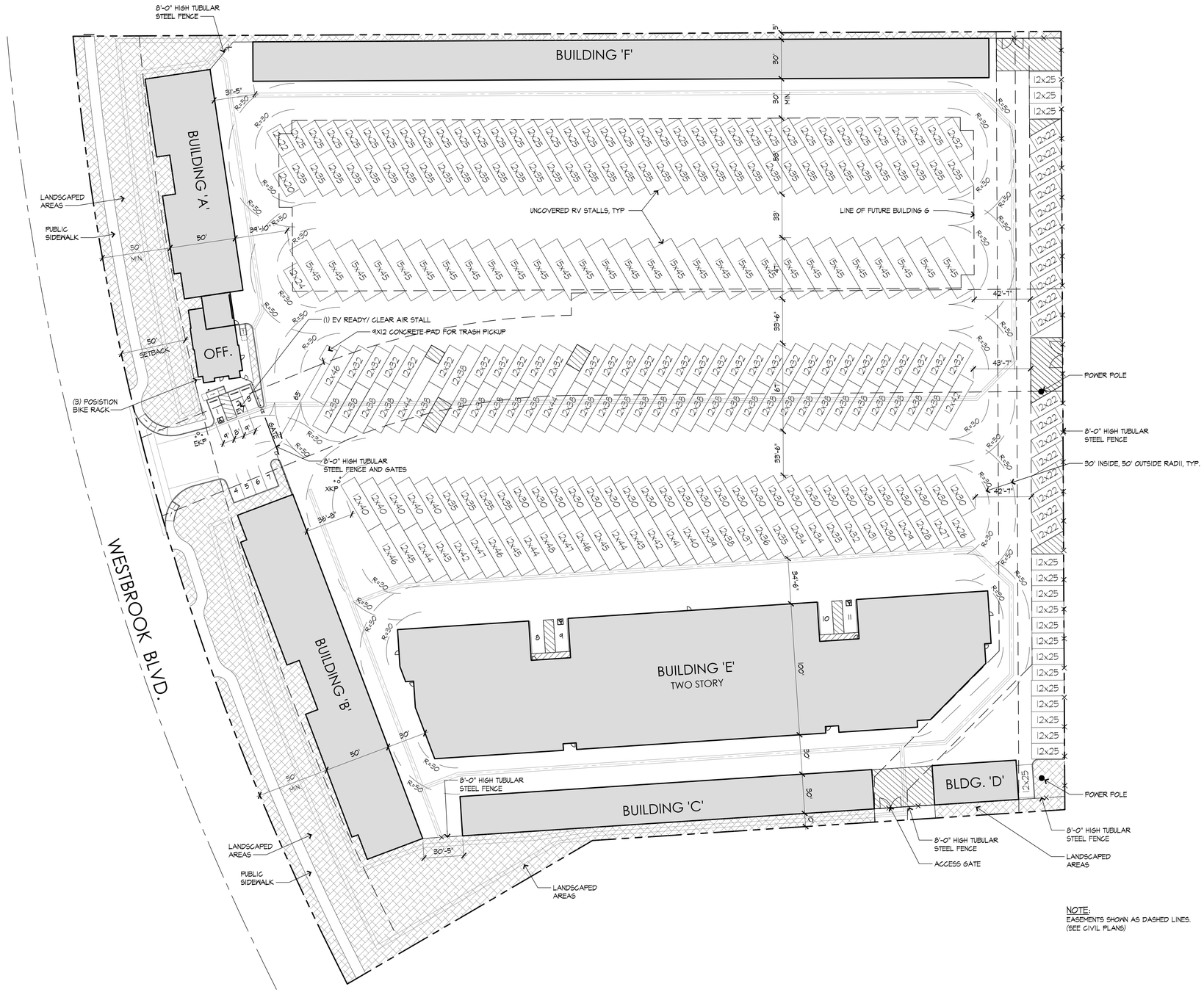
All highlighted uses have been modified by the WRSP SA Overlay.

(P) Principally Permitted
(CUP) Permitted through approval of a Conditional Use Permit
(A) Administratively Permitted
(-) Not Permitted

Notes:

1. Additional Requirements contained in Chapter 19.49 of the City of Roseville Zoning Ordinance
2. Additional Requirements contained in Chapter 19.40 of the City of Roseville Zoning Ordinance
3. Additional Requirements contained in Chapter 19.39 of the City of Roseville Zoning Ordinance
4. Additional Requirements contained in Chapter 19.38 of the City of Roseville Zoning Ordinance
5. Additional Requirements contained in Chapter 19.34 of the City of Roseville Zoning Ordinance
6. Additional Requirements contained in Chapter 19.36 of the City of Roseville Zoning Ordinance

PC EXHIBIT C



NOTE:
EASEMENTS SHOWN AS DASHED LINES.
(SEE CIVIL PLANS)

SITE DATA

LOT SIZE	434,467 s.f. 9.974 ACRES

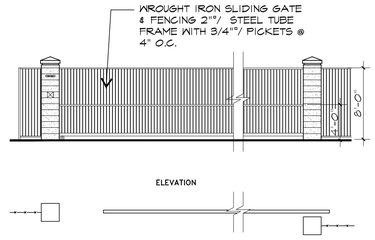
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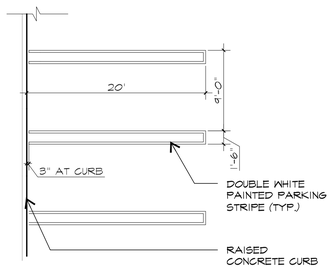
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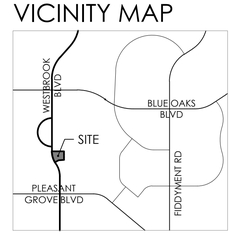
BUILDING AREAS

BLDG. 'A'	(1 STORY)	8,100 s.f.
BLDG. 'B'	(1 STORY)	13,400 s.f.
BLDG. 'C'	(1 STORY)	9,420 s.f.
BLDG. 'D'	(1 STORY)	1,920 s.f.
BLDG. 'E'	(2 STORY)	81,566 s.f.
BLDG. 'F'	(1 STORY)	16,800 s.f.
S.S. SUBTOTAL		131,206 s.f.
OFFICE		1,241 s.f.
FUTURE		1,813 s.f.
GARAGE		557 s.f.
S.S. TOTAL		134,817 s.f.

R.V. TABULATION

RV - 12x20	1 SPACES
RV - 12x22	20 SPACES
RV - 12x24	1 SPACES
RV - 12x25	53 SPACES
RV - 12x26	1 SPACES
RV - 12x27	1 SPACES
RV - 12x28	1 SPACES
RV - 12x29	1 SPACES
RV - 12x30	26 SPACES
RV - 12x31	1 SPACES
RV - 12x32	33 SPACES
RV - 12x33	1 SPACES
RV - 12x34	2 SPACES
RV - 12x35	42 SPACES
RV - 12x36	1 SPACES
RV - 12x37	1 SPACES
RV - 12x38	33 SPACES
RV - 12x39	1 SPACES
RV - 12x40	6 SPACES
RV - 12x41	1 SPACES
RV - 12x42	3 SPACES
RV - 12x43	2 SPACES
RV - 12x44	5 SPACES
RV - 12x45	3 SPACES
RV - 12x46	4 SPACES
RV - 12x47	2 SPACES
RV - 12x48	1 SPACES
RV - 15x45	29 SPACES
RV - TOTAL	276 SPACES

VICINITY MAP



WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

SITE PLAN

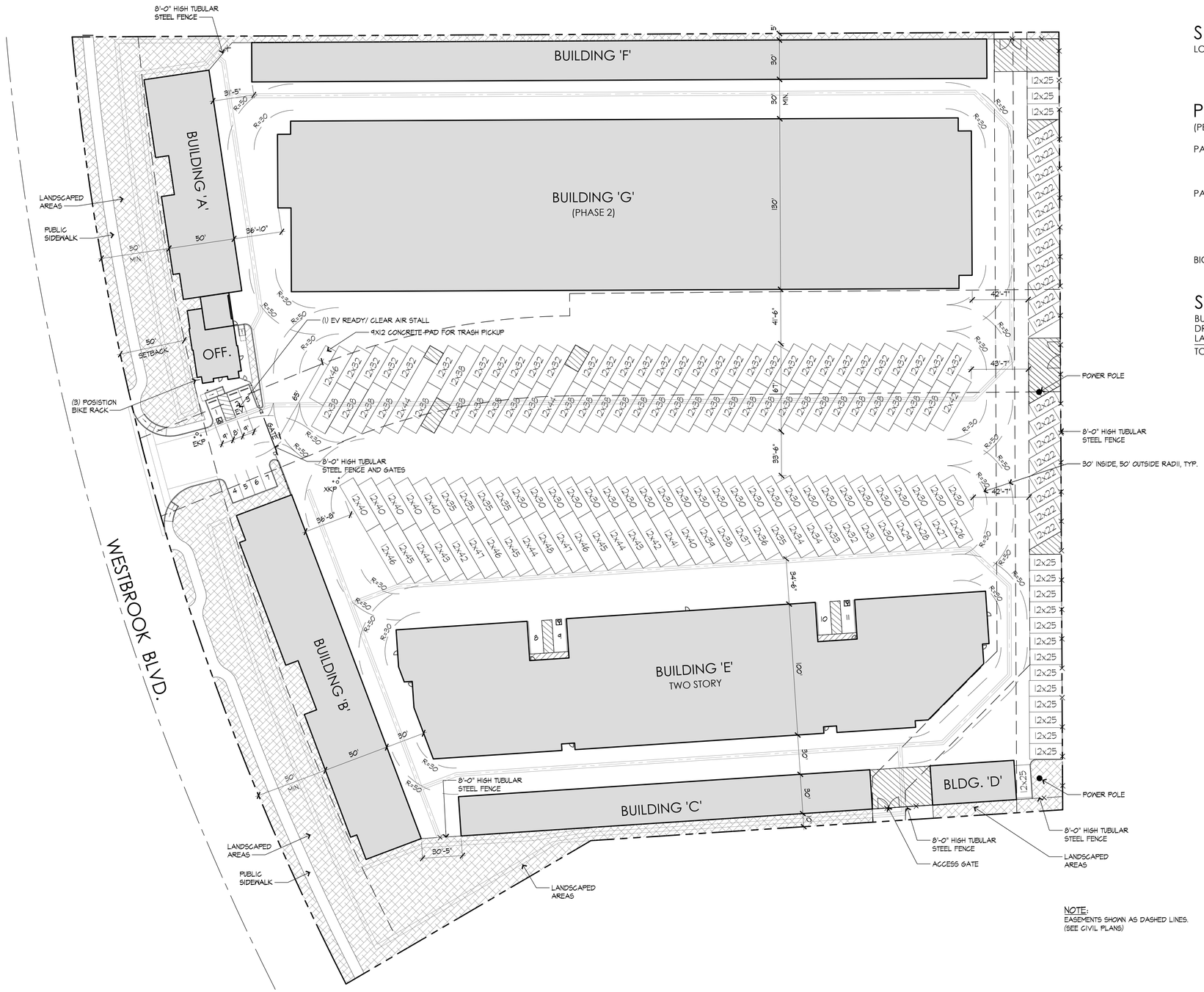
4.4.2022

SCALE : 1" = 40'-0"

1A

VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com

PC EXHIBIT C



NOTE:
EASEMENTS SHOWN AS DASHED LINES.
(SEE CIVIL PLANS)

SITE DATA

LOT SIZE	434,467 s.f. 9.974 ACRES

PARKING CALCULATIONS

(PER ORDINANCE #19.26.030)

PARKING REQUIRED	4 SPACES FOR STORAGE USE 2 SPACES FOR FUTURE SPACE 6 TOTAL REQUIRED
PARKING PROVIDED	9 STANDARD SPACES 1 ADA ACCESSIBLE SPACES 1 EV READY/ CLEAN AIR STALL 2 GARAGE SPACES 13 TOTAL PROVIDED
BICYCLE PARKING	3 SPACES

SITE COVERAGE

BUILDING FOOTPRINTS	160,005	36.8%
DRIVEWAYS & WALKWAYS	228,662	52.7%
LANDSCAPED AREAS	45,800	10.5%
TOTAL	434,467	100%

OWNER / DEVELOPER

RYAN O'KEEFE
WEST ROSEVILLE, LLC
1420 ROCKY RIDGE DRIVE - SUITE 265
ROSEVILLE, CA 95661
PHONE: 916-990-1071
E-MAIL: ryan@wpcommunities.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel@valliarch.com

CIVIL ENGINEER

BRITTANY BAIR
B2 ENGINEERING, INC.
1350 DESMOND LANE
NEWCASTLE, CA 95658
PHONE: 949-656-0995
E-MAIL: brittany@b2engineering.com

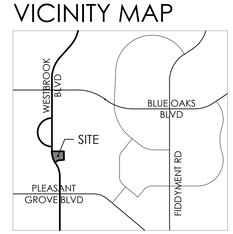
BUILDING AREAS

BLDG. 'A'	(1 STORY)	8,100 s.f.
BLDG. 'B'	(1 STORY)	13,400 s.f.
BLDG. 'C'	(1 STORY)	9,420 s.f.
BLDG. 'D'	(1 STORY)	1,920 s.f.
BLDG. 'E'	(2 STORY)	81,566 s.f.
BLDG. 'F'	(1 STORY)	16,800 s.f.
S.S. SUBTOTAL		131,206 s.f.
OFFICE		1,241 s.f.
FUTURE		1,813 s.f.
GARAGE		557 s.f.
S.S. TOTAL		134,817 s.f.
BLDG. 'G'	(1 STORY)	67,784 s.f.
S.S. TOTAL	(PHASE 1+2)	202,601 s.f.

R.V. TABULATION

RV - 12x22	20 SPACES
RV - 12x25	16 SPACES
RV - 12x26	1 SPACES
RV - 12x27	1 SPACES
RV - 12x28	1 SPACES
RV - 12x29	1 SPACES
RV - 12x30	26 SPACES
RV - 12x31	1 SPACES
RV - 12x32	35 SPACES
RV - 12x33	1 SPACES
RV - 12x34	2 SPACES
RV - 12x35	5 SPACES
RV - 12x36	1 SPACES
RV - 12x37	1 SPACES
RV - 12x38	35 SPACES
RV - 12x39	1 SPACES
RV - 12x40	6 SPACES
RV - 12x41	1 SPACES
RV - 12x42	3 SPACES
RV - 12x43	2 SPACES
RV - 12x44	3 SPACES
RV - 12x45	3 SPACES
RV - 12x46	4 SPACES
RV - 12x47	2 SPACES
RV - 12x48	1 SPACES
RV - TOTAL	173 SPACES

VICINITY MAP



WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

PHASE 2 SITE PLAN

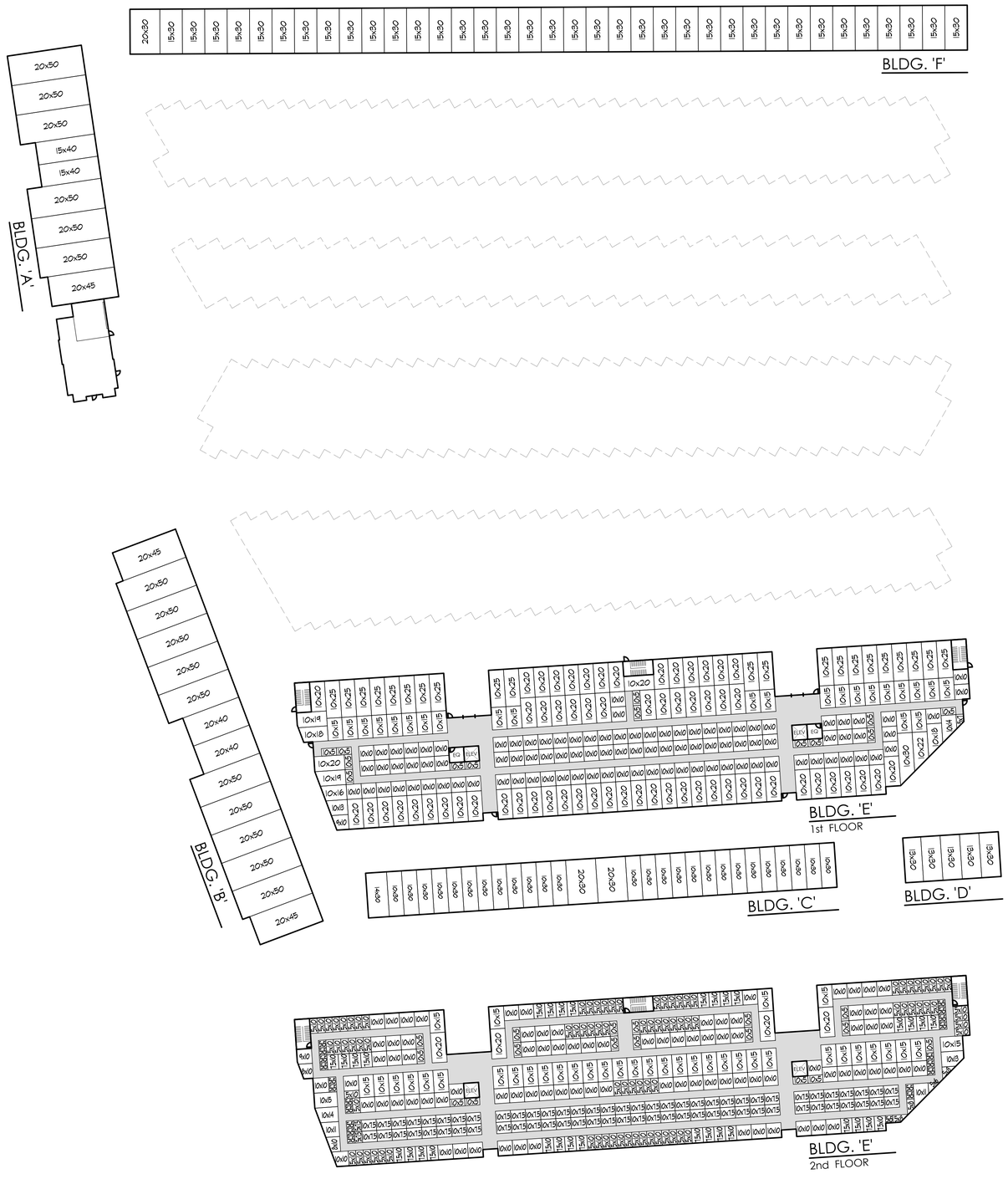
4.4.2022

SCALE : 1" = 40'-0"

1B

VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com

PC EXHIBIT D



TOTAL UNIT MIX TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	21	525
5 x 6	30	1	30
5 x 7	35	1	35
5 x 7.5	37.5	2	75
5 x 8	40	3	120
5 x 10	50	86	4,300
10 x 5	50	30	1,500
7.5 x 10	75	32	2,400
10 x 7.5	75	68	5,100
8 x 10	80	2	160
9 x 10	90	2	180
10 x 10	100	186	18,600
10 x 11	110	2	220
10 x 13	130	2	260
10 x 14	140	2	280
10 x 15	150	61	9,150
10 x 16	160	1	160
10 x 18	180	2	360
10 x 19	190	2	380
10 x 20	200	68	13,600
10 x 22	220	1	220
10 x 25	250	21	5,250
10 x 30	300	27	8,100
13 x 30	390	5	1,950
14 x 30	420	1	420
15 x 30	450	36	16,200
15 x 40	600	2	1,200
20 x 30	600	3	1,800
20 x 40	800	2	1,600
20 x 45	900	3	2,700
20 x 50	1,000	16	16,000
TOTALS		691	112,875
AVERAGE UNIT SIZE			163.94
GROSS BUILDING AREA			132,206
EFFICIENCY			86.12

BLDG. 'A' - FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
15 x 40	600	2	1,200
20 x 45	900	1	900
20 x 50	1,000	6	6,000
TOTALS		9	8,100
AVERAGE UNIT SIZE			900.00
GROSS BUILDING AREA			8,100
EFFICIENCY			100.00

BLDG. 'B' - FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
20 x 40	800	2	1,600
20 x 45	900	2	1,800
20 x 50	1,000	10	10,000
TOTALS		14	13,400
AVERAGE UNIT SIZE			957.14
GROSS BUILDING AREA			13,400
EFFICIENCY			100.00

BLDG. 'C' - FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10 x 30	300	26	7,800
14 x 30	420	1	420
20 x 30	600	2	1,200
TOTALS		29	9,420
AVERAGE UNIT SIZE			324.82
GROSS BUILDING AREA			9,420
EFFICIENCY			100.00

BLDG. 'D' - FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
13 x 30	390	5	1,950
TOTALS		5	1,950
AVERAGE UNIT SIZE			390
GROSS BUILDING AREA			1,920
EFFICIENCY			98.46

BLDG. 'E' - 1st FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 7	35	1	35
9 x 10	90	1	90
10 x 5	50	13	650
10 x 10	100	98	9,800
10 x 13	130	1	130
10 x 14	140	1	140
10 x 15	150	23	3,450
10 x 16	160	1	160
10 x 18	180	2	360
10 x 19	190	2	380
10 x 20	200	64	12,800
10 x 22	220	1	220
10 x 25	250	21	5,250
10 x 30	300	1	300
TOTALS		230	33,765
AVERAGE UNIT SIZE			146.80
GROSS BUILDING AREA			40,783
EFFICIENCY			82.79

BLDG. 'E' - 2nd FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	21	525
5 x 6	30	1	30
5 x 7.5	37.5	2	75
5 x 8	40	3	120
5 x 10	50	86	4,300
10 x 5	50	17	850
7.5 x 10	75	32	2,400
10 x 7.5	75	68	5,100
8 x 10	80	2	160
9 x 10	90	1	90
10 x 10	100	88	8,800
10 x 11	110	2	220
10 x 13	130	1	130
10 x 14	140	1	140
10 x 15	150	38	5,700
10 x 20	200	4	800
TOTALS		367	29,440
AVERAGE UNIT SIZE			80.22
GROSS BUILDING AREA			40,783
EFFICIENCY			72.18

BLDG. 'F' - FLOOR TABULATION

SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
15 x 30	450	36	16,200
20 x 30	600	1	600
TOTALS		37	16,800
AVERAGE UNIT SIZE			452.43
GROSS BUILDING AREA			16,800
EFFICIENCY			100.00

WESTBROOK SELF STORAGE & R.V.

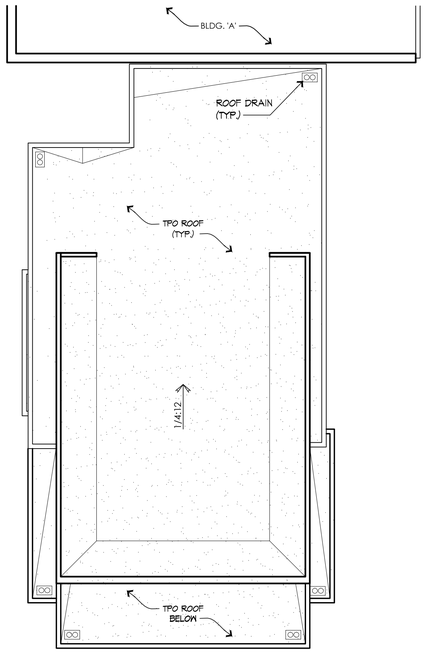
ROSEVILLE, CA

FLOOR PLANS

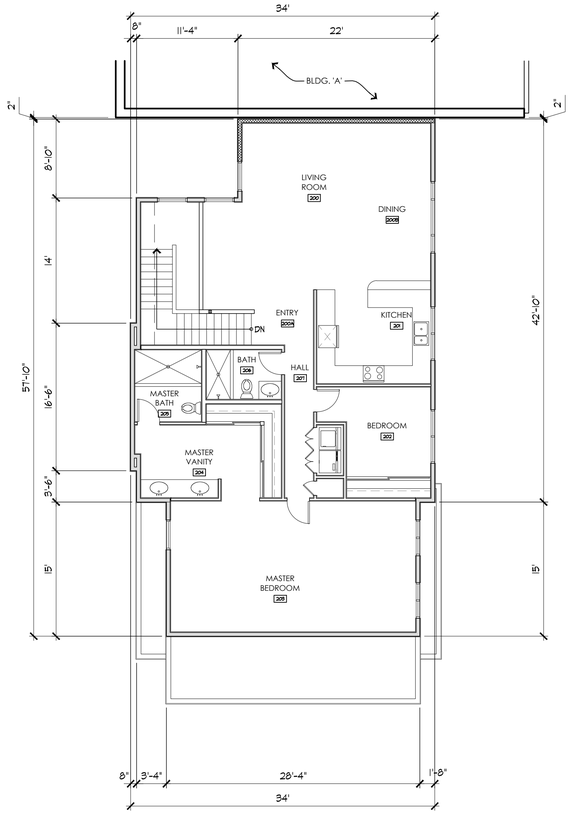
3.4.2022

SCALE : 1" = 40'-0"

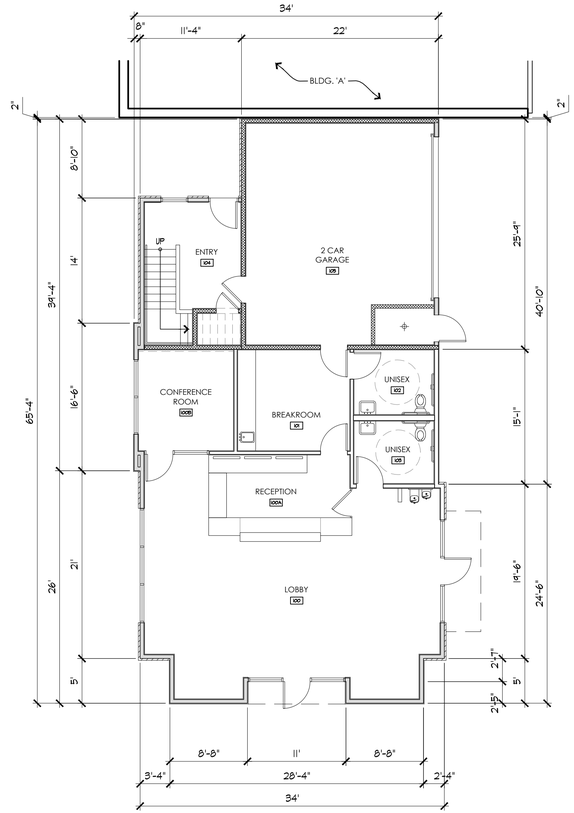
VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com



ROOF PLAN



APARTMENT FLOOR PLAN



OFFICE FLOOR PLAN

NOTE: APARTMENT SHOWN AS FUTURE PHASE, PENDING APPROVAL OF SPECIFIC PLAN AMENDMENT ALLOWING USE AT A FUTURE DATE.

WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

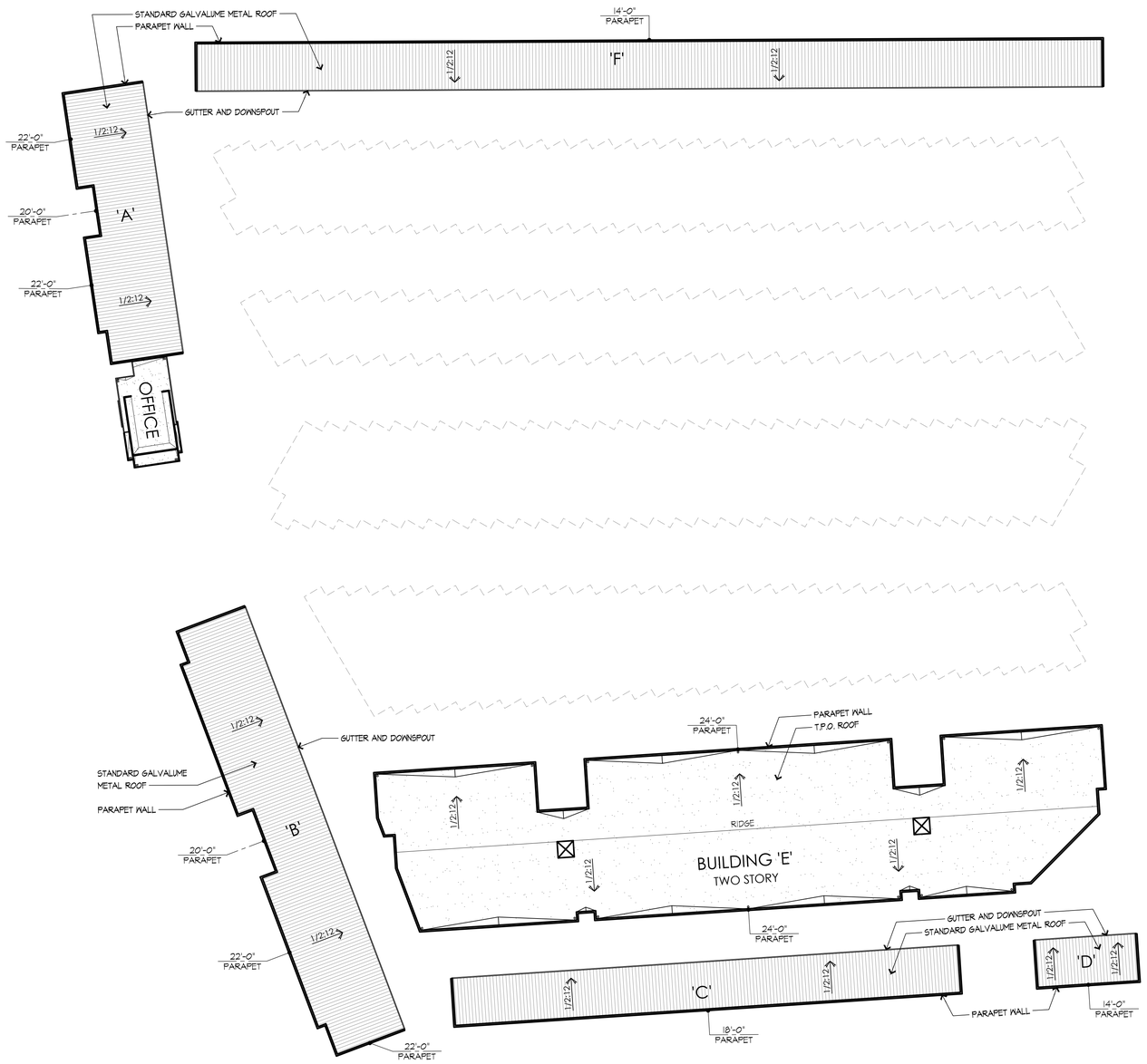
OFFICE / APARTMENT PLANS

3.4.2022

SCALE : 1/8" = 1'-0"

VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com

PC EXHIBIT E



WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

ROOF PLANS

3.4.2022

SCALE : 1" = 40'-0"

VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com

PC EXHIBIT F

CONCEPTUAL IMPROVEMENT PLANS
WESTBROOK STORAGE
CITY OF ROSEVILLE

SITE INFORMATION

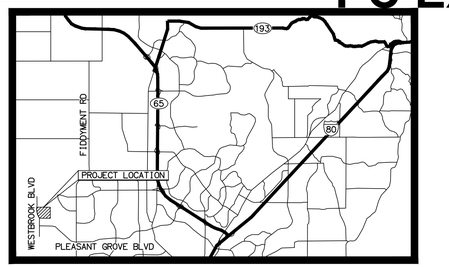
APN:	TBD	RAW EARTHWORK	
ONSITE AREA:	9.974 ACRE	CUT:	10,177 CU. YDS.
DISTURBED AREA:	9.974 ACRE	FILL:	10,177 CU. YDS.
SOIL GROUP:	D	NET:	0 (BALANCED SITE)
PROP. % IMPERVIOUS:	84%		
EXIST. % IMPERVIOUS:	2%	FLOOD PLAIN DATA REFERENCED FROM	
TREE REMOVAL:	0	FEMA PANEL:	06061C0920H
		DATED:	NOVEMBER 2, 2018
		FLOOD HAZARD ZONE:	X

BENCHMARK:

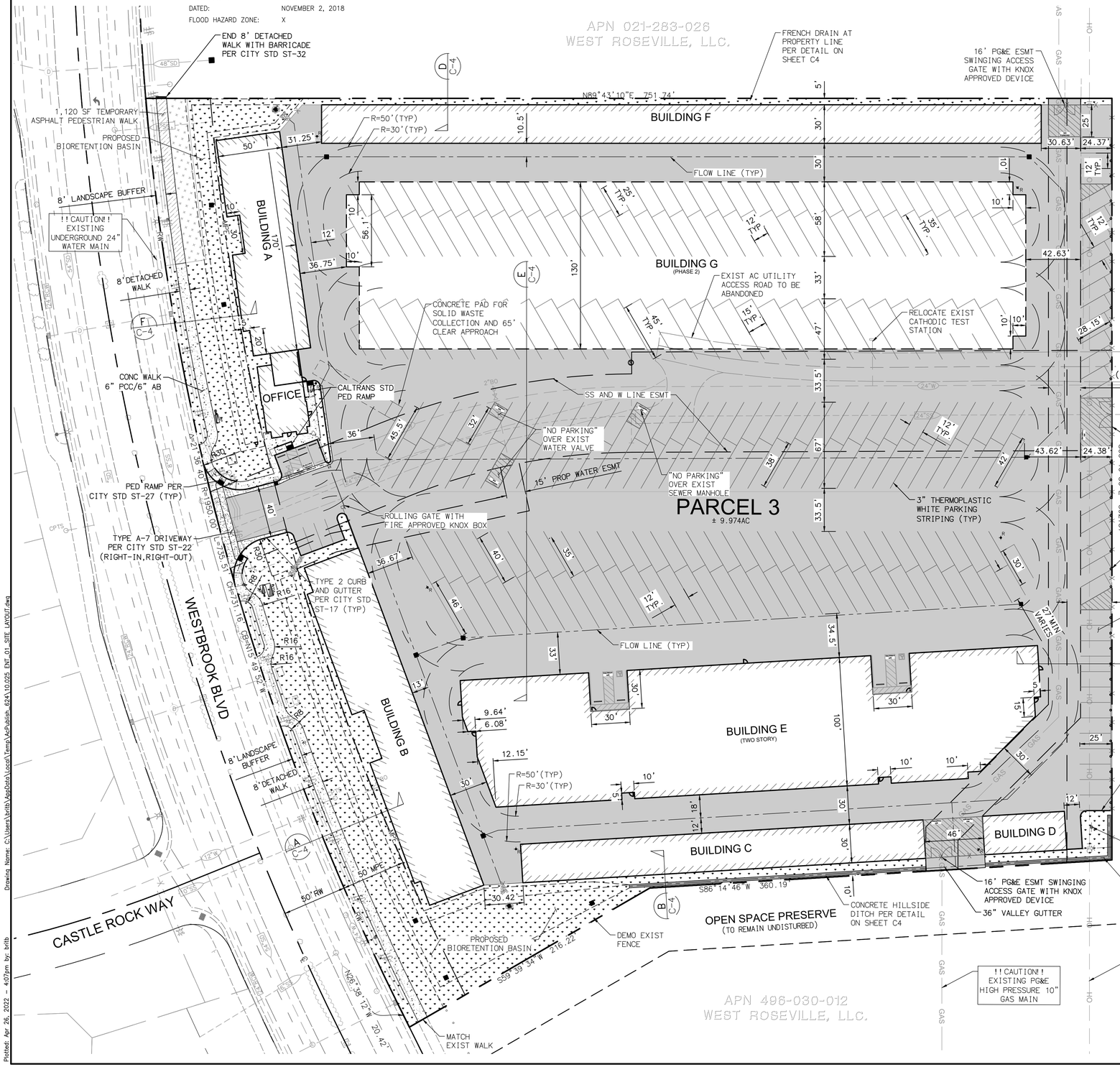
CITY OF ROSEVILLE #72 ELEV. 114.96

3 1/2" BRASS DISC STAMPED LS6046, DEC. 1995, TOP OF CURB AT CATCH BASIN, NORTH SIDE OF DEL WEBB BLVD. AT 50' EAST OF FIDDYMENT ROAD.

PROJECT DATUM NGVD29



VICINITY MAP
NO SCALE



UTILITY AND AGENCY INDEX

U.S.A.			1-800-227-2600
TELEPHONE	CONSOLIDATED COMMUNICATIONS	WAYNE ANDERSON	(916)786-1226
GAS	PACIFIC, GAS & ELECTRIC	SUSAN SMITH	(530)889-3261
ELECTRIC	ROSEVILLE ELECTRIC DEPT.	JEFF WILCOX	(916)746-1661
FIRE	ROSEVILLE FIRE DEPARTMENT	PATRICK CHEW	(916)774-5823
WATER	CITY OF ROSEVILLE	SEAN BIGLEY	(916)774-5750
SEWER	CITY OF ROSEVILLE	KEN GLOTZBACH	(916)774-5750
CABLE TV	COMCAST CABLE	MARK DUBY	(916)830-6743
STORM DRAIN	DEVELOPMENT SERVICES ENGINEERING DIVISION	ENGINEERING	(916)774-5339

PROJECT CONTACT INFORMATION

LANDSCAPE ARCHITECT:
GREAT VALLEY DESIGN
SCOTT VOLMER, CLA, NLA
1219 SPRUCE LANE
DAVIS, CA 95616
SVOLMER@GRTVALLEY.COM

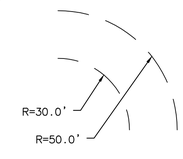
CIVIL ENGINEER:
B2 ENGINEERING, INC.
BRITTANY N. BAIR, PE
1350 DESMOND LANE
NEWCASTLE, CA 95658
BRITTANY@B2ENGINEERING.COM

ARCHITECT:
VALLI ARCHITECTURAL GROUP
ARIEL L. VALLI
924 NORTH ART VILLAGE WAY, SUITE D
IVINS, UT 84738
ARIEL@VALLIARCH.COM

GEOTECHNICAL ENGINEER
YOUNGDAL CONSULTING GROUP, INC.
MATTHEW J. GROSS, PE, GE
4300 ANTHONY COURT, UNIT D
ROCKLIN, CA 95677

LEGEND

EXISTING SYMBOL:	DESCRIPTION:	PROPOSED SYMBOL:	DESCRIPTION:
(200.0)	ELEVATION	200.00 FS	DESIGN ELEVATION
	CURB & GUTTER		CURB & GUTTER
	PROPERTY LINE		RIGHT-OF-WAY LINE
	EASEMENT		PROPERTY LINE
90	CONTOURS		EASEMENT
	STREET LIGHT	310	CONTOURS (MAJOR)
OH	OVERHEAD ELECTRICAL LINE		CONTOURS (MINOR)
54"SD	STORM DRAIN	24"SD	STORM DRAIN
8"SS	SANITARY SEWER	6"SS	SANITARY SEWER
24"W	DOMESTIC WATER	1"W	DOMESTIC WATER
24"RCW	RECLAIMED WATER	12"FW	PRIVATE HYDRANT LINE
JT	JOINT TRENCH	8"FS	FIRE SPRINKLER LINE
X X	FENCE	X X	FENCE
	REMOVE OR DEMOLISH		SAWCUT LINE
	LANDSCAPING		FLOW LINE
	TRAFFIC RATED INLET	D	STORM DRAIN MANHOLE
	POWER POLE	S	SEWER MANHOLE
D	STORM DRAIN MANHOLE		DROP INLET
S	SANITARY SEWER MANHOLE	R	FIRE HYDRANT R FOR RESTRAINED
R	FIRE HYDRANT R FOR RESTRAINED		GATE VALVE
	GATE VALVE		BUTTERFLY VALVE
	BUTTERFLY VALVE		BLOWOFF ASSEMBLY
2"BD	BLOWOFF WITH SIZE		DOUBLE CHECK DETECTOR ASSEMBLY
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY		REDUCED PRESSURE PRINCIPLE ASSEMBLY
RP	REDUCED PRESSURE PRINCIPLE ASSEMBLY		REDUCER
CPTS	CATHODIC PROTECTION TEST STATION		SERVICE LATERAL
	CATHODIC TEST STATION		FIRE DEPARTMENT CONNECTION
			FITTING
			FUTURE CONNECTION
1 C-10	SECTION NUMBER SHEET FOR SECTION		POST INDICATOR VALVE
			CONCRETE PAVEMENT
			LANDSCAPE
			FUTURE IMPACTED LANDSCAPE
			3" ASPHALT PAVEMENT FUTURE IMPACTED PEDESTRIAN WALK
			CONCRETE WALK
			CONCRETE GUTTER/ DRIVEWAY SECTION



FIRE ACCESS ROUTE DETAIL

SCALE: 1"=40'

SHEET C1

CONCEPTUAL IMPROVEMENT PLANS FOR
2300 WESTBROOK BLVD,
ROSEVILLE, CA 95747

SITE LAYOUT

CITY OF ROSEVILLE

PRELIMINARY - NOT FOR CONSTRUCTION

PREPARED FOR:
WEST ROSEVILLE, LLC.
1401 ROCKBRIDGE, SUITE 265
ROSEVILLE, CA 95661
PHONE: (916) 774-3400
EMAIL: RYAN@MPCOMMUNITIES.COM
CONTACT: RYAN O'KEEFE

ENGINEERING
1350 DESMOND LANE
NEWCASTLE, CA 95658

BRITTANY N. BAIR, RCE: 87537
EXP DATE: 09/30/2023
DATE

PROFESSIONAL ENGINEER BRITTANY N. BAIR NO. 87537 CIVIL STATE OF CALIFORNIA REGISTERED

811 Know what's below. Call before you dig.

Plotted: Apr 26, 2022 - 4:07pm by: britb
Drawing Name: C:\Users\britb\AppData\Local\Temp\AcPublish_624\10.025 ENT_01_SITE LAYOUT.dwg

PC EXHIBIT F

PRELIMINARY - NOT FOR CONSTRUCTION

CITY OF ROSEVILLE

PRELIMINARY GRADING PLAN

CONCEPTUAL IMPROVEMENT PLANS FOR
2300 WESTBROOK BLVD,
ROSEVILLE, CA 95747

SHEET C2

PREPARED FOR:
WEST ROSEVILLE , LLC.
1450 ROYAL ST, SUITE 265
ROSEVILLE, CA 95661
PHONE: (916) 774-3400
EMAIL: RYAN@MPCOMMUNITIES.COM
CONTACT: RYAN O'KEEFE

B2 ENGINEERING
1350 DESMOND LANE
NEWCASTLE, CA 95658
BRITTANY N. BAIR, RCE. 87537
EXP DATE: 09/30/2023

PROFESSIONAL ENGINEER * BRITTANY N. BAIR * NO. 87537 * REGISTERED * STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

APN 021-283-026
WEST ROSEVILLE, LLC.

APN 496-030-009
WEST ROSEVILLE, LLC.

APN 496-030-012
WEST ROSEVILLE, LLC.

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
(TWO STORY)
BUILDING F
BUILDING G
(PHASE 2)
PARCEL 3
± 9.974AC

OFFICE
FF=96.63

WESTBROOK BLVD

CASTLE ROCK WAY

NO OFFSITE WORK IS TO OCCUR PRIOR TO OBTAINING A RIGHT OF ACCESS PERMIT FROM THE ADJACENT PROPERTY OWNER

OFFSITE INTERIM DITCH TO REROUTE RUN-ON. SEE OFFSITE DRAINAGE EXHIBIT

DAYLIGHT TO GRADE AT MAX SLOPE 3: 1

16' PG&E ESMT. ACCESS GATE

N89°43'10"E 751.74'

25.00' PG&E GAS LINE ESMT. PER POC 2006-0073368

PERIMETER FENCING

20' WATER AND SEWER ESMT ACCESS GATE

EXISTING OVERHEAD POWER POLE

!!CAUTION!! EXISTING UNDERGROUND 24" WATER MAIN

!!CAUTION!! EXISTING UNDERGROUND 24" SEWER MAIN

35.00' ELECTRICAL & GAS LINE ESMT. PER 2005.012343

NO OFFSITE WORK IS TO OCCUR PRIOR TO OBTAINING A RIGHT OF ACCESS PERMIT FROM THE ADJACENT PROPERTY OWNER

SURFACE PARKING

DAYLIGHT TO GRADE AT MAX SLOPE 2: 1 (FILL SLOPE)

CONCRETE HILLSIDE DITCH. SEE DETAIL ON SHEET C4

!!CAUTION!! EXISTING OVERHEAD POWER LINE

!!CAUTION!! EXISTING PG&E HIGH PRESSURE 10" GAS MAIN

CURRY CREEK 100-YR BFE = 90.6

PRIVATE FIRE HYDRANT

8' LANDSCAPE BUFFER

8' DETACHED WALK

BIORETENTION BASIN

CURB CUT TO BIO BASIN

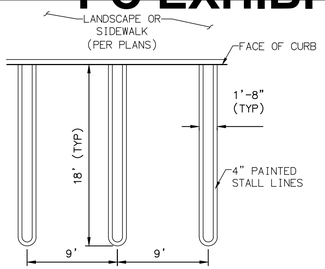
!!CAUTION! EXISTING UNDERGROUND 24" WATER MAIN

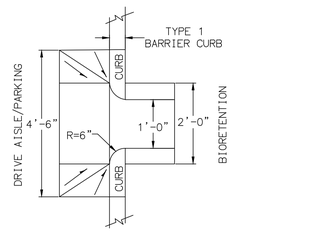
PHASE 1 SURFACE PARKING

SURFACE PARKING

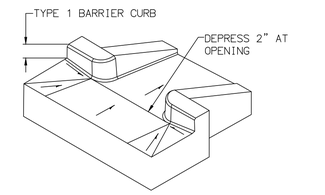
DUAL LINE PARKING STRIPING

NO SCALE





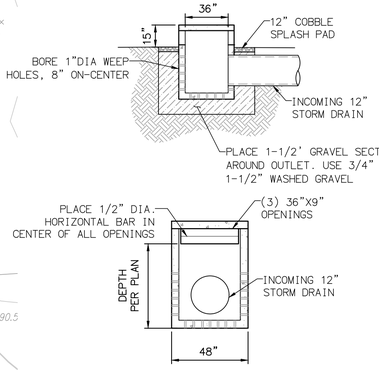
PLAN VIEW



PERSPECTIVE VIEW

STORM WATER CURB CUT

NO SCALE



BUBBLE UP DETAIL

NO SCALE

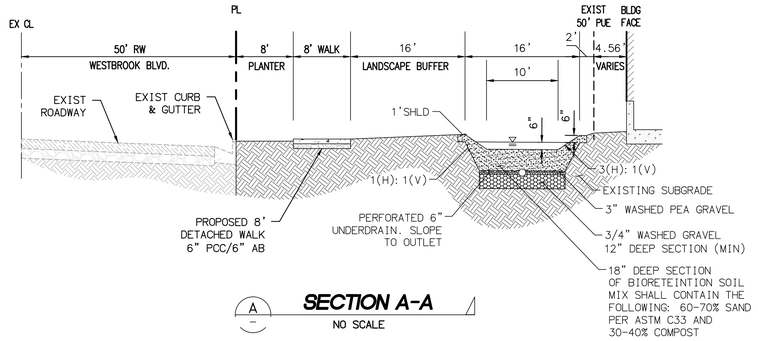
SCALE 1"=40'

40 20 0 40 80 120

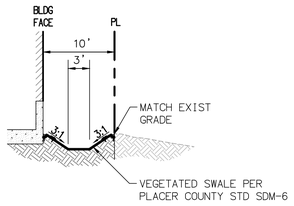
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Plotted: Apr 26, 2022 - 5:08pm by: britb
Drawing Name: C:\Users\britb\B2 Engineering Inc\B2 Engineering Inc - Projects\10.025\ULV\MP\ENT\10.025 ENT_02_GRADING PLAN.dwg

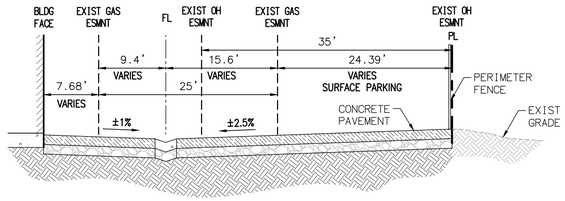
PC EXHIBIT F



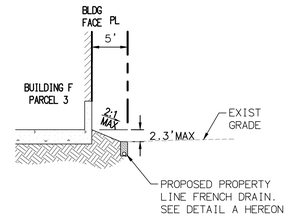
A **SECTION A-A**
NO SCALE



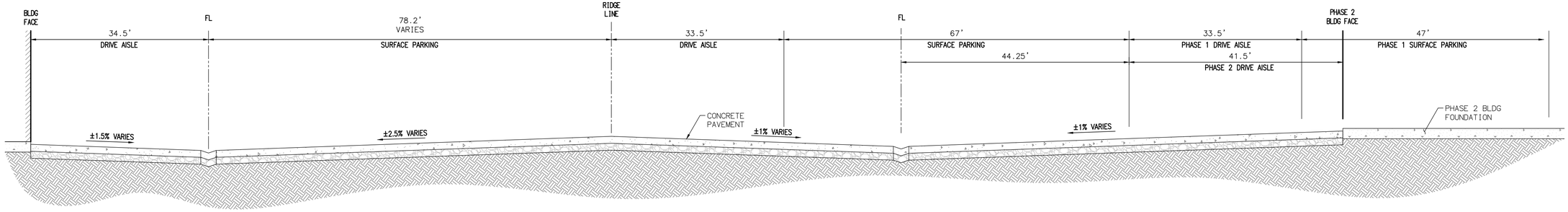
B **SECTION B-B**
NO SCALE



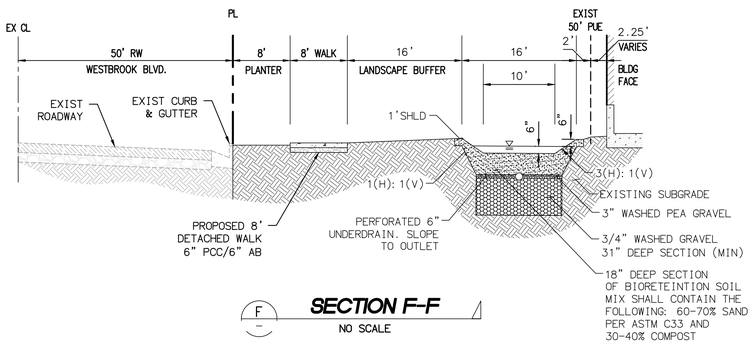
C **SECTION C-C**
NO SCALE



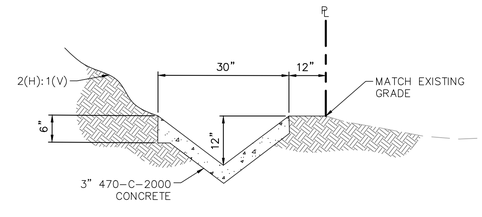
D **SECTION D-D**
NO SCALE



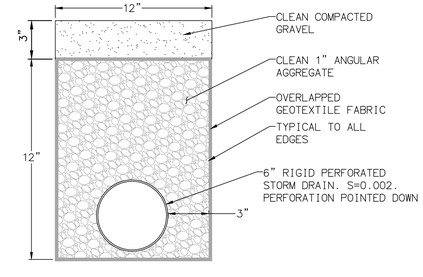
E **SECTION E-E**
NO SCALE



F **SECTION F-F**
NO SCALE



HILLSIDE CONCRETE DITCH DETAIL
NO SCALE



A **PROPERTY LINE FRENCH DRAIN**
NO SCALE

SHEET C4

CONCEPTUAL IMPROVEMENT PLANS FOR
2300 WESTBROOK BLVD,
ROSEVILLE, CA 95747

TYPICAL SECTIONS

CITY OF ROSEVILLE

PREPARED FOR:
WEST ROSEVILLE , LLC.
1451 ROCKY POINT DR, SUITE 265
ROSEVILLE, CA 95661
PHONE: (916) 774-3400
EMAIL: RYAN@PCOMMUNITIES.COM
CONTACT: RYAN O'KEEFE

ENGINEERING
1350 DESMOND LANE
NEWCASTLE, CA 95658

BRITTANY N. BAIR, RCE: 87537
EXP DATE: 09/30/2023

PROFESSIONAL ENGINEER * REGISTERED * BRITTANY N. BAIR NO. 87537 CIVIL * STATE OF CALIFORNIA

811 Know what's Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: Apr 26, 2022 - 4:07pm by: britb
Drawing Name: C:\Users\britb\B2 Engineering Inc\B2 Engineering Inc... - Projects\10.025\DLV\MP\ENT\10.025 ENT_04_SECTIONS.dwg

PC EXHIBIT G

SEE RIGHT FOR CONTINUATION
MATCHLINE A

APN 021-283-026
WEST ROSEVILLE, LLC.

BUBBLE UP DRAIN, SEE DETAIL ON SHEET C2

6" C-900, CLASS 200 PRIVATE FIRE SPRINKLER LINE (TYP)

6" RIGID PERFORATED STORM DRAIN AT PROPERTY LINE. SEE DETAIL A ON SHEET C4. CONNECT TO BUBBLE UP DRAIN

N89°43'10"E 751.74'

EXISTING 8" SEWER STUB TO BE ABANDONED PER CITY STANDARDS AND SPECIFICATIONS

FIRE RISER

PRIVATE FIRE HYDRANT

PRIVATE STORM DRAIN SYSTEM PVC HDPE (TYP)

BUILDING F

24"X24" TRAFFIC RATED DI (TYP)

36"X36" DROP INLET (TYP)

BIORETENTION PER PLACER COUNTY STD TR-1

BUILDING A

CONNECT TO EXISTING SD DROP INLET

PRIVATE FIRE HYDRANT

!!CAUTION!! EXISTING UNDERGROUND 24" WATER MAIN

OFFICE

RECLAIMED IRRIGATION METER/RP

CHECK VALVE, PIV & FDC

PROTECT IN PLACE EXIST CATHODIC PROTECTION TEST STATION AND PUBLIC FIRE HYDRANT VERIFY LOCATION IN FIELD

RELOCATE EXIST 3" AIR RELEASE VALVE OUT OF ROADWAY AT VALVE

PROTECT IN PLACE PUBLIC FIRE HYDRANT VERIFY LOCATION IN FIELD

EXIST 1-1/2" STREETLIGHT CONDUIT

EXIST STREET LIGHT PROTECT IN PLACE

EXISTING SD DROP INLET

WESTBROOK BLVD

CASTLE ROCK WAY

BUILDING G
(PHASE 2)

EXISTING 2" BLOW OFF, TO REMAIN

48"SS MH WITH INSIDE DROP CONNECTION PER CITY STD SS-2/SS-12

EXISTING SD CULVERT TO BE REMOVED

EXISTING CATHODIC TEST STATION TO BE UNDERGROUNDED IN PHASE 1. ADJUST TO GRADE

2 WAY-SS CO WITH BACKWATER VALVE

SDR-26 S=0.01 FT/FT

POINT OF CONNECTION TO EXIST 6" SEWER LATERAL

ABANDON EXIST PUBLIC FIRE HYDRANT AT VALVE

EXISTING SS MANHOLE ADJUST TO GRADE

REMOVE EXISTING 2" BO AND CONNECT TO EXIST 12" WATER

PARCEL 3
± 9.974AC

8" C-900, CLASS 150 WATER LINE (TYP)

24"X24" TRAFFIC RATED DI

15.00' PROP WATER ESMT

PRIVATE FIRE HYDRANT WITH BOLLARDS ON FOUR CORNERS

BACKFLOW MANIFOLD STD W-15 & 8"DCDA

PRIVATE POINT OF CONNECTION

EXISTING ELECTRICAL BOXES

24"X24" TRAFFIC RATED DI

BUILDING B

BUILDING E

CROSS EXISTING GAS MAIN AS CLOSE TO 90° AS POSSIBLE

EXISTING SD CULVERT TO BE REMOVED

POINT OF CONNECTION TO EXIST 12" W

DEMO EXIST 2" BLOWOFF ASSEMBLY AND 12"W LINE

FIRE RISER

BUILDING C

BUILDING D

PRIVATE FIRE HYDRANT

24"X24" TRAFFIC RATED DI

S86°14'46"W 360.19'

CONCRETE HILLSIDE DITCH PER DETAIL ON SHEET C4

36" VALLEY GUTTER AT DRIVEWAY

BIORETENTION PER PLACER COUNTY STD TR-1

6" C-900, CLASS 200 PRIVATE FIRE SPRINKLER LINE (TYP)

BUBBLE UP DRAIN, SEE DETAIL ON SHEET C2

CONNECT TO EXISTING SD DROP INLET

EXIST 6-6" ELECTRICAL CONDUITS

APN 496-030-012
WEST ROSEVILLE, LLC.

25.00' PG&E GAS LINE ESMT. PER POC 2006-0073368

APN 496-030-009
WEST ROSEVILLE, LLC.

!!CAUTION!! EXISTING UNDERGROUND 24" WATER MAIN

EXISTING OVERHEAD POWER POLE

!!CAUTION!! EXISTING UNDERGROUND 24" SEWER MAIN

S00°16'50"E 592.57'

PRIVATE FIRE HYDRANT WITH BOLLARDS ON FOUR CORNERS

24"X24" TRAFFIC RATED DI

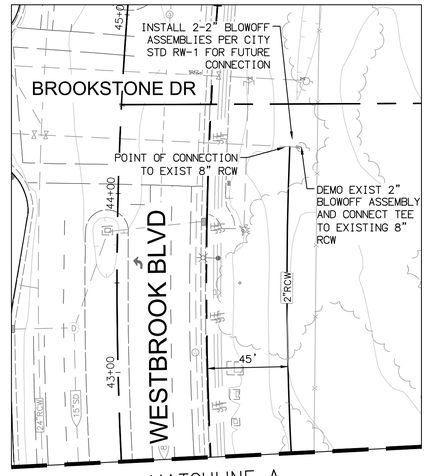
35.00' ELECTRICAL & GAS LINE ESMT. PER 2005.012343

EXISTING OVERHEAD POWER POLE

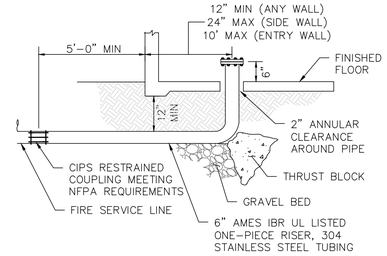
CONCRETE HILLSIDE DITCH PER DETAIL ON SHEET C4

!!CAUTION!! EXISTING PG&E HIGH PRESSURE 10" GAS MAIN

!!CAUTION!! EXISTING OVERHEAD POWER LINE

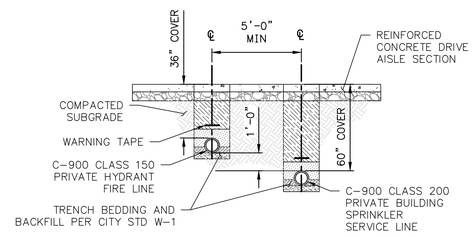


MATCHLINE A
SEE LEFT FOR CONTINUATION



FIRE RISER DETAIL

NO SCALE



PRIVATE WATER LINE SPACING DETAIL

NO SCALE

GENERAL UTILITY NOTES:

1. ROSEVILLE ELECTRIC TO REPLACE POLE AT DEVELOPER'S EXPENSE
2. PERIMETER FENCING TO BE GROUNDED PER ROSEVILLE ELECTRIC SPECIFICATIONS
3. CONTRACTOR TO USE EXTREME CAUTION WHEN CONSTRUCTING FENCE OVER EXISTING UTILITIES.
4. ALL STORM DRAIN IS TO HAVE A MINIMUM SLOPE OF 0.005 (FT/FT) UNLESS SPECIFIED OTHERWISE

SCALE: 1"=40'

40 20 0 40 80 120

SCALE: 1"=40'

SHEET C3

CONCEPTUAL IMPROVEMENT PLANS FOR
2300 WESTBROOK BLVD,
ROSEVILLE, CA 95747

PRELIMINARY UTILITY PLAN

CITY OF ROSEVILLE

PRELIMINARY - NOT FOR CONSTRUCTION

PREPARED FOR:
WEST ROSEVILLE, LLC
1401 ROCKLIN ROAD, SUITE 265
ROSEVILLE, CA 95661
PHONE: (916) 774-3400
EMAIL: RYAN@MPCOMMUNITIES.COM
CONTACT: RYAN O'KEEFE

ENGINEERING
1350 DESMOND LANE
NEWCASTLE, CA 95658

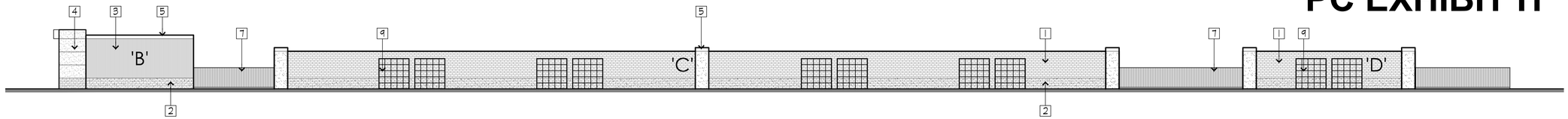
BRITTANY N. BAIR, RCE: 87537
EXP DATE: 09/30/2023
DATE:

PROFESSIONAL ENGINEER * BRITTANY N. BAIR * NO. 87537 * REGISTERED * 12/31/23 * STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

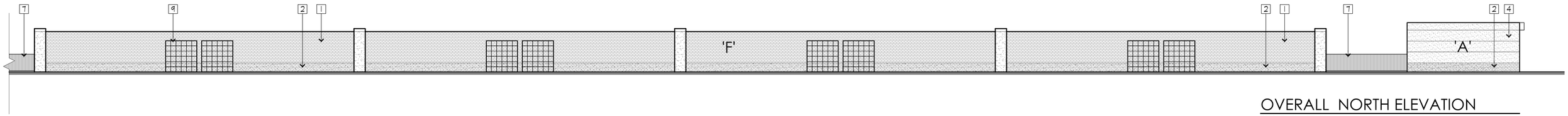
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PC EXHIBIT H



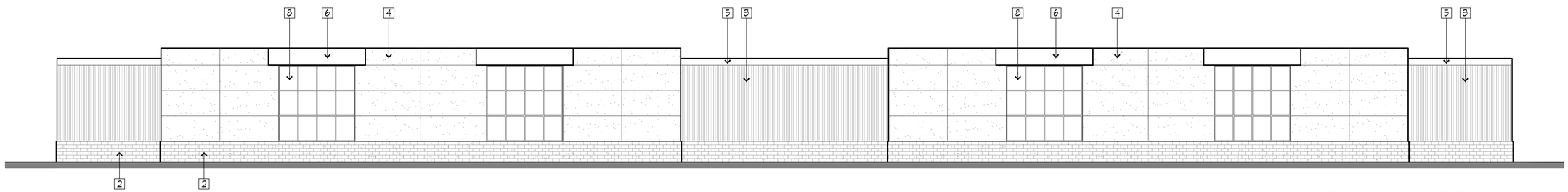
OVERALL SOUTH ELEVATION

SCALE : 1" = 20'-0"



OVERALL NORTH ELEVATION

SCALE : 1" = 20'-0"



BLDG. 'B' WEST

SCALE : 1" = 10'-0"

1 PRECISION CMU WITH ELASTOMERIC PAINT FINISH: SW # 6087 'TRUSTY TAN'

2 SPLIT FACE CMU WITH ELASTOMERIC PAINT FINISH: SW # 6088 'NUT HATCH'

3 MBCI VERTICALLY CORRUGATED METAL PANEL: SIGNATURE 200 'LIGHT STONE'

4 STUCCO W/ ELASTOMERIC PAINT FINISH: SW # 6085 'SIMPLIFY BEIGE'

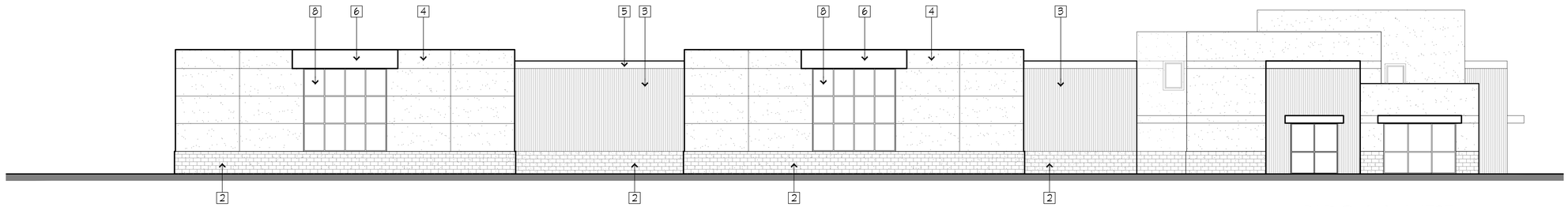
5 METAL CAP FLASHING WITH PAINT FINISH: SW # 6866 'HEART THROB'

6 METAL AWNING WITH PAINT FINISH: SW # 6866 'HEART THROB'

7 TUBULAR STEEL FENCE WITH PAINT FINISH: SW # 6160 'BEST BRONZE'

8 SPANDREL GLASS: PPG 'SOLAR BRONZE'

9 METAL VINE TRELLIS: ANODIZED ALUMINUM '



BLDG. 'A' WEST

SCALE : 1" = 10'-0"



OVERALL WEST ELEVATION

SCALE : 1" = 20'-0"

WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

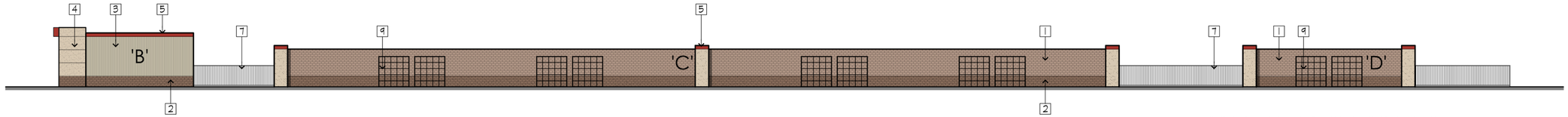
PERIMETER PRIMARY ELEVATIONS

SEE SHEET 6, 7 & 8 FOR NOTES AND DIMENSIONS

SCALE : 1" = 10'-0"

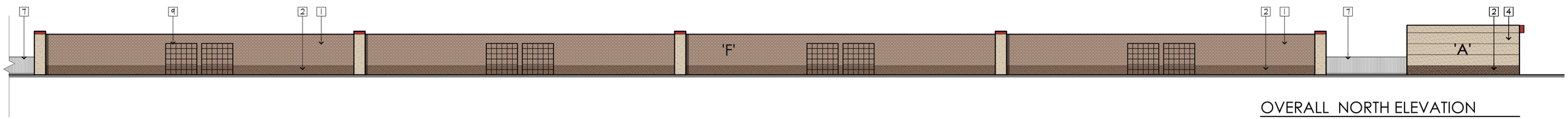
4.27.2022
4.4.2022

VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY PH: 949-813-4191
IVINS, UT 84738 ariel@valliarch.com



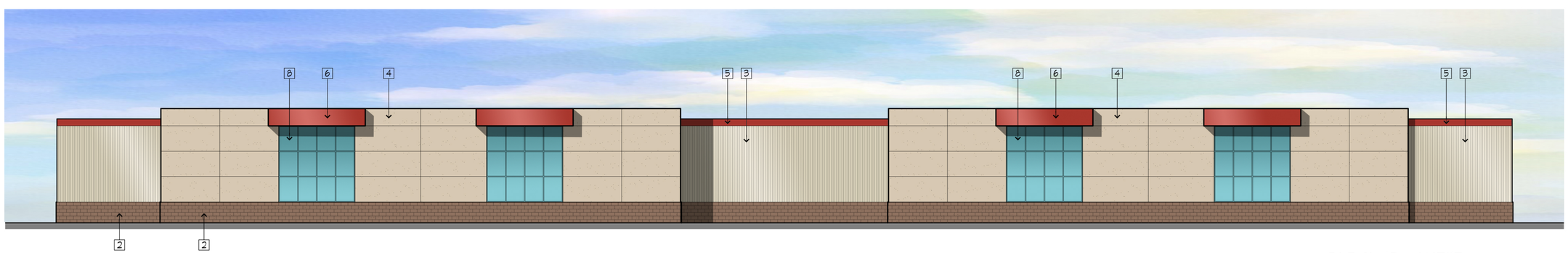
OVERALL SOUTH ELEVATION

SCALE : 1" = 20'-0"



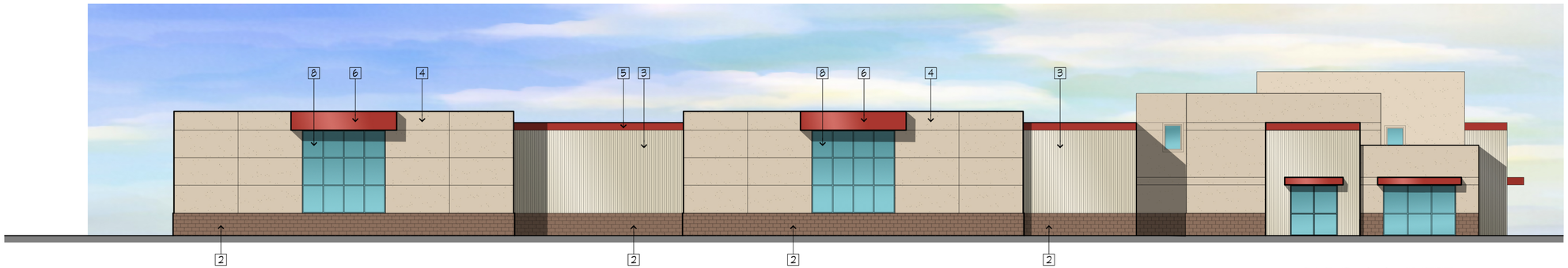
OVERALL NORTH ELEVATION

SCALE : 1" = 20'-0"



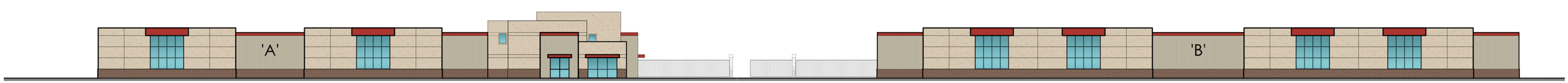
BLDG. 'B' WEST

SCALE : 1" = 10'-0"



BLDG. 'A' WEST

SCALE : 1" = 10'-0"



OVERALL WEST ELEVATION

SCALE : 1" = 20'-0"

1 PRECISION CMU WITH ELASTOMERIC PAINT FINISH: SW # 6087 'TRUSTY TAN'

2 SPLIT FACE CMU WITH ELASTOMERIC PAINT FINISH: SW # 6088 'NUT HATCH'

3 MBCI VERTICALLY CORRUGATED METAL PANEL: SIGNATURE 200 'LIGHT STONE'

4 STUCCO W/ ELASTOMERIC PAINT FINISH: SW # 6085 'SIMPLIFY BEIGE'

5 METAL CAP FLASHING WITH PAINT FINISH: SW # 6866 'HEART THROB'

6 METAL AWNING WITH PAINT FINISH: SW # 6866 'HEART THROB'

7 TUBULAR STEEL FENCE WITH PAINT FINISH: SW # 6160 'BEST BRONZE'

8 SPANDREL GLASS: PPG 'SOLAR BRONZE'

9 METAL VINE TRELLIS: ANODIZED ALUMINUM '

WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

PERIMETER PRIMARY ELEVATIONS

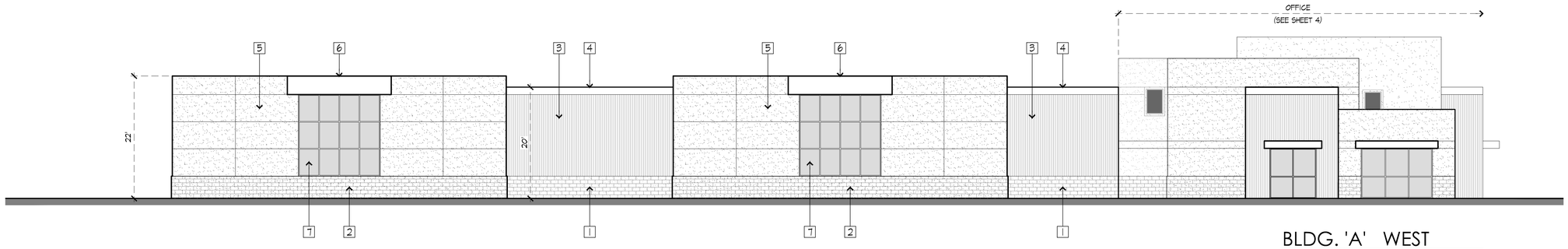
SEE SHEET 6, 7 & 8 FOR NOTES AND DIMENSIONS

SCALE : 1" = 10'-0"

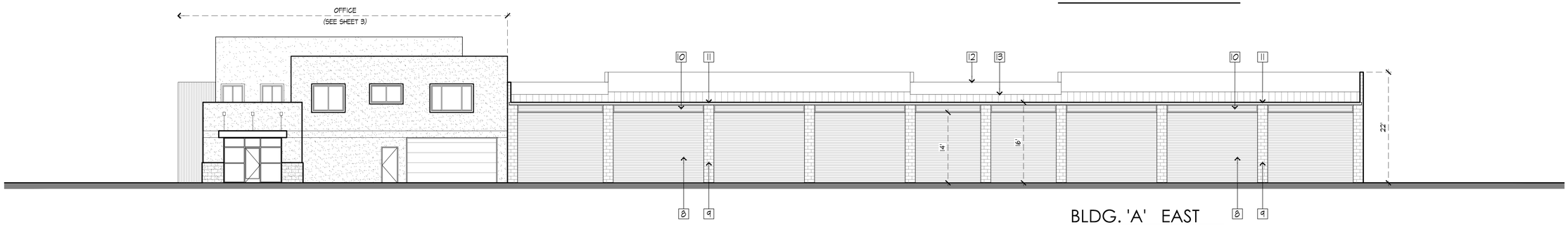
4.27.2022
4.4.2022

6C

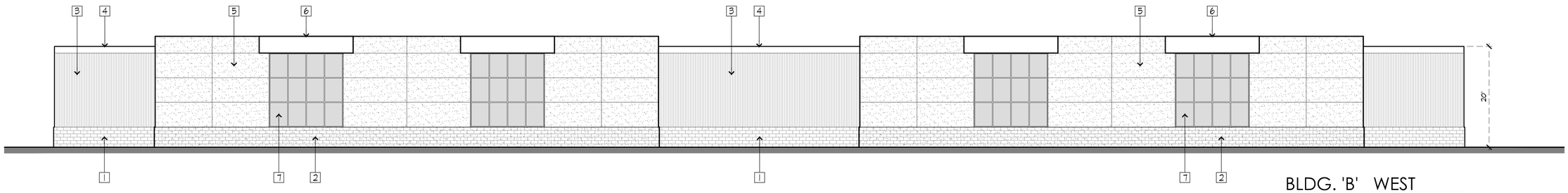
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY PH: 949-813-4191
IVINS, UT 84738 ariel@valliarch.com



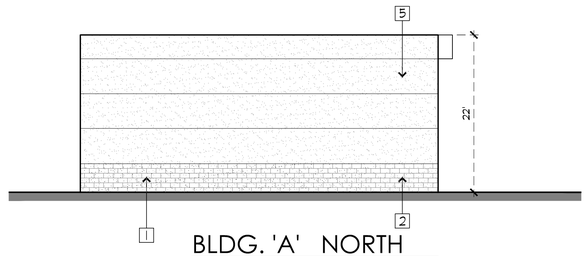
BLDG. 'A' WEST



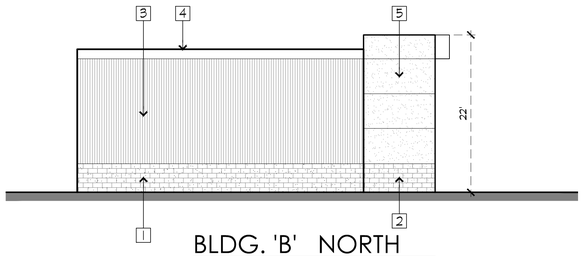
BLDG. 'A' EAST



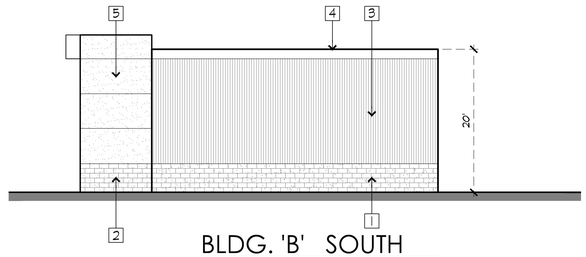
BLDG. 'B' WEST



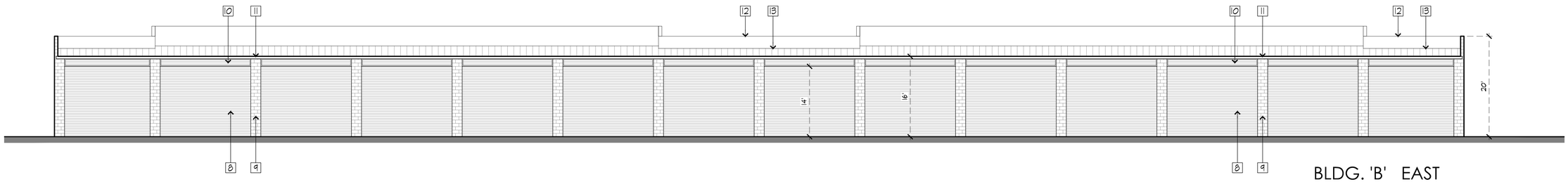
BLDG. 'A' NORTH



BLDG. 'B' NORTH



BLDG. 'B' SOUTH



BLDG. 'B' EAST

ELEVATION KEYNOTES

1. PRECISION CMU WALL WITH ELASTOMERIC PAINT FINISH
2. SPLIT FACE CMU WALL WITH ELASTOMERIC PAINT FINISH
3. VERTICAL CORRUGATED METAL SIDING
4. SMOOTH METAL CAP BAND
5. STUCCO WITH METAL JOINTS
6. METAL AWNING
7. SPANDREL GLASS
8. METAL ROLL-UP DOOR
9. PRECISION CMU PILASTER WITH ELASTOMERIC PAINT FINISH
10. METAL DOOR TRANSOM
11. METAL GUTTER
12. PARAPET BEYOND
13. GALVALUME METAL ROOF
14. FIRE HYDRANT LOCATION

WESTBROOK SELF STORAGE & R.V.

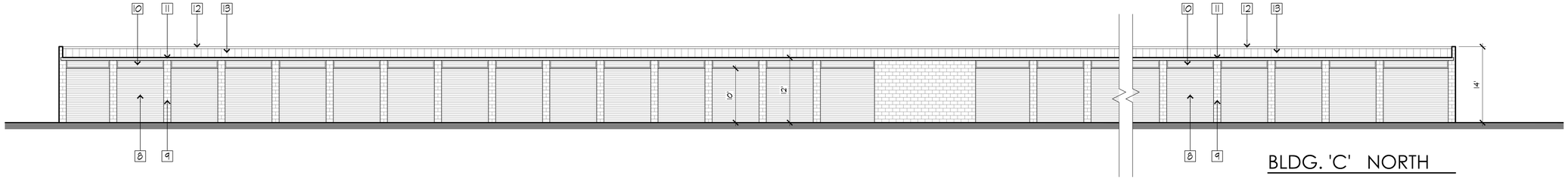
ROSEVILLE, CA

'A' & 'B' ELEVATIONS

3.4.2022

SCALE : 1" = 10'-0"

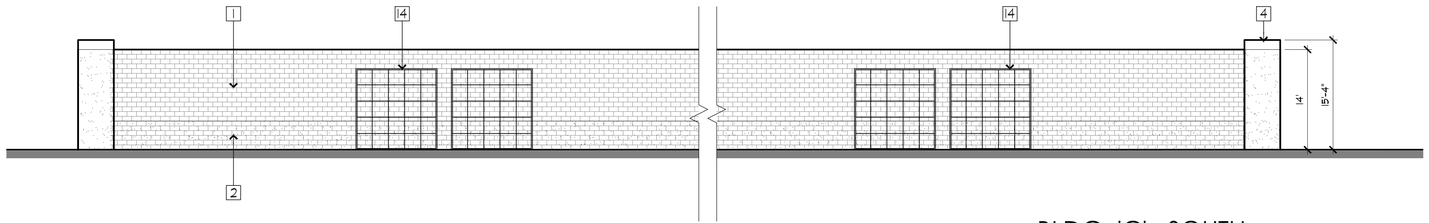
VALLI ARCHITECTURAL GROUP
924-D N. ART VILLAGE WAY, IVINS, UTAH 84738
PH: 949-813-4191 MAIL: ariel@valliarch.com



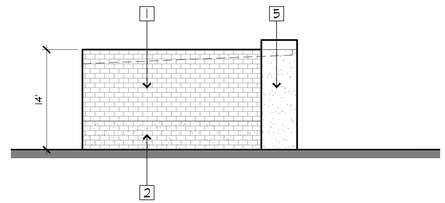
BLDG. 'C' NORTH

ELEVATION KEYNOTES

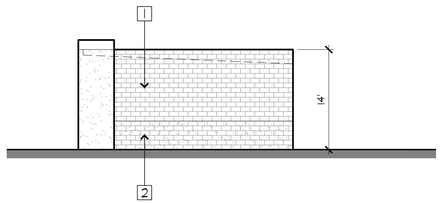
1. PRECISION CMU WALL WITH ELASTOMERIC PAINT FINISH
2. SPLIT FACE CMU WALL WITH ELASTOMERIC PAINT FINISH
3. VERTICAL CORRUGATED METAL SIDING
4. SMOOTH METAL CAP BAND
5. STUCCO WITH METAL JOINTS
6. METAL AWNING
7. SPANDREL GLASS
8. METAL ROLL-UP DOOR
9. PRECISION CMU PILASTER WITH ELASTOMERIC PAINT FINISH
10. METAL DOOR TRANSOM
11. METAL GUTTER
12. PARAPET BEYOND
13. GALVALUME METAL ROOF
14. METAL VINE TRELLIS



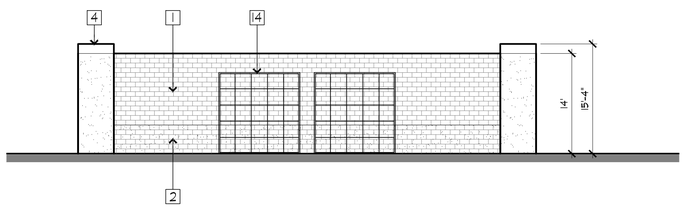
BLDG. 'C' SOUTH



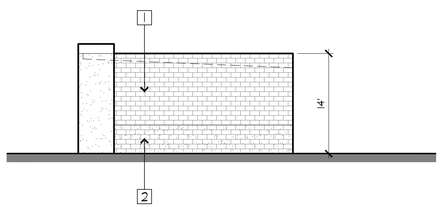
BLDG. 'C' WEST



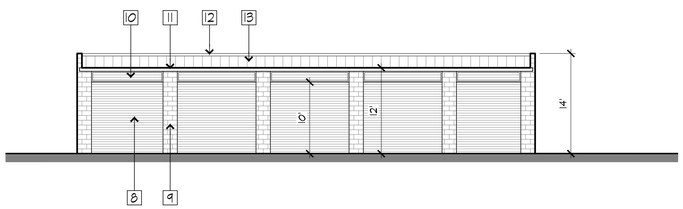
BLDG. 'C' EAST



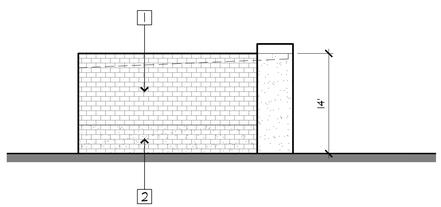
BLDG. 'D' SOUTH



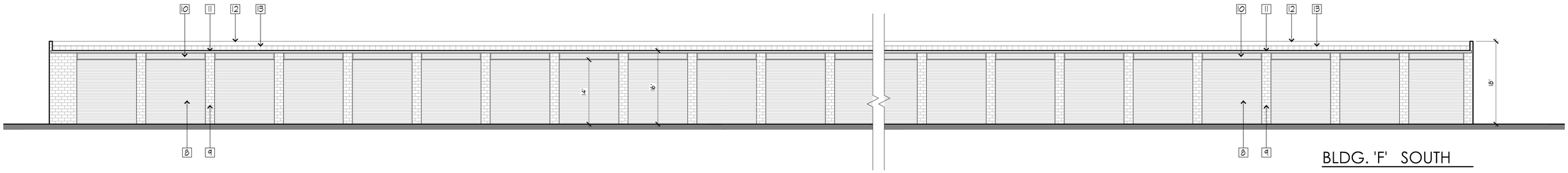
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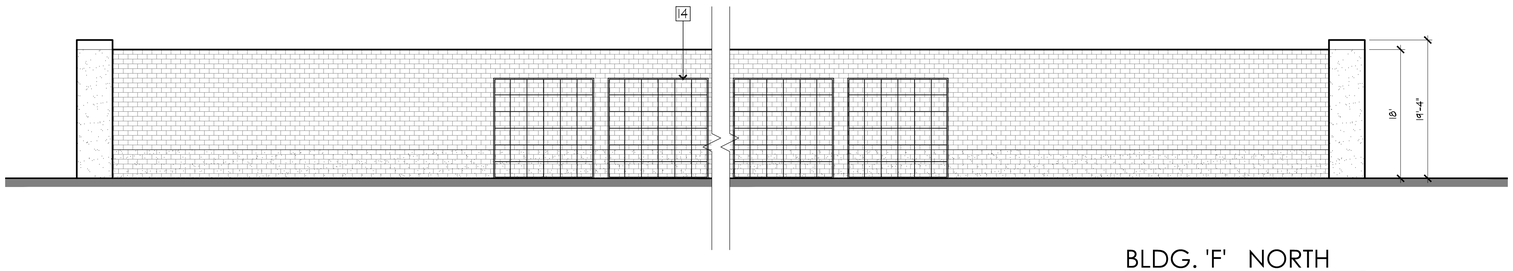
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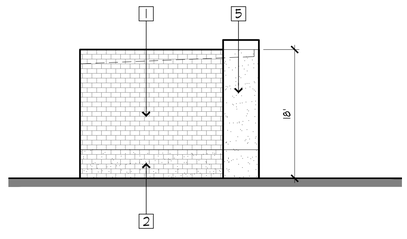
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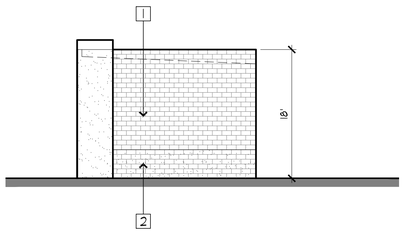
BLDG. 'F' SOUTH



BLDG. 'F' NORTH



BLDG. 'F' EAST



BLDG. 'F' WEST

WESTBROOK SELF STORAGE & R.V.

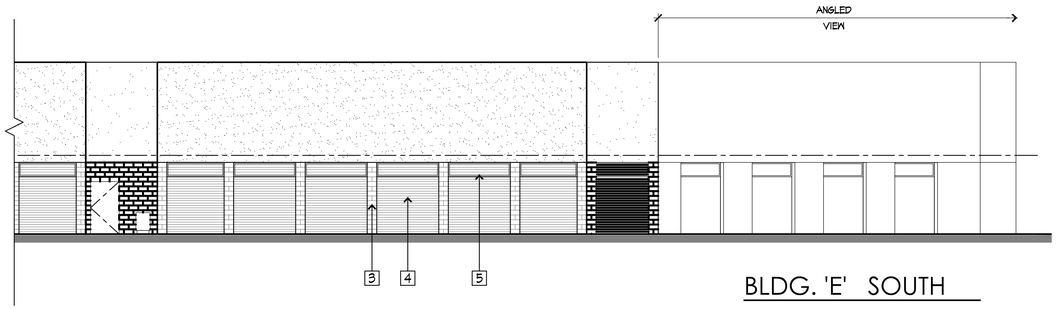
ROSEVILLE, CA

'C', 'D' AND 'F' ELEVATIONS

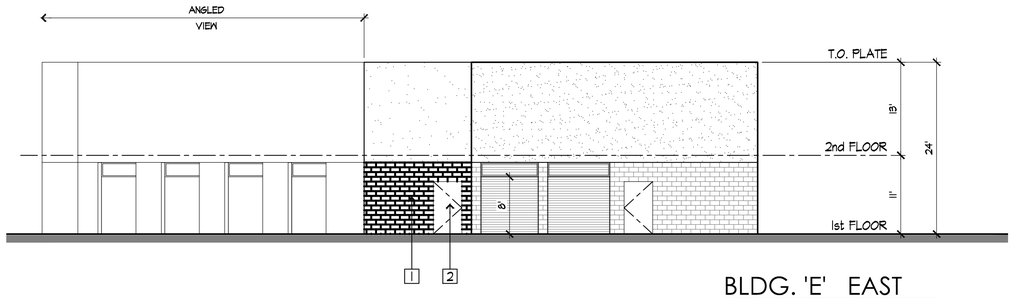
4.27.2022
4.4.2022

SCALE : 1" = 10'-0"

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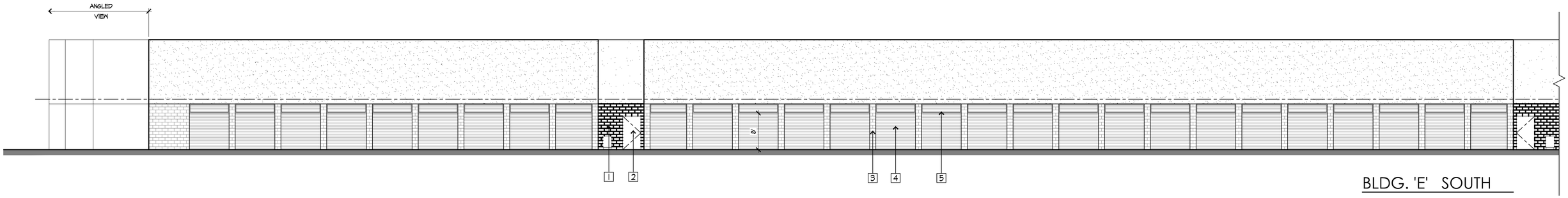
BLDG. 'E' SOUTH



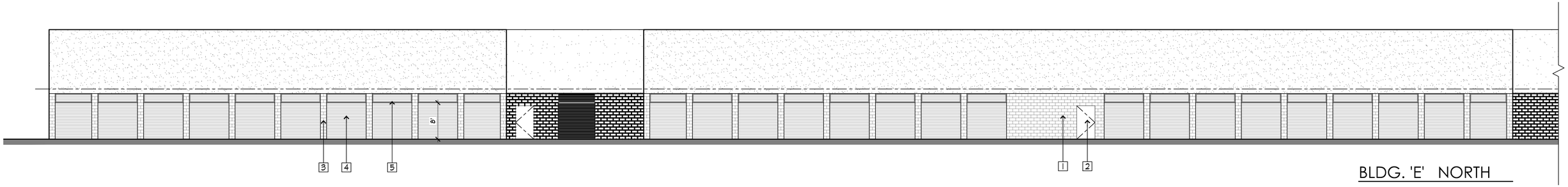
BLDG. 'E' EAST

ELEVATION KEYNOTES

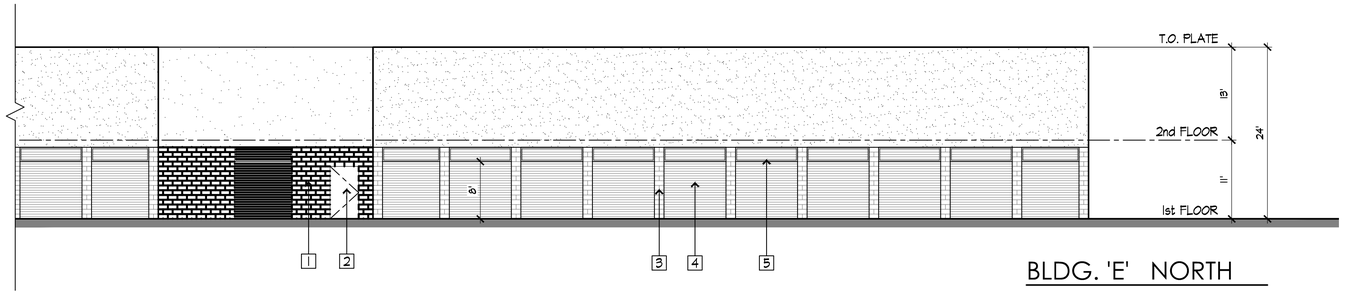
1. CMU WALL WITH ELASTOMERIC PAINT FINISH
2. METAL HALLWAY SWING DOOR
3. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
4. METAL ROLL-UP DOOR
5. METAL TRANSOM OVER DOOR
6. METAL GUTTER
7. STANDING SEAM METAL ROOF (TYP.)
8. TOP OF PARAPET BEYOND



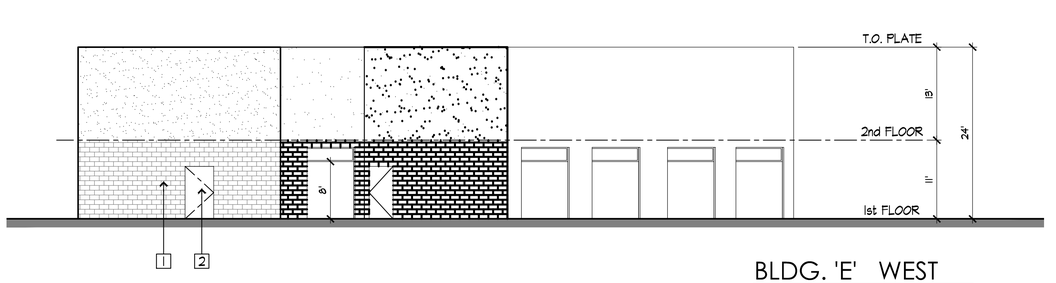
BLDG. 'E' SOUTH



BLDG. 'E' NORTH



BLDG. 'E' NORTH



BLDG. 'E' WEST

WESTBROOK SELF STORAGE & R.V.

ROSEVILLE, CA

'E' ELEVATIONS

4.27.2022
4.4.2022

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PC EXHIBIT I



PRECISION CMU WITH
ELASTOMERIC PAINT FINISH:
SW # 6087 'TRUSTY TAN'



SPLIT FACE CMU WITH
ELASTOMERIC PAINT FINISH:
SW # 6088 'NUT HATCH'



MBCI VERTICALLY CORRUGATED
METAL PANEL:
SIGNATURE 200 'LIGHT STONE'



STUCCO W/ ELASTOMERIC
PAINT FINISH:
SW # 6085 'SIMPLIFY BEIGE'



METAL CAP FLASHING WITH
PAINT FINISH:
SW # 6866 'HEART THROB'



METAL AWNING WITH
PAINT FINISH:
SW # 6866 'HEART THROB'



TUBULAR STEEL FENCE WITH
PAINT FINISH:
SW # 6160 'BEST BRONZE'



SPANDREL GLASS:
PPG 'SOLAR BRONZE'

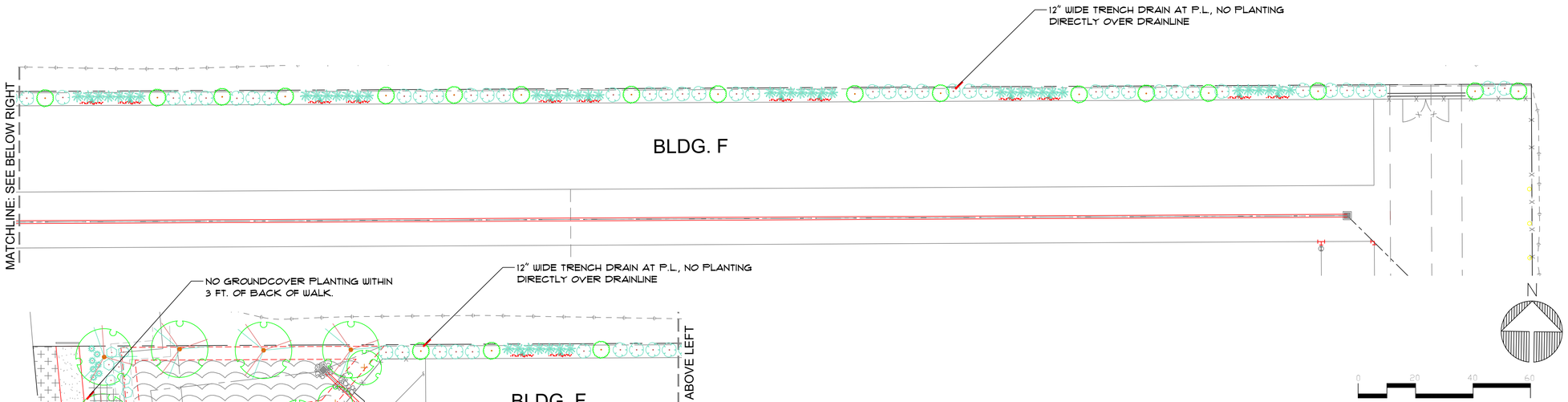
COLOR & MATERIALS
WESTBROOK SELF STORAGE & R.V

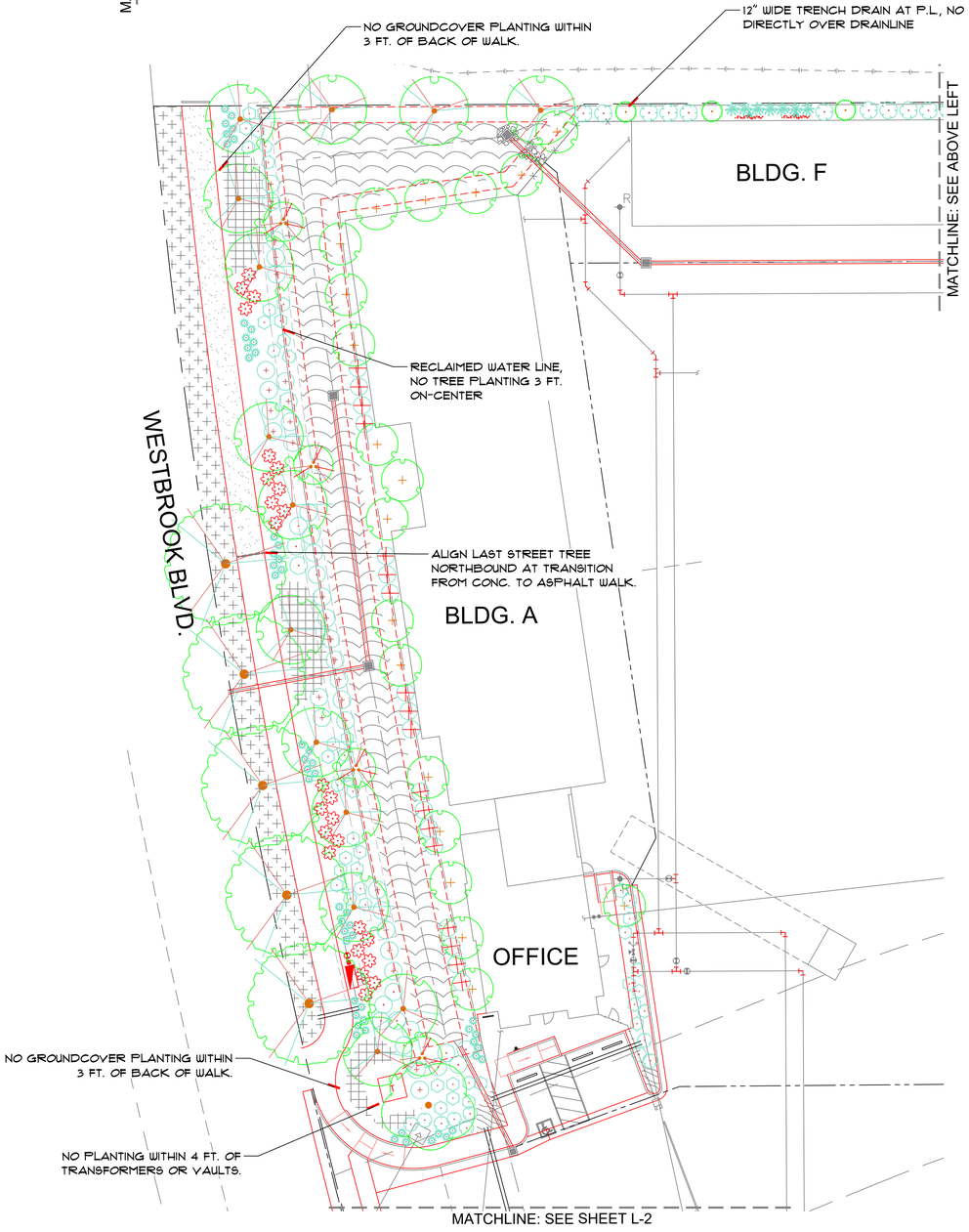
1.13.22

ROSEVILLE, CA

VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY PH: 949-813-4191
IVINS, UT 84738 ariel@valliarch.com

PC EXHIBIT J





PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CAL ANU	CALLISTEMON VIMINALIS 'SLIM' / COLUMNAR BOTTLEBRUSH	15 GAL	20
	HET DAV	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / DAVIS GOLD TOYON	15 GAL	8
	LAG M27	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	15 GAL	35
	LAU NAT	LAURUS NOBILIS / SWEET BAY MULTI-TRUNK	15 GAL	27
	QUE VIR	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL	15
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	15 GAL	19
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	67
	FEI VEU	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	5 GAL	7
	GRE NOE	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	1 GAL	41
	MAH COM	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	82
	RHA EVE	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL	34
	RHA JAC	RHAPHIOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN	1 GAL	35
	SAL MGZ	SALVIA MICROPHYLLA X GREGGII 'HEATWAVE BREEZE' TM / HEATWAVE BREEZE SAGE	1 GAL	34
	SPI GO4	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	1 GAL	59
	XYL CON	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL	94
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	113
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL	48
VINE/ESPALIER	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	5 GAL	28

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	HEL SEM	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	36" O.C.	42
	MYO PUT	MYOPORUM PUTAH CREEK / CREEPING LAUREL	1 GAL	36" O.C.	451
	ROS F43	ROSA X 'NOARE' TM / FLOWER CARPET RED GROUNDCOVER ROSE	1 GAL	36" O.C.	240
	TRA ST2	TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL	48" O.C.	117

BIO-BASIN PLANTING	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAR PRA	CAREX PRAEGRACILIS / SLENDER SEDGE	D-POT / PLUG	18" O.C.	2,178
	LEY TRI	LEYMUS TRITICOIDES / CREEPING WILD RYE	D-POT / PLUG	24" O.C.	2,619

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 231.5890

PROJECT:
WESTBROOK SELF STORAGE

PROJECT SITE:
WESTBROOK BLVD X CASTLEROCK
ROSEVILLE CA, 95747

OWNER:
WESTPARK COMMUNITIES

ARCHITECTS STAMP:

REGISTERED LANDSCAPE ARCHITECT
Scott B. Volmer
Lic. #4149
Exp. July 31, 2022
Date
STATE OF CALIFORNIA

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

DATE:
APR. 28, 2022

REVISION:

SHEET NO.
L-1

PLANTING PLAN

PC EXHIBIT J



A VEGETATED SWALE SECTION
NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CAL ANJ	CALLISTEMON VIMINALIS 'SLIM' / COLUMNAR BOTTLEBRUSH	15 GAL	20
	HET DAV	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / DAVIS GOLD TOYON	15 GAL	8
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	GRE NOE	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	1 GAL	41
	MAH COM	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	1 GAL	82
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GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	113
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL	48
VINE/ESPALIER	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	CLY CAL	CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE	5 GAL	28
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**QTY**
	HEL SEM	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	36" O.C.	42
	MYO PUT	MYOPORUM PUTAH CREEK / CREEPING LAUREL	1 GAL	36" O.C.	451
	ROS F43	ROSA X 'NOARE' TM / FLOWER CARPET RED GROUNDCOVER ROSE	1 GAL	36" O.C.	240
	TRA ST2	TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL	48" O.C.	117
BIO-BASIN PLANTING	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**QTY**
	CAR PRA	CAREX PRAEGRACILIS / SLENDER SEDGE	D-POT / PLUG	18" O.C.	2,178
	LEY TRI	LEYMUS TRITICOIDES / CREEPING WILD RYE	D-POT / PLUG	24" O.C.	2,619

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OWNER:
WESTPARK COMMUNITIES

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REGISTERED LANDSCAPE ARCHITECT
Scott D. Volmer
Lic. #4745
Exp. July 31, 2022
Date
STATE OF CALIFORNIA

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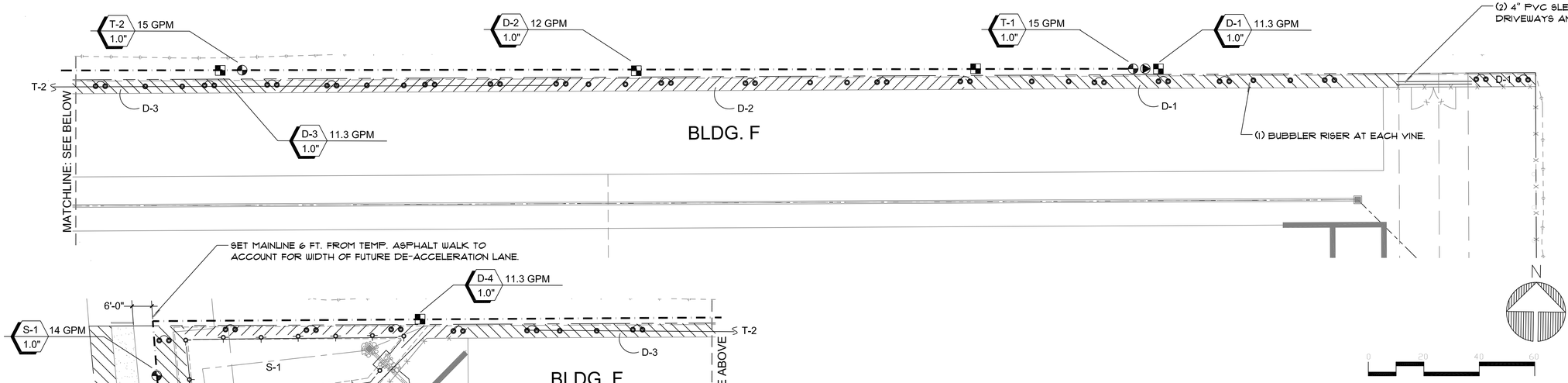
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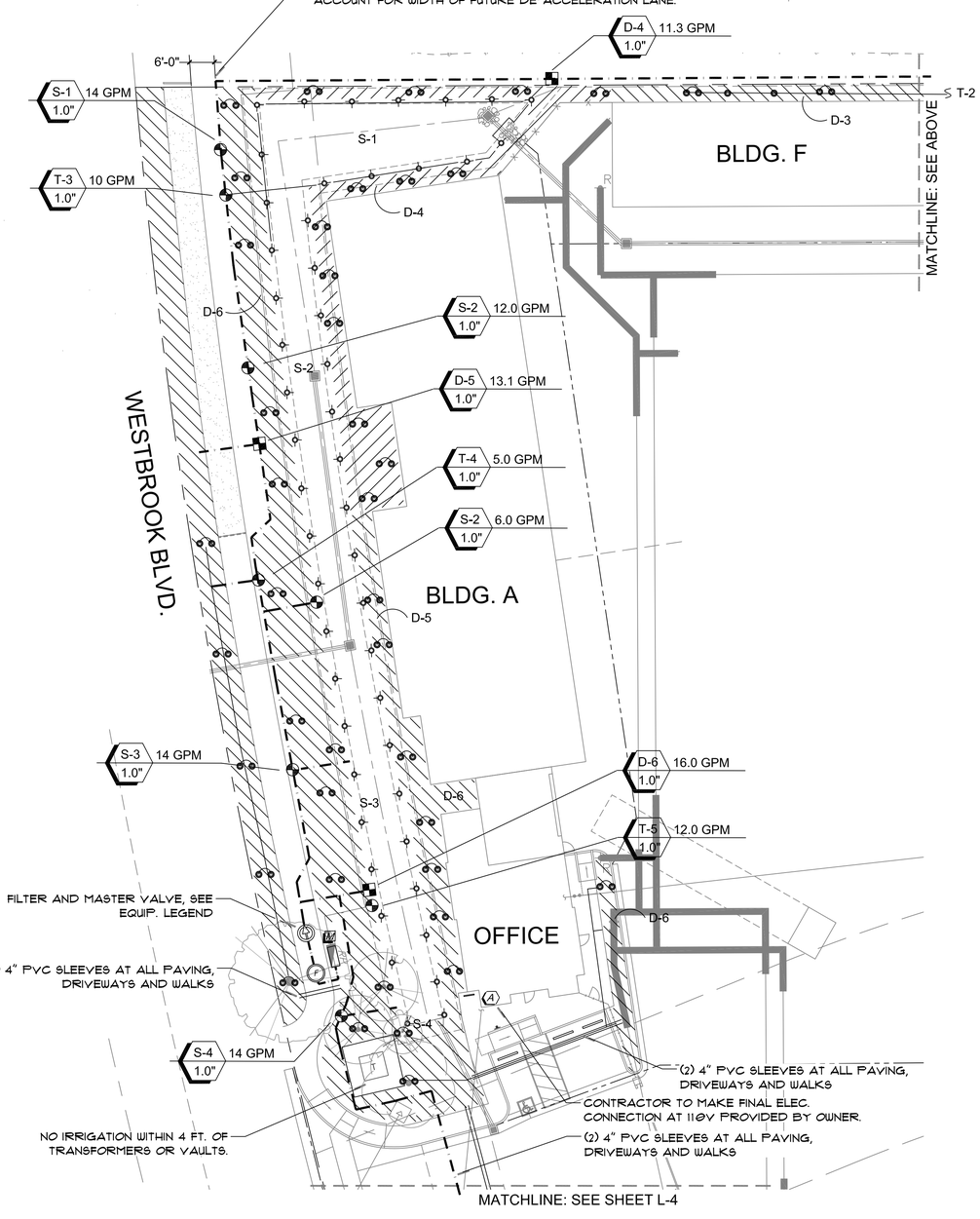
REVISION:

SHEET NO.
L-2

PLANTING PLAN

PC EXHIBIT J





IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
M			2" (A) and 3/4" (B) WATER METER WITH SERVICE LINE PER CIVIL ENG. VERIFY LOCATION AND STATIC PRESSURE AT CONNECTION.
	-----	-----	LINE SIZE WILKINS BACKFLOW PREVENTER. APPROVED BY CITY OF ROSEVILLE. CONTRACTOR TO PROVIDE THERMAL PROTECTION
CONTROLLER (A)	HUNTER PRO-C WITH SOLAR SYNC. MOUNT AT SOUTH OR WEST WALL		24-STATION WALL MOUNT IRRIGATION CONTROLLER FLOW SENSOR BOARD AND "TWICE" DECODING MODULE, INCLUDE 5 YR. WARRANTY OWNER/ARCH. TO COORDINATE 110 v POWER TO CONTROLLER LOCATION PER ALL SEE WALL MOUNT EXAMPLE, DETAIL X, SHEET L-X.
	APPROVED		LINE-SIZE BRASS BALL VALVE @12 ROUND VALVE BOX
	SUPERIOR/CST	GTFSV-200P +300	NORMALLY OPEN MASTER VALVE / 2" TEE MOUNT FLOW SENSOR
F	AMIAD		LINE-SIZE DISK FILTER
DRIP	HUNTER	ICZ-101	DRIP CONTROL ZONE KIT. INCLUDES 1" GLOBE VALVE, WYE FILTER, PRESET 20 PSI REGULATOR, STANDARD LID AND HANDLE
SPRAY/TREE	HUNTER	ICV-101G/151G	REMOTE CONTROL VALVE, STANDARD LID AND VAULT, OVER 20 GPM 1.5"
	TORO	DL 2000	LATERAL ROWS: 18" O.C. EMITTERS: 12" O.C., 0.6 GPH EACH EMITTER
	RAINBIRD	44NP	QUICK COUPLER PER DETAIL X, SHT, L-X
	APPROVED	CLASS 315	PRESSURIZED IRRIGATION MAINLINE, P,O,C, TO VALVES, 1-1/2"
	APPROVED	SCH 40-RCLM	PVC IRRIGATION LATERAL LINE, 3/4" MIN, SIZE PER CHART THIS SHEET.
			TREE BUBBLER MANIFOLD PER DETAIL X, SHEET L-X.
	DRIP GRID ATTACHEMENT		SEE DETAILS X-Y, SHEET L-X FOR DRIP GRIDS AND CONNECTIONS.
2-WIRE DECODER AT EACH VALVE NOT SHOWN	RAINMASTER	TWICE	TW-D-1 DECODERS DECODER WIRE: 14 AWG COMM. WIRE, TW WATER PROOF SPLICE

A T-4 16 GPM 3/4"
- INDICATES STATION NUMBER/TYPE (T-TREE, D-DRIP, S-SPRAY)
- INDICATES GALLONS PER MINUTE
- INDICATES CONTROL VALVE SIZE
- INDICATES PROGRAM A - (CITY MAINT.), OR B- (HOA)

IRRIGATION NOZZLE LEGEND

SYMBOL	MANUF.	MODEL	DESCRIPTION
FULL	HUNTER	MP-1000	8'-15' R. ,75 GPM @ 35 PSI W/ 12" PRS40-CV BODY "NON-POTABLE"
HALF	HUNTER	MP-1000	8'-15' R. ,37 GPM @ 35 PSI W/ 12" PRS40-CV BODY "NON-POTABLE"
QUART.	HUNTER	MP-1000	8'-15' R. ,19 GPM @ 35 PSI W/ 12" PRS40-CV BODY "NON-POTABLE"
SIDE STP.	HUNTER	MP-STRIP	5' X 15' PATTERN, .60 GPM @ 40 PSI W/ 12" PRS40-CV BODY

* NOTE: ALL SPRAY HEADS MUST BE 24" MIN. FROM CURBS AND PAVING, PER A.B. 1881

** NOTE: SPRAY HEAD LAYOUT IS SCHEMATIC, STANDARD HEAD LOCATIONS PER NOTES AND SPECIFICATIONS.

*** NOTE: VALVE SEQUENCE/NUMBERING STARTS AT THE DX-3 CONTROLLER ON BELLA BREEZE AND PROCEEDS SOUTH ALONG JOINER PKWY.

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Date
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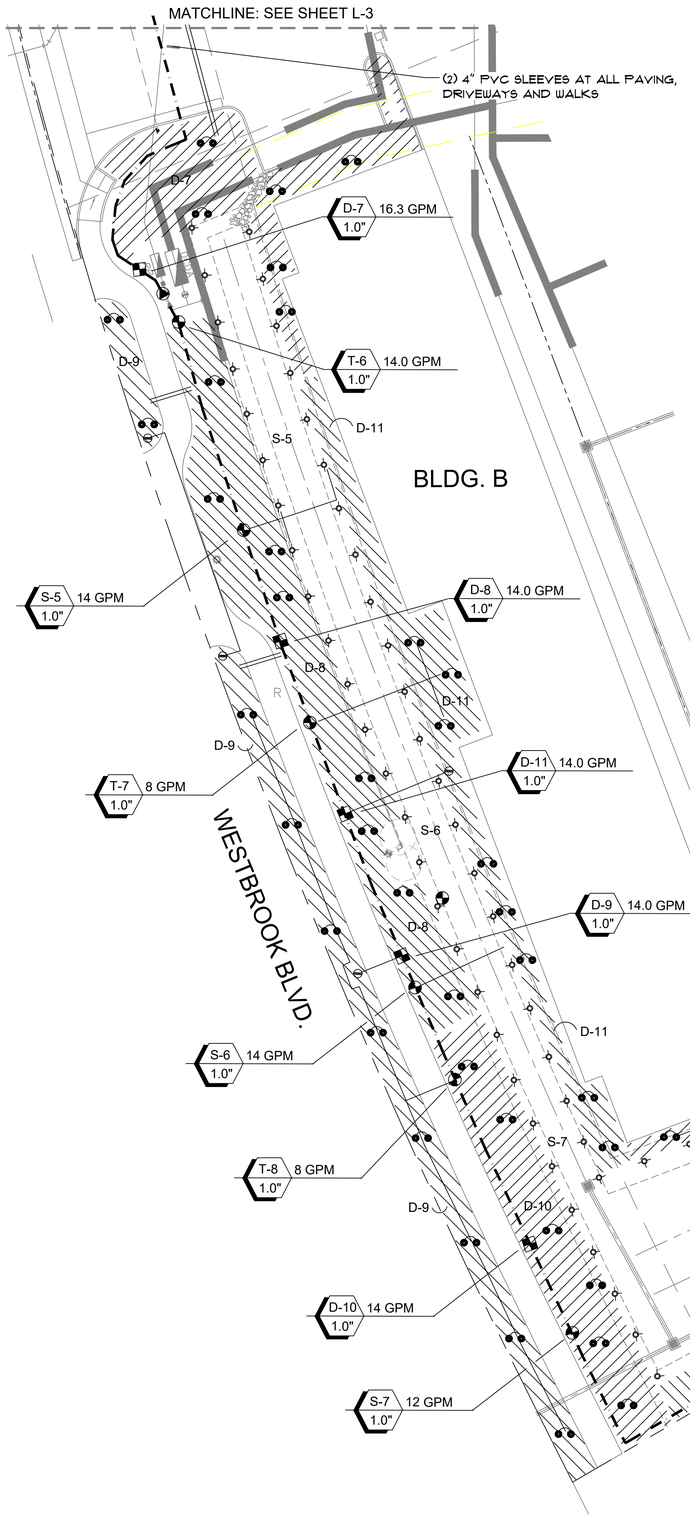
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APR. 28, 2022

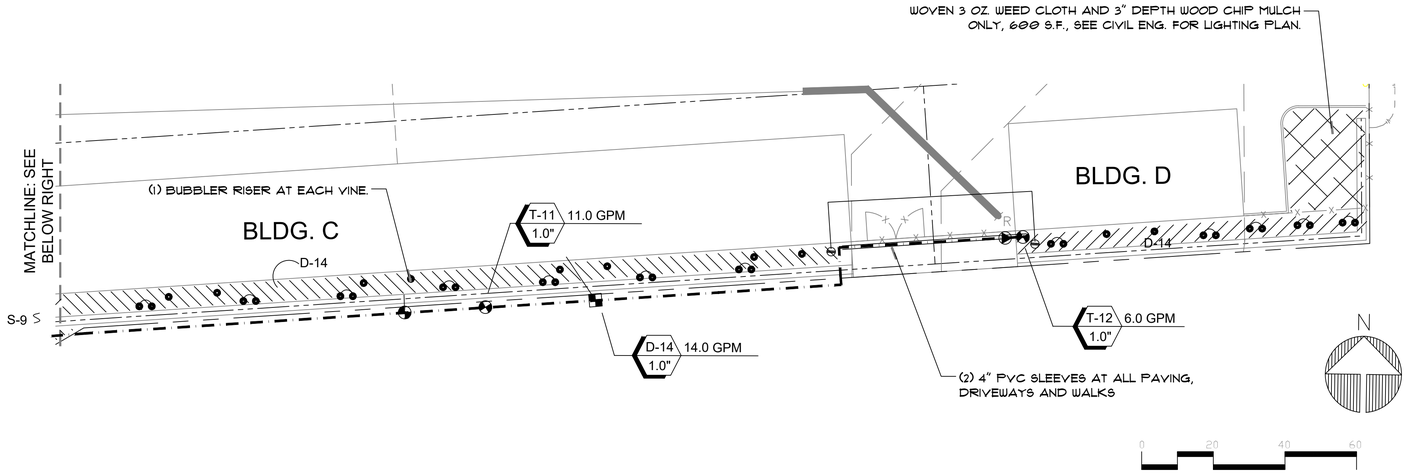
REVISION:

SHEET NO.
L-3

IRRIGATION PLAN

PC EXHIBIT J





WESTBROOK S.S. WATER USE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = ETo x ETF x LA x 0.62 (ETF FOR COMMERCIAL IS .55)

THE ESTIMATED WATER USE (EWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

EWU = ETo x PF x HA x 0.62

ETo = ANNUAL EVAPOTRANSPIRATION 52.2" (CIMIS REFERENCE, LINCOLN CA)
LA = TOTAL LANDSCAPE AREA (32,125 SQ. FT.)
HA = HYDROZONE PLANT AREA (% OF HI, MED., LOW AT PLANTING)
PF = PLANT FACTOR (0.65 FOR MED. SHRUBS AND TREES, .35 FOR LOW SHRUBS AND TREES, GRASSES)
ETF = 0.8 (EVAPOTRANSPIRATION FACTOR)
0.62 = CONVERSION FACTOR (TO GALLONS)

MAWA = 52.2" x 0.55 x 45,505 x 0.62 = 809,998 gallons/year

High EWU = 52.2" x .85 x 0,000 x 0.62 = 00,000 gallons/year
Mod. EWU = 52.2" x 0.65 x 11,375 x 0.62 = 258,967 gallons/year
Low EWU = 52.2" x 0.35 x 34,130 x 0.62 = 386,604 gallons/year

EWU = 645,571 gallons/year

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 291.9890

PROJECT:
WESTBROOK SELF STORAGE

PROJECT SITE:
WESTBROOK BLVD X CASTLEROCK
ROSEVILLE CA, 95747

OWNER:
WESTPARK COMMUNITIES

ARCHITECTS STAMP

REGISTERED LANDSCAPE ARCHITECT
Scott D. Volkert
Lic. #4765
Exp. July 30, 2022
Date
STATE OF CALIFORNIA

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

DATE:
APR. 28, 2022

REVISION:

SHEET NO.
L-4

IRRIGATION PLAN

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Landscape Architecture
Land Planning
Water Management

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Davis, CA
(530) 231.5890

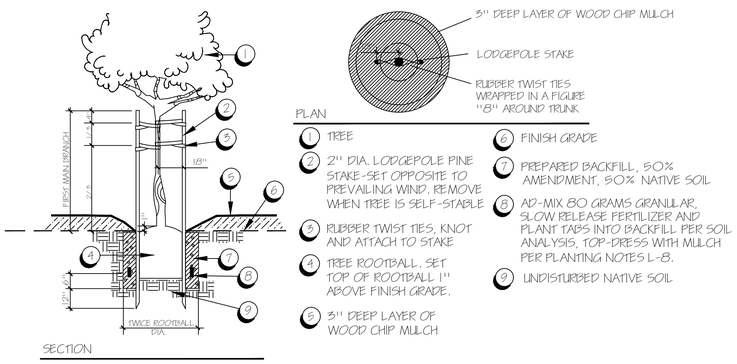
PROJECT:
WESTBROOK SELF STORAGE

PROJECT SITE:
WESTBROOK BLVD X CASTLEROCK
ROSEVILLE CA, 95747

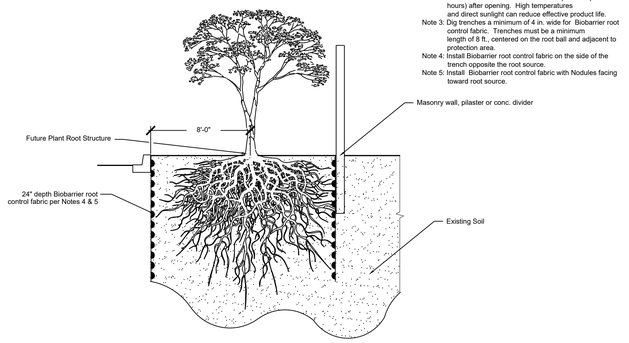
OWNER:
WESTPARK COMMUNITIES

ARCHITECTS STAMP:





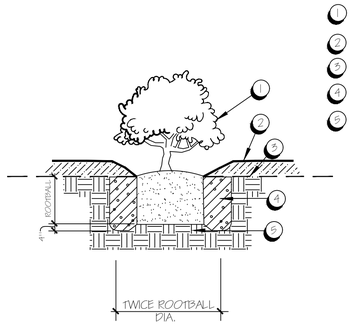
A TREE PLANTING
N.T.S.



NOTES:

Note 1: Contact Biobarrier at 1-800-541-5519 for information on active ingredients and warranty.
Note 2: Install & Cover Biobarrier as soon as possible (within 12 hours) after opening. High temperatures and direct sunlight can reduce effective product life.
Note 3: Dig trenches a minimum of 4 in. wide for Biobarrier root control fabric. Trenches must be a minimum length of 8 ft., centered on the root ball and adjacent to protection area.
Note 4: Install Biobarrier root control fabric on the side of the trench opposite the root source.
Note 5: Install Biobarrier root control fabric with Nodules facing toward root source.

B BIOBARRIER AT TREE PLANTING
NOT TO SCALE



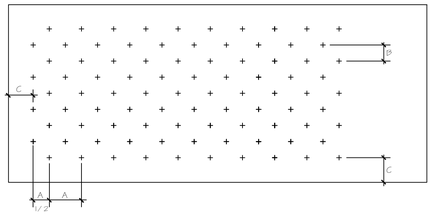
NOTE:
1. SCARIFY SIDES OF PLANTING PIT.
2. PRE-WATER PLANTING PIT 24 HR. PRIOR TO PLANTING. IF PIT DOES NOT DRAIN IN 24 HR., NOTIFY LANDSCAPE ARCHITECT.

C SHRUB PLANTING
N.T.S.

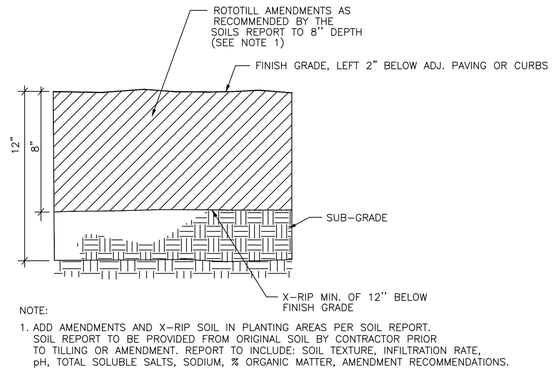
PLANT SPACING SCHEDULE:

A = TRIANGULAR SPACING	B= ROW SPACING	C=PERIMETER SET-BACK
6"	5 1/2"	4"
12"	10 1/2"	10"
18"	16"	12"
24"	21"	18"
36"	31"	24"

PLANTING GRID:

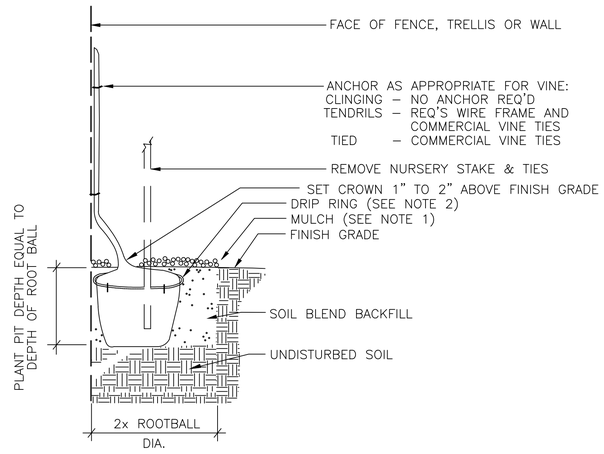


D G.C. LAYOUT
N.T.S.



NOTE:
1. ADD AMENDMENTS AND X-RIP SOIL IN PLANTING AREAS PER SOIL REPORT. SOIL REPORT TO BE PROVIDED FROM ORIGINAL SOIL BY CONTRACTOR PRIOR TO TILLING OR AMENDMENT. REPORT TO INCLUDE: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, % ORGANIC MATTER, AMENDMENT RECOMMENDATIONS.

E SOIL AMENDMENT: SECTION
N.T.S.



NOTE:

1. 3" DEEP LAYER OF MULCH MATERIAL AS PER SPECIFICATIONS. KEEP 3" AWAY FROM ROOT CROWN.
2. INSTALL AS PER TREE PLANTING DRIP RING.

F VINE PLANTING
N.T.S.

PROJECT MANAGER:
S.V.

Scale:
PER DETAIL

DATE:
APR. 28, 2022

REVISION:

SHEET NO.
L-5

PLANTING DETAILS

PC EXHIBIT J

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
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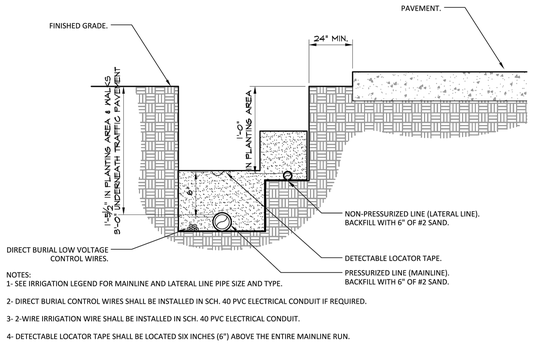
PROJECT:
WESTBROOK SELF STORAGE

PROJECT SITE:
WESTBROOK BLVD X CASTLEROCK
ROSEVILLE CA, 95747

OWNER:
WESTPARK COMMUNITIES

ARCHITECTS STAMP:





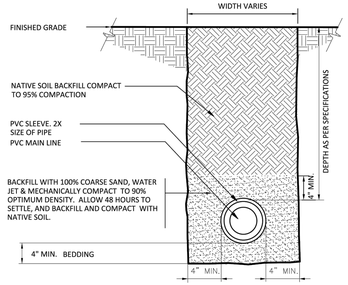
NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

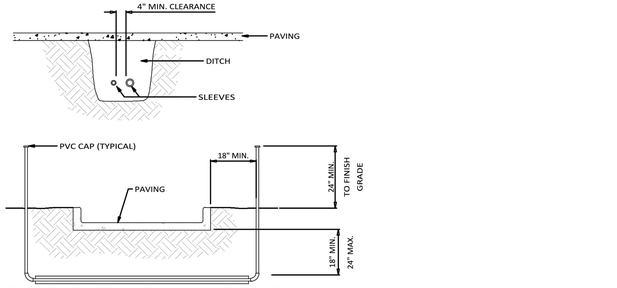
3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

A IRRIGATION TRENCHING
NOT TO SCALE

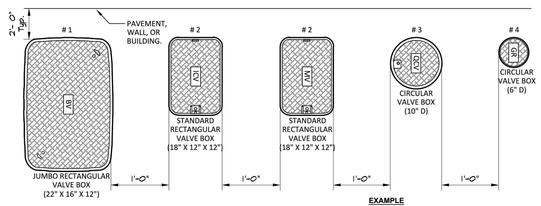


B MAIN LINE TRENCH AND SLEEVE
NOT TO SCALE



1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
4. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
6. MECHANICALLY TAMP TO 95% PROCTOR.
7. ALL SLEEVING ENDS TO BE FILLED WITH BLOCK DUCT SEAL COMPOUND TYPICAL.

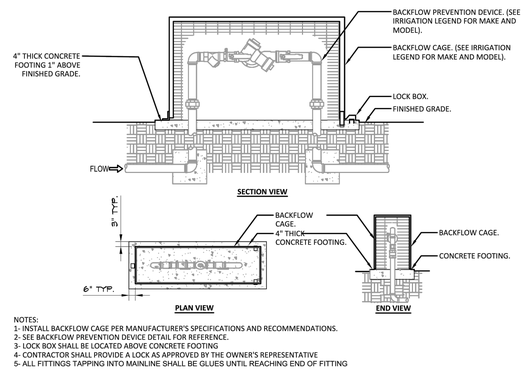
C IRRIGATION SLEEVE; STREET SECTION
NOT TO SCALE



EXAMPLE
POTABLE WATER SYSTEM ON CONTROLLER 'A', REMOTE CONTROL VALVE STATION # 3. (ALL NON POTABLE SHALL BI PURPLE)
NOTES:

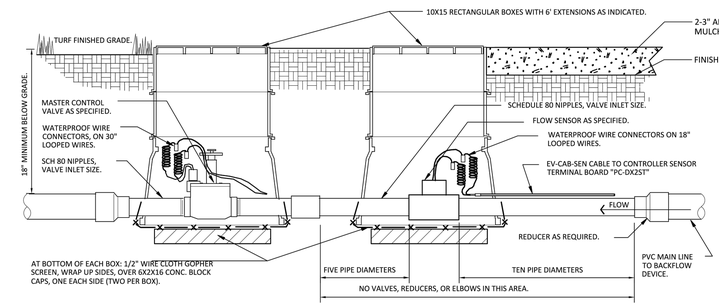
1- LOCK ALL VALVE BOXES WITH BOLT PROVIDED
2- VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR BRASS NUMBER TAG
3- LOCATE VALVE ASSEMBLIES IN PLANTING OR TURF AREA.
4- VALVE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5- VALVE BOXES SHALL BE CENTERED ABOVE VALVE ASSEMBLIES TO FACILITATE ACCESS AND MAINTENANCE.
6- VALVE BOXES SHALL BE FLUSH WITH TURF OR 3" ABOVE GRADE FOR MULCH INSTALLATION.
7- VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE EDGE OF PAVEMENT.
8- SEE OTHER IRRIGATION DETAILS FOR FURTHER INFORMATION.

D VALVE PLACEMENT
NOT TO SCALE

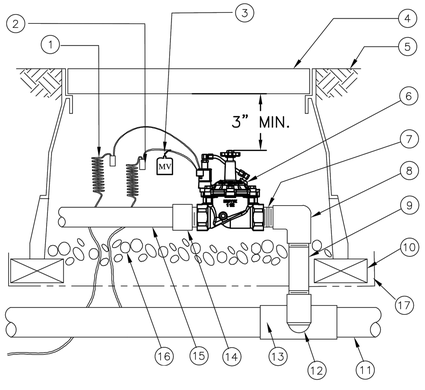


NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
3- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
4- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE
5- ALL FITTINGS TAPPING INTO MAINLINE SHALL BE GLUES UNTIL REACHING END OF FITTING

E BACKFLOW AND PROTECTION CAGE
NOT TO SCALE

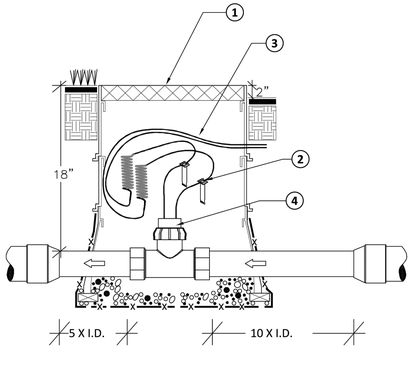


F FLOW SENSOR ASSEMBLY
NIOT TO SCALE



1. 30-INCH LINEAR LENGTH WIRE, COILED
2. WATERPROOF CONNECTION 3M DBYR
3. CHRISTY ID TAG
4. VALVE BOX WITH COVER PURPLE LID ON ALL NON POTABLE WATER PROJECTS
5. FINISH GRADE/OR TOP OF APPROVED DEPTH OF MULCH
6. CONTROL VALVE: SUPERIOR 3300 SERIES VALVE
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (AS REQD LENGTH)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. ½" GOPHER GALVANISED WIRE MESH WRAP UP SIDES

G MASTER SHUT-OFF VALVE
NOT TO SCALE



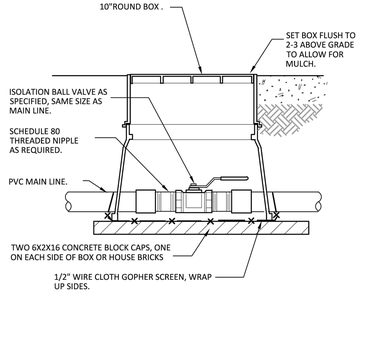
1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OR EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
4. FLOW SENSOR - MOUNTED IN BRASS TEE 1 1/2", LEAD FREE BRASS. CREATIVE SENSOR TECHNOLOGY SERIES PART NUMBER, FSI-B15-001. SIZE FLOW SENSOR FOR GPM REQUIREMENTS OF SYSTEM. SEE MATERIAL LEGEND FOR SIZE SPECIFIED.

NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNOLOGY INSTALLATION LITERATURE. MAKE SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW.

SIZING MODEL#	CHART SIZE:	OPERATING RANGE-GPM
FSI-B15-001	1 1/2"	3-90 GPM

INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM
AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR.

H CST BRASS "TEE-MOUNT"
NOT TO SCALE



I LINE SIZE MANUAL SHUT-OFF VALVE
NOT TO SCALE

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.

Scale:
PER DETAIL

DATE:
APR. 28 2022

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L-6

IRRIGATION DETAILS

PC EXHIBIT J

WORK CONDUCT AND PROCESS SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS TO FURNISH AND INSTALL LANDSCAPE IMPROVEMENTS AS INDICATED BY THE DRAWINGS.

2. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK (DEEMED ACCEPTED BY OWNER OR GOVERNING AGENCY) IN A REASONABLE, DRY, WORKABLE CONDITIONS, FREE OF SURFACE WATER OR NON-SOURCE POINT SEDIMENT. THE CONTRACTOR SHALL CONFORM TO THE TERMS OF ALL USE PERMITS, STORM WATER PERMITS, SITE ACCESS, SITE SECURITY, HOURS OF WORK AND SPECIAL PROVISIONS SUCH AS HABITAT PROTECTION, SWPP OR MWELO.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY RELATED TO THE WORK, AND INITIATE MAINTAIN AND SUPERVISE ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL TAKE PRECAUTIONS FOR THE SAFETY OF, AND PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS, EQUIPMENT AND PROCESSES TO BE INCORPORATED THEREIN, WHETHER IN TRANSPORT, STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR SUB-CONTRACTORS, OR FEATURES AT OTHER PROPERTY ADJACENT TO THE SITE SUCH AS PAVEMENT, ROADWAYS, STRUCTURES, UTILITIES, TREES, SHRUBS, TURF, IRRIGATION OR DRAINAGE.

4. THE CONTRACTOR SHALL CONFORM TO THE TERMS OF ALL TREE PROTECTION MEASURES PLACED ON THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND/OR PLACEMENT OF ALL SLEEVES AND PIPES, AS SHOWN ON LAYOUT AND IRRIGATION PLANS, OR IN RESPONSE TO AS-BUILT CONDITIONS, PRIOR TO THE INSTALLATION OF PAVING, FENCING, SOIL COMPACTION, OR OTHER SITE IMPROVEMENTS.

6. LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DAMAGE TO HIS WORK CAUSED BY THE WORK, MATERIALS OR EQUIPMENT (VEHICLES, SCAFFOLDING, HOSES, ROOFING OR CLADDING) OF OTHER TRADES.

7. THE BOTTOM OF TRENCHES FOR DRAINAGE AND IRRIGATION SHALL BE GRADED AND COMPACTED TO PROVIDE AN EVEN, FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH OF PIPE.

8. THE SITE PLAN IS NOT SURVEYED, SITE ELEMENTS ARE ASSUMED FROM PLANS AND INFORMATION PROVIDED BY OWNER. CONFIRM ALL ELEMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION.

9. ALLOWABLE SLOPES FOR PAVING (CONCRETE AND COMPACTED AGGREGATE, D.G., MODIFIED SOILS) SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
LONGITUDINAL SLOPES:	.5%	5%
CROSS SLOPES:	1%	2%
DRAIN LINES:	0.5%	5%

10. GRADE BREAK TRANSITIONS CONSTRUCTED AT LANDSCAPE AND PAVED AREAS SHALL BE SMOOTH, WITHOUT ANY NOTICEABLE HINGE POINT. NO LANDSCAPE RETAINING UNLESS SHOWN ON PLANS IS ANTICIPATED, ANY SLOPES REQUIRED IN PLANTING AREAS OVER 20% NOTIFY LANDSCAPE ARCHITECT.

11. THE OWNER'S REPRESENTATIVE SHALL APPROVE IN PLACE ALL PAVING FORMS, LAYOUT, SECTION DEPTHS AND REINFORCING METHODS, PRIOR TO THE PLACEMENT OF CONCRETE, ASPHALT, D.G. OR MODIFIED SOIL.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.

2. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK.

3. LOCATIONS OF UTILITIES SHOWN ARE INFORMATIONAL ONLY AND PROVIDED BY OTHERS. CONTRACTOR SHALL LOCATE AND STAKE LOCATIONS OR CONFIRM LOCATIONS PRIOR TO CONSTRUCTION BY CALLING U.S.A. NORTH 811 (800) 642-2444. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGES INCURRED.

4. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, SURFACE OR CONDITION. ALL STAKING, SITE LAYOUT, BRACING, TEMPORARY SUPPORT, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL DIMENSIONS ARE TAKEN FROM BACK OF CURB, FACE OF WALL OR PROPERTY LINE PROVIDED BY OTHERS UNLESS OTHERWISE NOTED ON PLANS. DIMENSIONS ARE SHOWN FOR RELATIONSHIP OF BUILT ELEMENTS AND TAKE PRECEDENT OVER SCALED DRAWINGS. ALL RADII AND CURVES SHALL HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.

6. CONDITIONS NOT SPECIFICALLY SHOWN ON THE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS FOR RESPECTIVE OR SIMILAR MATERIALS.

7. DESIGN, MATERIALS, PRODUCTS, FINISHES, APPLICATION METHODS OR EQUIPMENT OTHER THAN THOSE DESCRIBED IN THE PLANS, NOTES OR SPECIFICATIONS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED IN WRITING FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT AND GOVERNING AGENCY. NO VARIATION FROM DESIGN, MATERIALS, PRODUCTS, FINISHES, APPLICATION METHODS OR EQUIPMENT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.

GENERAL GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY ALL SPOT ELEVATIONS, FLOOR ELEVATIONS, PAD ELEVATIONS AND GRADES PER CIVIL ENGINEER AND LANDSCAPE ARCHITECT. CONTACT OWNER IMMEDIATELY IN THE CASE OF A DISCREPANCY.

2. EROSION CONTROL AND WATER QUALITY CONTROL MEASURES (SWWP) SHALL BE IN PLACE PRIOR TO LANDSCAPE MOBILIZATION, IN ACCORDANCE WITH LOCAL CODES AND CONDITIONS OF APPROVAL. CONTRACTOR SHALL NOT MODIFY OR REMOVE SUCH EROSION CONTROL MEASURES WITHOUT THE APPROVAL OF THE OWNER.

3. AFTER RAIN EVENTS, ALL SILT, DEBRIS AND STANDING WATER SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING LANDSCAPE SURFACE DRAINAGE TO INLETS OR CURBS EVEN DURING INTERIM SITE PREPARATION. THE CONTRACTOR SHALL VERIFY IN WRITING THAT LANDSCAPE GRADING AND DRAINAGE WAS COMPLETED UNDER HIS DIRECTION, AND IN CONFORMANCE WITH THE PLANS AND LOCAL CODES.

5. ALL DRAINAGE FEATURES, SURFACE AND SUB-SURFACE SHALL BE KEPT FREE OF SILT AND DEBRIS TO ENSURE PROPER FLOW UNTIL PROJECT ACCEPTANCE.

6. GRADES AT SWALES AND FLOWLINES ARE TO BE CONSTANT AND UNIFORM BETWEEN SPOT ELEVATIONS AND DRAINAGE FEATURES. LIMITS OF DRAINAGE SWALES SHALL BE NO CLOSER THAN 3 FT. FROM WALKS, WALLS AND PROPERTY LINES.

7. THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE AREAS TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES AND SURFACE FLOW LINES AS APPLICABLE. PROVIDE 1% MIN. SLOPE IN ALL LANDSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF GRADES LESS THAN 1%.

8. LANDSCAPE GRADES IN PLANTER AREAS SHALL BE 3" BELOW TOP OF GRADE, CURB OR PAVING.

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANT MATERIALS QUANTITIES 30 WORKING DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL ARRIVE AT HIS OWN QUANTITIES REGARDLESS OF ANY QUANTITIES SHOWN ON PLANS.

2. ACTUAL NUMBER OF PLANT SYMBOLS SHALL TAKE PRECEDENCE OVER DESIGNATED QUANTITIES. WHILE PLANT SYMBOLS ARE SHOWN TO SCALE AND IN PROPER DENSITY, CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.

3. PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT SOURCES OF ALL PLANT MATERIALS TO OWNER. ALL PLANT MATERIALS SHALL CONFORM TO ANSI Z60.1 (AMERICAN STAND FOR NURSERY STOCK). UPON AWARD OF CONTRACT, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT MATERIALS AREA UNAVAILABLE DUE TO SEASON, QUARANTINE OR OTHER REASONS. PLANT SUBSTITUTIONS SHALL NOT ALTER THE CONTRACTORS BID.

4. VERIFY FINISH/FINE GRADES IN THE FIELD PRIOR TO PLANTING AS CONDITIONS MAY CHANGE. CONTRACTOR SHALL LEAVE GRADES WITHIN ONE TENTH (1/10) OF A FOOT OF FINISH GRADE AS SHOWN ON PLANS. THE CONTRACTOR SHALL LEAVE GRADES WITHIN 1 INCH BELOW TOP OF CURB OR PAVING AT TURF AREAS, AND 3 INCHES BELOW TOP OF CURB OR PAVING AT SHRUB/GROUND COVER AREAS AND FREE OF WEEDS, ROCKS, CLODS, CONSTRUCTION DEBRIS. CONTRACTOR SHALL REMOVE ALL EXCESS SOIL FROM THE SITE NEEDED TO ACHIEVE DESCRIBED GRADES.

5. PRIOR TO PLANTING, IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL. RUN THE IRRIGATION SYSTEM AS NEEDED TO THOROUGHLY SATURATE SOILS TO PLANTING DEPTHS (12 INCHES AT GROUNDCOVERS AND SHRUBS, 24 TO 36 INCHES AT TREES) AREAS AND SUPPLY SUPPLEMENTAL WATER AS NEEDED, PRIOR TO PLANTING. RE-SATURATE ALL PLANTING AT INSTALLATION TO INSURE EVEN MOISTURE AT ROOT BALLS AND AMENDED SOILS, OR IN RESPONSE TO EXTREME WEATHER EVENTS (HIGH WINDS, TEMPERATURES ABOVE 90 DEG. F, OR BELOW 36 DEG. F).

6. AT THE TIME OF PLANT DELIVERY TO THE SITE, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FROM THE PROJECT DUE TO TRANSIT DAMAGE, ASYMMETRY, UNDER SIZING, ROOT BOUND CONDITIONS OR INCORRECT SPECIES OR VARIETY SHALL IMMEDIATELY BE REMOVED FROM THE SITE.

7. THE CONTRACTOR SHALL PROVIDE AN AGRICULTURAL ANALYSIS OF SITE SOILS IN A TIMELY MANNER ONCE SITE CONDITIONS ALLOW SAMPLING OF UNDISTURBED, UN-AMENDED SOILS, IN NUMBER AND LOCATION AS SPECIFIED BY THE OWNER. SOIL SAMPLE(S) SHALL BE SUBMITTED TO A CERTIFIED LABORATORY APPROVED BY THE OWNER. ANALYSIS SHALL INCLUDE AT MINIMUM: pH, SALINITY, SOIL TEXTURE (SAND, LOAM, CLAY) INFILTRATION RATE, EXISTING N-P-K, POTASSIUM, CALCIUM, IRON, MAGNESIUM AND ANY SIGNIFICANT MICRO-NUTRIENTS KNOWN TO CAUSE PLANT MORTALITY (e.g. BORON OR ARSENIC.) SOIL ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENT SUFFICIENT TO PROVIDE GROWING MEDIUM FOR CONVENTIONAL LANDSCAPE SUCH AS THAT SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAMPLES AND ANALYSIS OF AMENDMENTS TO OWNER FOR APPROVAL PRIOR TO INCORPORATION AT SITE.

8. THE FOLLOWING AMENDMENTS ARE FOR *BIDDING PURPOSES ONLY*. THE CONTRACTOR SHALL AMEND SITE SOILS PER THE RECOMMENDATIONS OF ANALYSIS PER #6, ABOVE.

   AMOUNT PER 1,000 SQ. FT.

   -4 CU. YDS. NITROGEN STABILIZED COMPOST
   -35 LBS. 6-20-20 GRANULAR FERTILIZER
   - 100 LBS. AGRICULTURAL GYPSUM
   - 13 LBS. PELLETIZED SULPHUR

9. PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS SHOWN ON PLANTING DETAILS. SIDES OF PLANTING PITS SHALL BE SCARIFIED AND THE ROOTBALL SHALL SET ON UNDISTURBED SITE SOIL. CROWN OF TREE OR SHRUB SHALL BE SET 1 INCH ABOVE FINISH GRADE AFTER COMPACTION AND SATURATION OF AMENDED BACKFILL. BACKFILLED PLANTING PITS SHALL BE MULCHED WITH 3 INCHES OF HARDWOOD CHIP MULCH.

   BACKFILL FOR TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING:

   -6 PARTS ON-SITE SOIL
   -4 PARTS AMENDMENT PER #7, ABOVE

10. THIRTY DAYS AFTER INSTALLATION, AND EVERY 60 DAYS THEREAFTER UNTIL ACCEPTANCE, LANDSCAPE AREAS SHALL BE FERTILIZED WITH 16-6-8 GRANULAR FERTILIZER APPLIED AT A RATE OF SIX LBS. PER 1,000 SQ. FT.

11. ALL TREES TO RECEIVE SLOW RELEASE FERTILIZER TABLETS PER PLANTING DETAILS, 21 GRAM TABLETS, 20-10-5, "AGRIFORM" OR EQUAL IN QUANTITIES AS FOLLOWS: 15 GALLON – 4 TABLETS, 24" BOX OR LARGER – 1 TABLET PER 4 INCHES OF BOX SIZE.

12. ALL AREAS OF TREE, SHRUB AND PERENNIAL PLANTING SHALL BE TOP-DRESSED WITH A CONTINUOUS 3 INCH DEPTH LAYER OF NATURAL COLOR HARDWOOD CHIP MULCH, NO CONSTRUCTION WASTE OR DYED BARK PRODUCTS. GROUNDCOVER AREAS SHALL BE MULCHED WITH 1 INCH WOOD CHIP MULCH, OR PER GOVERNING AGENCY. NO MULCH SHALL BE PLACED IN FLOW LINES, WATER QUALITY BASINS OR ON SLOPES GREATER THAN 4:1 WITHOUT NOTIFYING OWNER. LOCAL TREE CHIPPINGS ARE ACCEPTABLE BUT MUST BE BLENDED TO MATCH ACROSS THE ENTIRE SITE.

13. MIN. TREE SETBACKS SHALL BE:

    -3 FT. FROM CURBS AND PAVING
    -5 FT. FROM WATER METERS, JOINT TRENCH AND UTILITY VAULTS
    -10 FT. FROM PUBLIC LIGHT FIXTURES AND STORM DRAINS*
    -15 FT. FROM MAIN SANITARY SEWERS*

    *CAN BE LESS AT SINGLE FAMILY CONDITIONS WITH ADDITION OF ROOT BARRIER, SEE #13.

14. ALL TREES PLANTED WITHIN 8 FT. OF PAVING, WATER METERS OR JOINT TRENCH SHALL RECEIVE 24 INCH MIN. DEPTH "TYPAR" ROOT BARRIER OR SIMILAR, 10 LIN. FT. BOTH SIDES OF TREE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR TO CONFORM WITH ALL APPLICABLE STATE LAWS AND WATER EFFICIENT LANDSCAPE ORDINANCES, WHICHEVER IS MORE STRINGENT.

2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO IRRIGATION WORK.

3. ALL IRRIGATION COMPONENTS SHOWN ARE SCHEMATIC, CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, SERVICES AND LABOR NECESSARY TO INSTALL A COMPLETE IRRIGATION SYSTEM INCLUDING: SERVICE MANUALS, RECORD DRAWINGS, CONNECTIONS, TIES, STAKES, NOZZLES AND EMITTERS, INSTALLATION AND GUARANTEE. GUARANTEE SHALL EXTEND ONE YEAR FROM ACCEPTANCE AND INCLUDE DEFECTS IN WORKMANSHIP, MATERIALS, EQUIPMENT. GUARANTEE SHALL ALSO INCLUDE REMEDY TO LEAKS AND SETTLING OF TRENCHES AND PROVIDE PROMPT REPAIR OF DEFECTS AND DAMAGE AT NO COST TO THE OWNER, INCLUDING THE RESTORATION OF PLANTING, PAVING, STRUCTURES OR THEIR IMPROVEMENTS. MANUFACTURER'S WARRANTIES DO NOT RELIEVE LIABILITY UNDER THE GUARANTEE.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN IF OBSTRUCTIONS, UTILITIES, CHANGES TO ELECTRICAL OR WATER CONNECTION LOCATIONS, GRADE DIFFERENCES OR DIMENSIONAL DIFFERENCES EXIST THAT WERE NOT KNOWN AT THE TIME OF IRRIGATION SYSTEM DESIGN. NOTIFY OWNER OF SUCH DISCREPANCIES. IN THE EVENT NOTIFICATION OF SUCH DISCREPANCIES IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR NECESSARY REPAIRS OR REVISIONS TO IRRIGATION SYSTEM.

5. NO IRRIGATION LATERAL LINES, DRIP LINES IN AREAS LESS THAN 1 FT. IN WIDTH.

6. NO IRRIGATION SPRAY HEADS WITHIN 24 INCHES OF CURBS, PAVING, WALLS PER MWELO. ADJUST ALL IRRIGATION COMPONENTS FOR NO OVERSPRAY AT PAVING.

7. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM PRESSURE AND A MAXIMUM FLOW DEMAND, AS STATED ON THE PLANS FOR EACH POINT OF CONNECTION. VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER LOCATION AND SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE AND METER SIZE WITH THAT INDICATED ON THE PLANS SHALL BE IMMEDIATELY REPORTED TO THE OWNER PRIOR TO BEGINNING WORK.

8. ALL PRESSURE SUPPLY (MAIN) PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE PLANS. WHERE IRRIGATION LATERALS DOWNSTREAM FROM AN IRRIGATION CONTROL VALVE ARE NOT SIZED ON THE PLANS, 3/4 INCH PIPE SHALL BE USED. SUBSTITUTIONS OF SMALLER PVC PIPE SHALL NOT BE ALLOWED.

9. COMPACT ALL IRRIGATION TRENCHES WITH SUITABLE APPROVED SOIL WITHOUT CLODS OR ROCKS OVER 1 INCH IN SIZE. COMPACT TRENCHES TO 90% RELATIVE COMPACTION.

10. IRRIGATION MAINS AND IRRIGATION CONTROL WIRE SHALL BE SLEEVED SEPARATELY BENEATH PAVING AND WALLS IN SCH. 315 P.V.C. PIPE. MAINS SHALL BE SLEEVED IN PIPE TWICE THE DIAMETER OF THE MAIN OR PER DIRECTION OF GOVERNING AGENCY. REASONABLE LOCATIONS AND QUANTITIES OF SLEEVES FOR MAINS AND CONTROL WIRE ARE SHOWN ON THE PLANS, ADJUST OR ADD TO LOCATIONS AND DEPTH IN THE FIELD TO ACCOUNT FOR PAVING SECTION, SPECIAL CONDITIONS (ACCESS ROUTES FOR OVER-WEIGHT VEHICLES), ENHANCED COMPACTION, UNUSUAL SOIL OR FILL TYPES, SEPARATIONS FROM WATER, SEWER, GAS AND OTHER UTILITIES.

11. ALL NEW IRRIGATION CONTROL WIRE (18 GA. OR TWO-WIRE) SHALL HAVE 4 FT. LOOPS OF EXTRA WIRE AT EACH VALVE BOX. ALL SPLICES OF CONTROL WIRE SHALL BE MADE WITHIN VALVE BOXES MARKED "SB" (SPLICE BOX), NOT IN-GRADE. SPLICES SHALL BE MADE WITH COPPER CRIMP-TYPE CONNECTOR, INSTALLED WITHIN '3M' #DBY SEAL PACK OR MANUFACTURER APPROVED EQUAL. DO NOT SPLICE TWO-WIRE CONTROL IF POSSIBLE.

12. EXACT LOCATION OF CONTROL WIRE IS NOT SHOWN, RUN ATOP MAIN IF POSSIBLE.

13. CONTRACTOR TO CONDUCT PRESSURE (STATIC PRESSURE AT POINT OF CONNECTION) TEST AT THE COMPLETION OF PRESSURE SUPPLY AND CONTROL VALVES FOR THE DURATION OF ONE HOUR TO THE SATISFACTION OF THE OWNER PRIOR TO BACKFILLING TRENCHES.

14. IRRIGATION SYSTEM SHALL BE FULLY FLUSHED PRIOR TO INSTALLATION AND CONNECTION OF DRIP DISTRIBUTION COMPONENTS.

15. OWNER SHALL PROVIDE ELECTRICAL SUPPLY IN THE VOLTAGE AND LOCATION AS SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE CONNECTION TO ELECTRICAL SUPPLY.

16. CONTRACTOR SHALL SUBMIT ALL MATERIALS, SAMPLES, MANUALS AND PRODUCT GUARANTEES TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.

17. IRRIGATION EQUIPMENT, CONNECTIONS, MOUNTS AND FASTENINGS NOT OTHERWISE DETAILS IN THE PLANS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

18. CONTRACTOR SHALL PREPARE ACCURATE AS-BUILT DRAWINGS OF ALL IRRIGATION LAYOUT CHANGES, ADDITIONS AND DELETIONS PRIOR TO ACCEPTANCE OF THE WORK.

19. CONTACT IRRIGATION CONTROLLER MANUFACTURER FOR RECOMMENDED TRAINING AND INITIAL PROGRAMMING OF CONTROLLERS.

20. THE OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM PRIOR TO OCCUPANCY, BY A CERTIFIED THIRD PARTY PER THE PROVISIONS OF A.B. 1881 (MWELO). AUDIT TO INCLUDE RECOMMENDED MAX. SEASON (JULY) RUN TIMES FOR EACH VALVE, AND QUARTERLY ADJUSTMENTS TO IRRIGATION SCHEDULE FOR EACH VALVE.

    INCLUDE AUDIT IN CERTIFICATE OF LANDSCAPE COMPLETION INCLUDING: DATE, PROJECT NAME, APPLICANT OR OWNER NAME, CONTACT TELEPHONE AND MAILING ADDRESS, PROJECT LOCATION. ALSO INCLUDE SAMPLE IRRIGATION SCHEDULING FOR LANDSCAPE ESTABLISHMENT (YR. ONE), CYCLE/SOAK RECOMMENDATIONS TO ELIMINATE RUN-OFF BASED ON SOIL TYPE AND SLOPES, IRRIGATION AUDIT DATA, SITE OBSERVATIONS AND AS-BUILT IF ANY SIGNIFICANT CHANGES WERE MADE DURING CONSTRUCTION (SEE #12).

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 231.6890

PROJECT:
WESTBROOK SELF STORAGE

PROJECT SITE:
WESTBROOK BLVD X CASTLEROCK
ROSEVILLE CA, 95747

OWNER:
WESTPARK COMMUNITIES

ARCHITECTS STAMP

REGISTERED LANDSCAPE ARCHITECT
Brett B. Tabaer
Lic. #4749
Reg. July 30, 2022
Apr. 28, 2022
Date
STATE OF CALIFORNIA

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.

Scale:
NO SCALE

DATE:
APR. 28 2022

REVISION:

SHEET NO.
L-7

LANDSCAPE NOTES

PLANNING COMMISSION COMMUNICATION

Title:	NERSP PCL 25 – Sutter Parking Garage Expansion, 12 Medical Plaza, File # PL22-0024
Contact:	Escarlet Mar, emar@roseville.ca.us, (916) 774-5247

Meeting Date: 5/12/2022
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Approved 2006 Sutter Master Plan

Attachment 2 Approved 2014 Overall Campus Site Plan

Attachment 3 Fehr and Peers Parking Study for Sutter

Exhibit A Initial Study Negativ

Exhibit B.1 Plans

Exhibit B.2 Plans

Exhibit C Visual impact analysis

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING May 12, 2022

Prepared by: Escarlet Mar, Associate Planner

ITEM 6.2: Design Review Permit – 12 Medical Plaza – NERSP PCL 25 – Sutter Parking Garage Expansion – File #PL22-0024

REQUEST

The applicant requests approval of a Design Review Permit (DRP) to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located on the Sutter Roseville Medical Center campus. The new 192,000 square foot, six-story parking garage would provide an additional 551 parking stalls to the campus.

Applicant – Tony Amato, Dreyfuss + Blackford Architecture
Property Owner – Sutter Valley Hospitals

SUMMARY RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-three (63) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

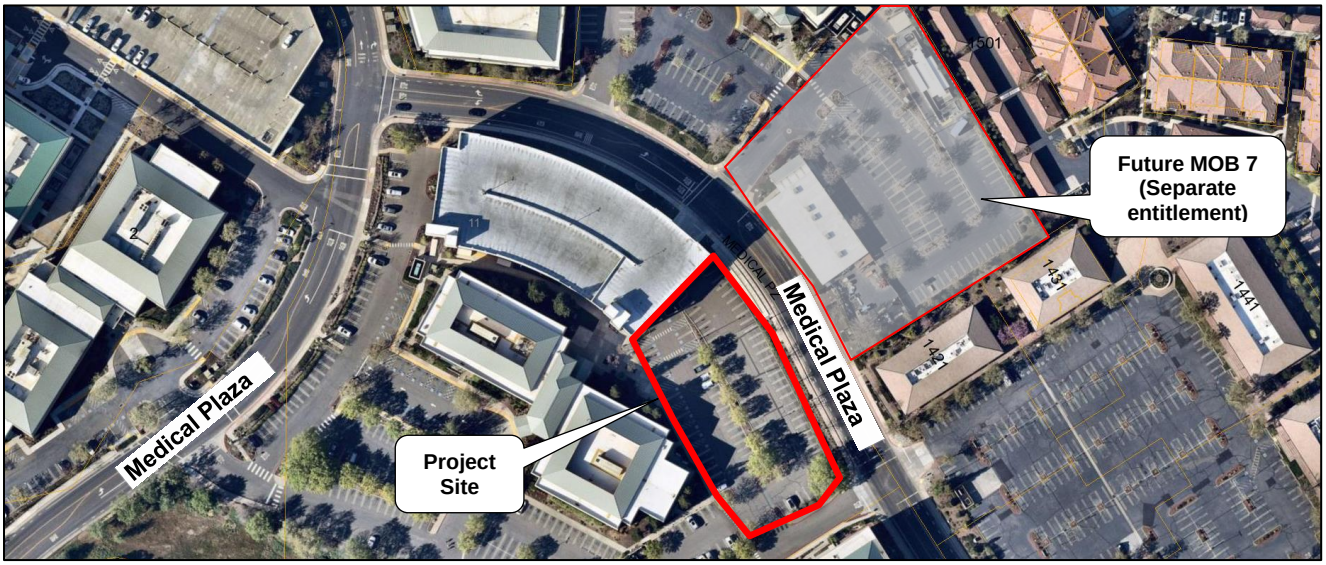
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The Sutter Roseville Medical Center (SRMC) campus is approximately 49-acres in size and is located in the Northeast Roseville Specific Plan (NERSP). The project site is approximately 0.94 acres in size and is located at 12 Medical Plaza Drive (see Figure 1). The project would result in the construction of an approximately 192,000-square foot parking structure, which would create an additional 551 parking stalls for the SRMC. The applicant proposes expanding the existing parking garage to support the existing campus as well as a newly proposed Medical Office Building (MOB) 7 (see Figure 1). MOB 7 is located just north of the proposed parking garage expansion and the application (File#PL22-0061) is currently under review by City staff. MOB 7 will ultimately result in 100,000square feet of medical office use. Based on the results of a parking study conducted by Fehr and Peers (Attachment 3), MOB 7 will require 332 spaces. The new parking garage will provide a majority of the necessary parking spaces.

The SRMC site has a General Plan designation of Business Professional (BP). The NERSP land use designation for the SRMC is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457). On October 26, 2006, the Planning Commission approved a Conditional Use Permit (CUP) to allow an increase in square footage of the SRMC from 804,000 square feet to 1,100,000 square feet. The updated overall campus plan which illustrated the additional acute care facilities and medical office buildings, as well as the associated parking area which is included in this staff report for reference (see Attachment 1). On June 26, 2014, the Planning Commission approved a Design Review Permit (DRP) to allow the construction of the SRMC Medical Office Building 6 (MOB 6) and a new parking garage. That project included a new 60,000 square MOB and a 476 space five-story parking garage to be located adjacent to MOB 3 (see Attachment 2).

Figure 1: Project Location



Historically the Planning Commission has been the approving authority for the Sutter Campus Master Plan. The proposed project seeks a DRP to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located near the entrance to the campus from Secret Ravine Parkway. This application will continue to follow the same process already established by the previous Sutter entitlements for the SRMC.

SITE INFORMATION

Location: 12 Medical Plaza (046-060-034-000)

Total Size: 0.94 acres

Topography and Setting: The overall SRMC center has been developed throughout the years with an acute hospital, a bed tower, an acute rehabilitation center, medical office buildings, surface parking, a parking garage with a helipad, and a five-story parking garage. The proposed project is located adjacent to the existing five-story parking garage at the northeast corner of the SRMC. The site is surrounded by an existing temporary modular building and sterilization trailer to the north, medical office buildings to the east and south, and the existing five-story parking garage to the west. Currently, the project site is developed with a surface parking lot, landscaping and lighting. The site is currently being used for surface parking and also contains formal landscaping.

EVALUATION

The NERSP and subsequent Use Permit approved in 1994 established development standards for the medical campus. The architectural style, colors and materials were established through the initial buildings constructed on the site. Through the Design Review Permit process the City reviews proposed projects on the medical campus for consistency with applicable development standards, architectural design, and consistency with the NERSP standards and Zoning Ordinance requirements.

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NERSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

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 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 Northeast Roseville Specific Plan (NERSP).***

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 Northeast Roseville Specific Plan.***

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.***

As previously mentioned, the site is developed with an existing surface parking lot, landscaping, and lighting. The project as approved would not alter the natural features of the site, such as open space, topography, trees, wetlands, or water courses since the site has been previously disturbed and no natural features exist on the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed parking garage expansion is consistent with the site's Business Professional land use designation, and support the existing use of the site.

Site Planning and Building Siting: The six-story parking garage expansion is situated approximately 385-feet from Secret Ravine Parkway to the east and approximately 1,200-feet from East Roseville Parkway to the south. Further, the parking garage is also approximately 406-feet from the closest apartment building to the north of the project site. Pursuant to the Design Guidelines of the NERSP, the parking garage expansion meets the setback requirements of the NERSP. An early concern with the size and height of the proposed garage was the potential for visual impacts to the surrounding area. The proposed garage will be visible from Secret Ravine Parkway, Roseville Parkway and the nearby Phoenician Apartments. The applicant provided a visual impact analysis (Exhibit C) that illustrates the proposed garage from several different view sheds. The proposed garage is located behind an existing three-story MOB on the Sutter Campus as well as other office buildings along Secret Ravine Parkway. These buildings as well as existing landscaping will provide visual relief for surrounding uses. As depicted in the visual impact study, while the proposed garage will be visible from off-site locations, it will not cause any negative visual impacts or significantly increase the amount of light or glare on the Phoenician Apartments to the north.

Vehicle Access and Circulation: The main vehicle access point into the new parking garage would occur from the east side of the building along Medical Plaza Drive. Two secondary access points are provided as shown in Figure 2 below. The existing driveways along Medical Plaza Drive would provide entrances to the surface parking lot behind the parking garage, and the existing Medical Office Building 3 (Figure 2).

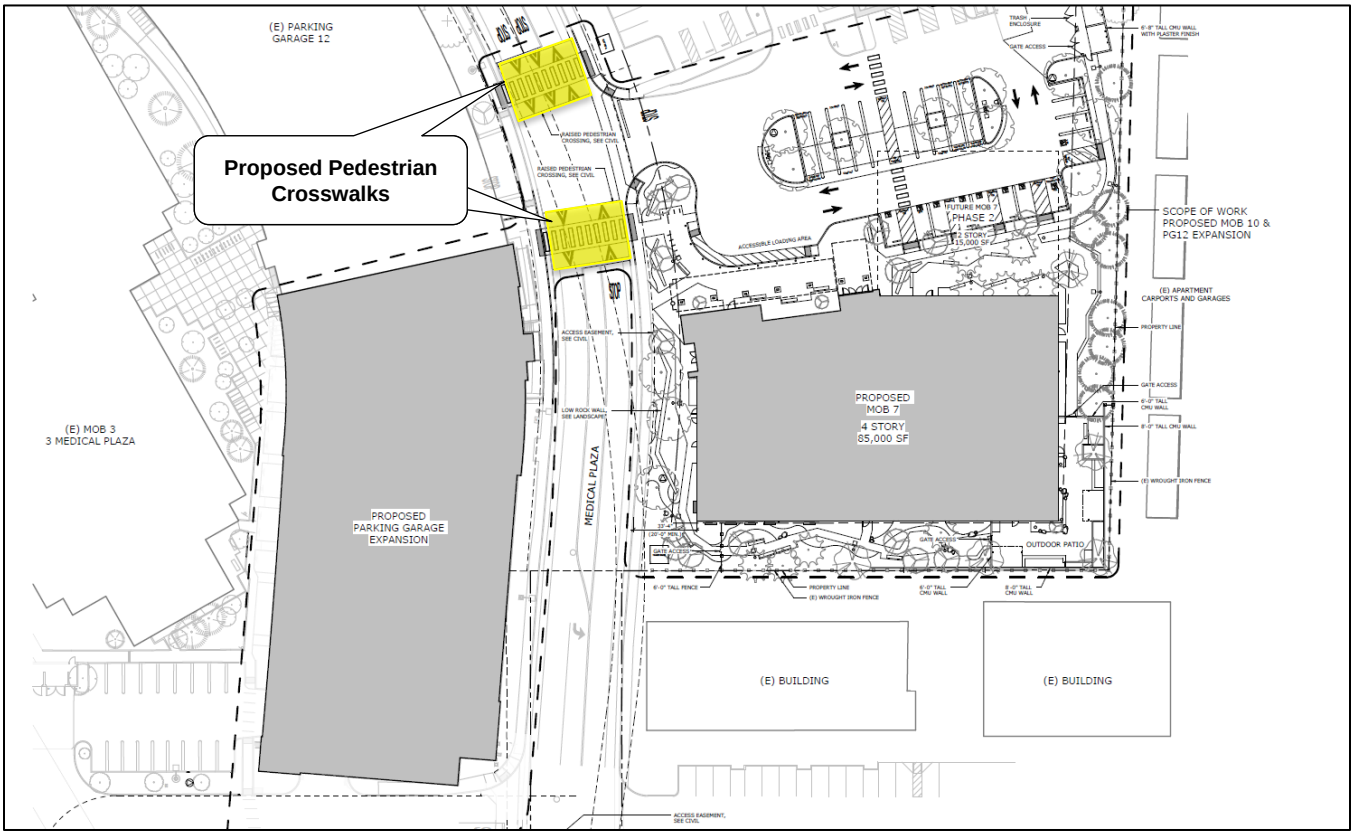
Figure 2: Vehicle Entrances



Pedestrian Access and Circulation: As part of the site improvements, the applicant proposes to remove the existing asphalt paving around the perimeter of the project site, as well as the existing surface parking lot. Sidewalks around the perimeter of the parking garage expansion would match the existing pedestrian walkway found adjacent to the existing parking garage, which include a five-foot sidewalk along Medical Plaza Drive and landscaping. The new parking garage will construct a sidewalk around the perimeter of the building that will connect to the adjacent sidewalks and provide pedestrian access to the parking garage.

Pedestrian connection between the future MOB 7 and the new parking garage will occur on the northern side of the parking garage across Medical Plaza Drive. In anticipation of the increase of foot traffic between the future MOB 7 and the new parking garage, the applicant proposes two (2) raised pedestrian crosswalks (Figure 3). The raised crosswalk would act as traffic calming measure and provide enhanced safety and visibility for pedestrians crossing between the medical office buildings and the parking garage. As proposed, the project is consistent with the CDG related to pedestrian access and circulation.

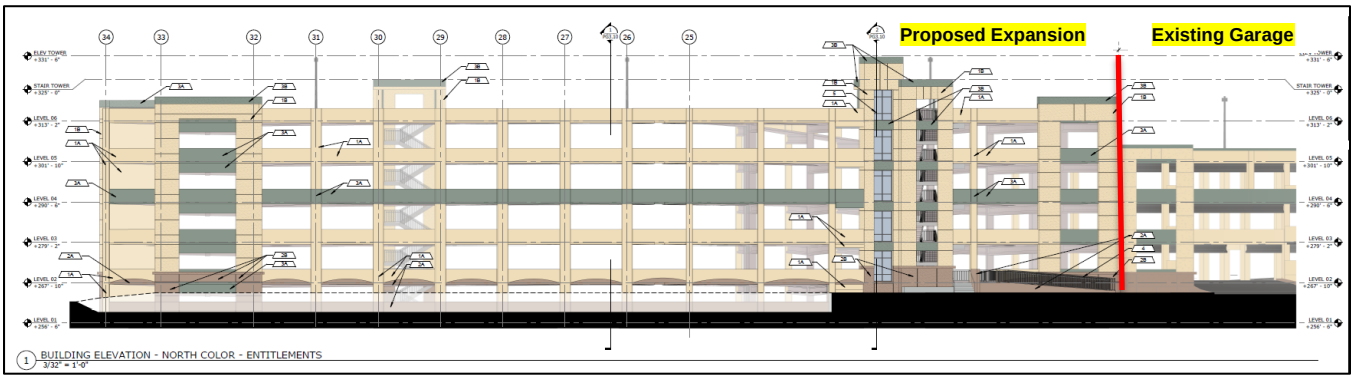
Figure 3: Proposed Raised Pedestrian Crosswalks



Elevations and Visual Impact Analysis: The NERSP and Environmental Impact Report requires that a visual impact analysis be performed prior to approval of building elevations for the Sutter Medical Campus. This visual analysis is required through the Design Review Permit process. The applicant has prepared the required visual analysis as shown in Exhibit C.

As shown below (Figure 4), the applicant proposes the six-story parking garage expansion to emulate the existing five-story parking garage. This includes using the same finish materials as found on the existing parking garage, including exposed concrete and cement plaster colored to match the existing garage finish. A new elevator and stair tower is proposed along the north side of the parking garage and will serve as a focal point for the garage. An additional egress stair is located at the southeast corner of the building. The architectural features and finishes of the elevator and stair towers will match the architectural language of the existing structure, including a glazed curtain wall at the elevator tower.

Figure 4: North Building Elevation



The proposed parking garage expansion would have an overall height of approximately 75-feet to the top of the stairs and elevator tower. The light standards on the six-floor of the garage would also be at approximately the same height as the elevator tower. Due to the change in grade where the parking garage expansion is proposed, the first floor of the garage will be partially below the elevation of Medical Plaza Drive and the existing garage. However, the expansion will connect both garages at each level.

The floor height of the garage will be approximately 11-feet from finished floor to finished floor. The visual analysis submitted by the applicant provides photo simulation of the proposed parking garage expansion from Secret Ravine Parkway and Medical Plaza, and the Phoenician Apartments located north of the project site (Exhibit C). While the proposed building may be visible from Secret Ravine Parkway and the existing apartment complex, its visual impacts will be minor due to its location within the SRMC, its proximity to other buildings, and being designed consistent with the other buildings in the campus. The height and scale of the parking garage expansion is also consistent with the existing parking garage on-site. Therefore, staff supports the proposed parking garage expansion design and height.

Parking: The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission if justified through a parking study. The drive aisles and parking space dimensions will meet the City's Zoning Ordinance standards. The City's Zoning Ordinance allows up to 30% of the total parking spaces to be designed as compact parking stalls. The applicant is proposing to construct the parking garage with a total of 33% compact parking stalls. This request is consistent with the previously approved parking garage. Given the smaller turning dimensions inside a parking garage it is quite common to have a greater number of compact spaces than surface parking lots. Staff finds the proposed parking garage expansion to be similar to the previous entitlements and is in compliance with the City's Zoning Ordinance.

The applicant has submitted a parking study that was completed by Fehr and Peers and dated January 31, 2022 (Attachment 3). The study identifies a medical office parking ratio of 3.31 spaces per 1,000 square feet of gross building area. This rate was derived by conducting parking surveys of the campus and utilizing the Institute of Transportation Engineers (ITE) Parking generation, 5th Edition, to separate the amount of parking required for medical office uses versus hospital uses. As previously mentioned, the applicant proposes the construction of MOB 7 (File#PL22-0061) which necessitated the parking garage expansion. As a result, the Fehr and Peers parking study analyzed both projects (i.e. the parking garage and MOB 7) and found that the new MOB 7 would require 332 new parking spaces to meet the parking ratio of 3.31 spaces per 1,000 square feet of gross building area. The parking garage expansion would create 551 new parking spaces and when added to the 477 parking spaces in the existing parking garage would provide for a total of 1,028 parking spaces. These spaces will continue to support the existing uses within the campus as well as the proposed 100,000 square foot MOB 7. Overall, the parking garage design complies with the City's Zoning Ordinance and the Community Design Guidelines.

Landscaping: Landscaping for the project site consists of a similar landscape palette as that of the existing parking garage. Landscaping is proposed around the perimeter of the parking garage expansion, including large shade trees (Sweet Bay, Callery Pear, Red Oak, and Black Locust) and smaller shade trees (Chinese Pistache, Lacebark Elm, Norway Maple, Armstrong Red Maple, Italian Alder, Columnar Atlas Cedar, and Maidenhair Tree). Shrubs ranging from six (6) inches to four (4) feet in height will be planted along the driveway entrance and the back of the parking garage. Overall, the landscape design is consistent with the existing plant palette used for the parking garage and is consistent with the CDG, the NERSP, and the City's Water Efficient Landscape Ordinance.

Lighting: The parking garage will include LED pole-mounted lights, on the top parking deck, with an overall height of approximately eighteen (18) feet. This height complies with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25 feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. In addition, the photometric plan demonstrates compliance with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). Further, the visual impact analysis submitted by the applicant illustrates a night time view from the apartments which

shows how the proposed garage, in comparison to the existing parking garage, would appear in the evening. Overall, the proposed lighting of the parking garage expansion is consistent with the City's Zoning Ordinance, the NERSP, and CDG standards.

CONCLUSION

The proposed project is consistent with the City's General Plan, Zoning Ordinance, CDG, and the NERSP. Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate.

The applicant held a virtual neighborhood meeting on April 5, 2022. The applicant answered questions from the audience regarding the view sheds of the proposed parking garage expansion and the new MOB 7. Additionally, a business owner asked if Sutter would provide a shuttle service for employees and patients to use during construction. The applicant is planning on providing a shuttle service while the project is under construction.

Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 29, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The City of Roseville, acting as Lead Agency, prepared an Initial Study/ Negative Declaration (IS/ND) to evaluate the environmental effects of the project. Staff recommends the Planning Commission consider and adopt the proposed Negative Declaration (Exhibit A). The public review period for the proposed Negative Declaration began on April 12, 2022 and ended on May 2, 2022. The IS/ND was made available for public review online at: https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505. To date, no comments have been received.

RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration.
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 12 Medical Plaza – NERSP PCL 25 – Sutter Parking Garage Expansion –PL22-0024 subject to sixty-three (63) conditions of approval**.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0024

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 12, 2022** and if not effectuated shall expire on **May 12, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 12, 2025**. (Planning)

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

3. The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 12 Medical Plaza. 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)

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

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

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

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

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

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

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

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

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

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

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

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

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

    d. The landscape plan shall comply with the Landscape Guidelines for Northeast 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 suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

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

16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of

the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the 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. 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)

24. 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. Clean Air spaces shall be marked "CLEAN AIR/CARPOOL/EV". (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. (Public Works)

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. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Sutter Roseville to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

34. 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)

35. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

36. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

37. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans

    b. load calculations

    c. electrical panel one-line drawings

38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

39. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

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

    b. Other easements (please specify). (Electric, Engineering, Environmental Utilities)

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

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

44. 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)

45. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for Sutter Roseville to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

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

47. 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)

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

49. 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)

50. 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)

51. 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)

52. 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)

53. 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)

54. 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)

55. 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)

56. 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)

57. 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)

58. 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)

59. 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)

60. 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)

61. 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)

62. 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)

63. 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 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. Approved 2006 Sutter Master Plan
2. Approved 2014 Overall Campus Site Plan
3. Fehr and Peers Parking Study for Sutter Roseville Medical Center

EXHIBITS

A. Initial Study/Negative Declaration
B. Plans
C. Visual impact analysis

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

ATTACHMENT 1



Sutter Roseville Medical Center

CAMPUS MASTER PLAN

FINAL 1.1 M SF OPTION

CURRENT MASTER PLAN

CURRENT ACUTE USES:	
EXISTING HOSPITAL ACUTE SPACES:	320,800 SF
ACUTE USE IN MOB 4:	14,382 SF
BED TOWER:	90,240 SF
WELL-BABY NURSERY:	2,037 SF
CURRENT OUTPATIENT USES/ MOB'S:	
OUTPATIENT USES IN ACUTE SPACE:	12,015 SF
MOB 2:	76,000 SF
MOB 3:	82,075 SF
MOB 4:	14,467 SF
MOB 5:	60,000 SF
TOTAL CURRENT DEVELOPMENT:	*552,626 SF*

MASTER PLAN ADDITION

CURRENT PLAN PROJECTS:	
NICU EXPANSION (ACUTE):	12,800 SF
ACUTE BLDG. 6 ARC:	105,730 SF
TOTAL CURRENT PLAN PROJECTS:	*118,530 SF*
FUTURE POTENTIAL GROWTH:	
IMAGING/SURGERY EXP. (ACUTE):	22,800 SF
FUTURE ACUTE SPACE 13:	69,420 SF
FUTURE ACUTE SPACE 14:	99,681 SF
FUTURE MOB 11:	60,000 SF
FUTURE MOB 12:	46,943 SF
FUTURE MOB (1351 SECRET RAVINE):	30,000 SF
TOTAL FUTURE POTENTIAL GROWTH:	*328,844 SF*
MASTER PLAN TOTAL:	***1,100,000 SF***

PARKING SUMMERY

EXISTING PARKING:	2,157
MOB 5	69
ACUTE BLDG. 6 ARC	-5
IMAGING/SURGERY EXPANSION	-14
FUTURE ACUTE SPACE 13	-78
FUTURE ACUTE SPACE 14	-108
FUTURE MOB 11	-129
FUTURE MOB 12	-147
FUTURE MOB (1351 SECRET RAVINE)	18
FUTURE PARKING GARAGE 7	355
FUTURE PARKING GARAGE 8	625
FUTURE PARKING GARAGE 10	1,123
TOTAL PARKING:	3,884

630 ABOVE CODE REQUIRED PARKING
24 ABOVE IDEAL PARKING NUMBER

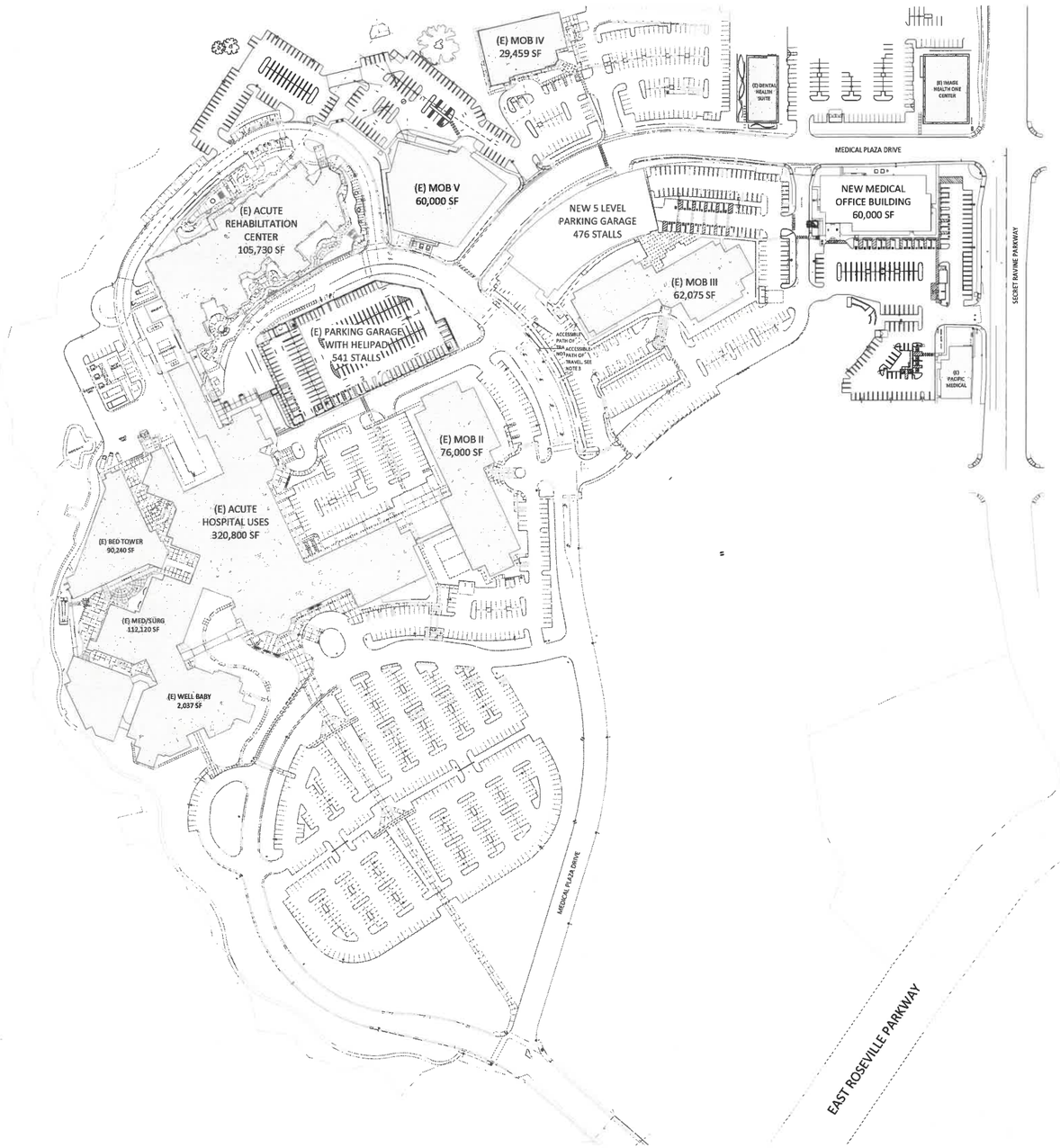
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RECEIVED
MAY 0 1 2006
PERMIT CENTER

- EXISTING BUILDING
- 2008 CUP MASTER PLAN BUILD-OUT
- EXISTING & FUTURE PARKING
- FUTURE ACUTE
- FUTURE MOB

HGA
Architecture | Engineering | Planning

EXHIBIT B



APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: DO

FILE COPY

SUTTER ROSEVILLE CURRENT CAMPUS PLAN

Current Acute Uses

Existing Hospital Acute Spaces:	320,800 SF
Acute Use in MOB 4:	14,992 SF
Bed Tower:	90,240 SF
Well-Baby Nursery:	2,037 SF
NICU:	12,800 SF
Acute Rehabilitation Center:	105,730 SF

Current Outpatient Uses/MOB's

Outpatient uses in Acute Space:	12,015 SF
MOB 2:	76,000 SF
MOB 3:	62,075 SF
MOB 4:	14,467 SF
MOB 5:	60,000 SF
Total Current Development:	771,156 SF
+ New 3 story MOB:	60,000 SF
New Total Development:	**831,156 SF**
(Master Plan Total:	1,100,000 SF)

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BOULDER ASSOCIATES ARCHITECTS

FEHR PEERS

Memorandum

Date: January 31, 2022

To: Mr. David Padgham – Separovich/Domich Real Estate Development
Ms. Sarah Bergman – Dreyfuss + Blackford Architecture

From: David Manciati – Fehr & Peers

Subject: Parking Study for Sutter Roseville Medical Center (SRMC)

RS21-4104

This technical memorandum presents the data collection, analysis, and conclusions of our parking study for SRMC. The purpose of the study was to document the existing parking supply and demand, and to determine how the proposed Medical Office Building (MOB) 10 and 12 Medical Plaza Drive garage expansion could change those values.

Construction of MOB 10 is proposed to occur in two phases. Phase 1 will consist of an 85,000 square-foot four-story building with a drop-off area and 32 adjacent parking spaces. It will displace an existing surface lot with 99 parking spaces and a 6,700 square-foot modular building. Phase 2 will include a 15,000 square-foot two-story building attached to the Phase 1 MOB 10 building and removal of 24 adjacent parking spaces. The expansion of the 12 Medical Plaza Drive garage will construct a six-story parking structure attached to the existing five-story parking garage. The expansion will include 556 new parking stalls and will displace an existing surface lot with 93 spaces. The net effect of these changes would be the addition of 372 parking spaces to the campus.

Background

This parking data collection effort is the fourth such study we have conducted since 2003. The results of the three previous studies are summarized in **Table 1**. Data in this table is used later in this memo to compare parking demand trends over time. An updated parking study is now warranted given the following:

- Continued development of the campus (including an expansion of the Emergency Department completed in 2020)
- Current proposal to construct 100,000 square-foot MOB 10

Table 1: Synopsis of Previous Parking Demand Studies at SRMC

Study Period	Occupied Square Footage	Hospital/MOB Square Footage Percentage	Parking Supply	Maximum Parking Utilization	Peak Parking Demand Rate
February 2003	442,210 sq. ft	76% / 24%	1,533 parking spaces	80%	2.77 spaces per ksf
October 2012	721,156 sq. ft. [1]	69% / 31%	2,334 parking spaces	80%	2.57 spaces per ksf
November 2016	801,156 sq. ft.	64% / 36%	2,570 parking spaces	83%	2.66 spaces per ksf

Notes: MOB = medical office building; ksf = thousand square feet
[1] Includes 30,000 sq. ft. of built but unoccupied acute care space in the Sutter Rehabilitation Institute building.
Source: Fehr & Peers, 2022.

Existing Conditions

Fehr & Peers retained National Data Services (NDS) to conduct parking utilization surveys on Tuesday, October 5, 2021 and Thursday, October 7, 2021. During each day, the number of parked vehicles was recorded on an hourly basis beginning at 9 AM and continuing until 4 PM in 25 distinct parking areas of the campus.

Sutter administrators reported 348 people in hospital beds on the first count day and 365 on the second count day (the campus is currently licensed for 382 beds). Additionally, administrators reported that that there were new employee orientations on both count days, resulting in 55 additional staff on Tuesday and 25 additional staff on Thursday. Thus, the counted days are representative of a slightly above average condition.

Parking Supply

In addition to counting the number of parked vehicles, NDS also recorded the available parking supply in each lot including classification of spaces as either standard, accessible (i.e., requiring a handicap placard), physician, carpool, valet, motorcycle, or recreational vehicle. Refer to **Figure 1** for a summary of the 25 distinct parking areas and their supplies. This includes floor-by-floor parking supply and demand for both parking garages.

Of the 2,478 total parking spaces on campus, 1,957 (79 percent) are designated as standard spaces, of which about one-third have use restrictions (e.g., patient-only, visitor-only, ambulance, security, EV charge, passenger loading, etc.). Of the remaining 21 percent of spaces, 7.2 percent are reserved for physicians, 5.9 percent are reserved for vehicles with handicap placards, 4.9

percent are reserved for carpool, 2.6 percent are reserved for valet, 0.2 percent are reserved for motorcycles, and 0.4 percent are reserved for recreational vehicles.

Parking Demand

On Tuesday, October 5th, the peak parking demand occurred at 11 AM (2,186 parked vehicles), with similar demand at 2 PM (2,175 parked vehicles). On Thursday, October 7th, peak parking demand occurred during the same hours as Tuesday, with 2,121 parked vehicles at both 11 AM and 2 PM. **Figures 1 and 2** illustrate the campus-wide peak parking demand at 11 AM on the first count day and at 2 PM on the second count day. Key findings from this data include:

- Peak parking demand was three percent greater on Tuesday, October 5th than Thursday, October 7th.
- On Tuesday, October 5th, 2,186 vehicles were parked at 11 AM, which represented utilization of 88 percent of all available parking. Of the 25 individual parking areas, 19 had parking utilizations of at least 85 percent, with 8 parking areas having utilizations of 95 percent or higher.
- At 11 AM and 2 PM, the parking areas adjacent the hospital, emergency department, MOB 2, the Sutter Rehabilitation Institute (SRI), and MOB 5 tend to be full or approaching capacity.
- The 9 Medical Plaza Drive parking garage (represented by floors G1 through G3) was 93 percent occupied at 10 AM, 96 percent occupied at 11 AM, and 98 percent occupied at 2 PM during the Tuesday observation. Thus, this garage is effectively full by between 10 and 11 AM.
- At 11 AM and 2 PM, the east side of campus tends to have lower utilization. The 12 Medical Plaza Drive garage is at 74 percent and 72 percent of capacity at 11 AM and 2 PM, respectively. The first four floors of the garage (represented by floors P1-P4) were consistently above 84 percent utilization between 9 AM and 3 PM on both count days, while the maximum utilization on the top floor (represented by floor P5) was observed to be only 27 percent, occurring at 3 PM during the Tuesday observation.

As evidenced by the data shown in Appendix A, the demand for parking stayed fairly strong and constant throughout the workday. On both days, the campus-wide parking demand continuously exceeded 75 percent from 9 AM to 3 PM, inclusive.

The following describes the parking demand for specific user groups:

- Handicapped parking demand differed considerably by parking lot. In parking areas A1, B2, B3, D2, and G1, 100 percent of these spaces were occupied. Accessible space peak demand varied from moderate to approaching capacity in the rest of the parking lots. Demand in the 12 Medical Plaza Drive garage was low (i.e., 3 of 9 spaces were occupied). Refer to Appendix A for occupancy data in specific lots.

- Physician-only parking was approaching capacity or entirely occupied in most parking areas. On Tuesday, October 5th, 88 percent of all physician-only spaces were occupied at 11 AM. Lots A1, D1, H2, K1, and K2, as well as floors P1 and G1, each had two or fewer available physician-only spaces at peak occupancy. The remaining parking lot with physician-only parking, Lot H4, reached a peak occupancy of 78 percent at 1 PM on the second count day. This means there were spaces for up to 5 additional physician vehicles in Lot H4.
- On the second count day, carpool or vanpool parking was full or approaching capacity (i.e., greater than 90 percent occupancy) in Lots C2 and H1, as well as in the 12 Medical Plaza Drive garage. This garage had spaces for up to 7 more vanpool/carpool vehicles.
- Clean Air parking spaces in the 12 Medical Plaza Drive garage were well-utilized (i.e., 8 of 10 spaces occupied). EV charging spaces in this garage were fully used on both count days (i.e., 10 out of 10 spaces occupied).
- Valet/Overflow parking in Lot C2 had a peak occupancy of 83 percent, while valet parking in Lot H3 reached 91 percent occupancy.

Parking Demand Rate

Based on the peak parking demand of 2,186 spaces from the first count day, the campus's current peak parking generation rate is 2.35 spaces per thousand square feet (ksf) of gross building space. This represents an 11.6 percent decrease from the November 2016 parking demand rate of 2.66 spaces per ksf shown in Table 1. This decrease in parking demand rate may be due to the following:

- A comparison of 2016 and 2021 data shows that peak parking demand only grew by 32 spaces (from 2,154 to 2,186). This is generally consistent with the 2016 Fehr & Peers parking study for the ED expansion, which anticipated it would cause a relatively small increase in parking demand despite its considerable size (98 ksf). As stated in that study, the ED expansion was intended to relieve overcrowding and to provide additional ICU space. It was not intended to accommodate outpatient visits or other high turnover activities.
- The November 2016 parking demand rate is based on "occupied" square footage, while the 2021 rate is based on gross square footage[1].
- Factors related to the current COVID-19 pandemic may have affected campus trip generation (e.g., increase in remote work and tele-medicine appointments).

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[1] Fehr & Peers inquired about the proportion of campus space that is occupied versus unoccupied. However, we have been advised that the amount that is occupied versus unoccupied is unknown. Therefore, the parking demand model was developed based on gross square footage.

Development of Parking Demand Model

According to Sutter Health, there are currently 929,524 gross square feet of medical space on the campus (see Appendix A for square footage by use and building). This consists of 69.4 percent hospital space and 30.6 percent medical office space.

Parking Generation, 5th Edition (Institute of Transportation Engineers, 2019) contains the following data with respect to medical center parking demand:

- Hospital (Land Use Code 610): peak period parking demand of 2.25 spaces per ksf based on 11 studies of urban/suburban hospitals whose average size was 383 ksf.
- Medical-Dental Office Building (Land Use Code 720): peak period parking demand of 3.23 spaces per ksf based on 117 studies whose average size was 46 ksf.

Using these rates and the campus's current building totals, the campus would be expected to have a peak parking demand of 2,370 spaces. The fact that the expected demand exceeds the observed demand by 8.4 percent is intuitively reasonable as there are certainly staff, patients, visitors, etc. who park once and visit both the hospital and an MOB during a single visit. Thus, the disaggregated ITE parking demand rates provide a good fit for conditions at SRMC, but require a minor calibration to precisely match the 2021 observations. The calibrated MOB parking demand rate of 2.98 spaces per ksf[2,3] was then used for estimating how much parking demand the construction of MOB 10 would yield.

Effect of 12 Medical Plaza Drive Expansion and MOB 10 (Phase 1)

As previously stated, Sutter Health proposes to construct MOB 10 in two phases. Phase 1 will consist of an 85,000 square-foot four-story building with a drop-off area and 32 adjacent parking spaces. It will displace an existing surface parking lot with 99 parking spaces and a 6,700 square-foot portable building. The modular building is presumed to house non-medical activity and generate only a modest amount of vehicle trips. Its removal is not considered in the parking calculations below.

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2 Calibrated as follows: ITE peak parking demand rate of 3.23 spaces per ksf of MOB was divided by 108.4 percent to account for ITE approach overestimating actual demand by 8.4 percent, thereby yielding 2.98 spaces per ksf.

3 According to the City of Roseville Municipal Code, 5 parking spaces are required per 1 ksf of MOB. However, this analysis shows that with the MOB characteristics at Sutter Roseville Medical Center, providing parking at that level would result in an oversupply of parking. Using the calibrated parking demand model for the campus, MOB has a peak demand of 2.98 spaces per ksf. Applying an effective demand-to-supply ratio of 0.90 (to account for illegal parking, vehicles circulating to find spaces, etc.), a reasonable parking supply ratio for MOB 10 would be 3.31 spaces per ksf.

Concurrent with MOB 10, Sutter Health proposes to expand the 12 Medical Plaza Drive parking garage to include an attached six-story parking structure with 556 new parking stalls. The garage expansion would also displace an existing surface parking lot with 93 parking spaces.

Tables 2 and 3 show how the proposed MOB 10 (Phase 1) and 12 Medical Plaza Drive garage expansion would affect the campus's peak period parking supply and demand, respectively. As shown, the campus parking supply would increase by 396 spaces (from 2,478 to 2,874) and the campus parking demand would increase by 253 spaces (from 2,186 to 2,439). As a result, the campus-wide parking utilization would decrease from 88 percent under existing conditions to 85 percent under existing plus project (Phase 1) conditions.

Table 3 also shows where new and displaced parking demand is likely to be absorbed. Most of the increase in demand would park in the expanded 12 Medical Plaza Drive garage. Lot H2 has reserve capacity and is in the proximity of MOB 10 and displaced parking lot H1. Therefore, a modest amount of demand would be expected to park in Lot H2. Other parking areas within walking distance, such as D2, H3, and H4, would absorb a nominal amount of demand, as they are currently approaching capacity. Lots D1, K2, and K3, as well as the 9 Medical Plaza Drive garage, are not shown to increase in demand, as they are effectively full (i.e., greater than 95 percent utilization). With Phase 1, the 12 Medical Plaza Drive garage would have a peak occupancy of 68 percent.

Table 2: Effect of 12 Medical Plaza Drive Expansion/MOB 10 (Phase 1) on Supply

Parking Area	Supply			
	Existing Conditions [1]	MOB 10 Change (Phase 1)	12 Medical Plaza Dr Expansion Change	Existing Plus Project (Phase 1)
K1	102	-99	0	3
MOB 10 Lot	-	+32	0	32
H1	59	0	-59	0
H2	188	0	-34	154
12 Medical Plaza Drive Expansion	-	0	+556	556
Campus Total	2,478	-67	+463	2,874

Notes: [1] Existing parking supply based on parking data collected on Tuesday, October 5th, 2021.
Source: Fehr & Peers, 2022.

Table 3: Effect of 12 Medical Plaza Drive Expansion/MOB 10 (Phase 1) on Demand

Parking Area	Demand (Percent Utilization)			
	Existing Conditions [1]	MOB 10 Change (Phase 1) [2]	12 Medical Plaza Dr Expansion Change	Existing Plus Project (Phase 1)
K1	77 (75%)	-76	0	1 (33%)
MOB 10 Lot	-	+32	0	32 (100%)
D2	48 (94%)	+1	0	49 (100%)
H1	40 (68%)	0	-40	0 (N/A)
H2	157 (84%)	+12	-28	141 (92%)
H3	54 (93%)	+1	0	55 (95%)
H4	63 (76%)	+2	0	65 (78%)
12 Medical Plaza Dr (Existing + New)	365 (74%)	+281	+68	714 (68%)
Campus Total	2,186 (88%)	+253 [3]	0	2,439 (85%)

Notes: [1] Existing parking demand based on parking occupancy data collected at 11 AM on Tuesday, October 5th, 2021
[2] Where lots were already at least 95% occupied, no additional demand was added (since they are effectively full).
[3] Computed using calibrated parking demand rate derived from the Medical-Dental Office Building land use category in ITE's Parking Generation, 5th Edition.
Source: Fehr & Peers, 2022.

Effect of 12 Medical Plaza Drive Expansion and MOB 10 (Phase 2)

Phase 2 of MOB 10 proposes a 15,000 square-foot two-story building attached to the Phase 1 building and removal of 24 adjacent parking spaces.

Tables 4 and 5 show how the proposed MOB 10 (Phase 2) and 12 Medical Plaza Drive garage expansion would affect the campus's existing peak period parking supply and demand, respectively. As shown, the campus parking supply would increase by 372 spaces (from 2,478 to 2,850) and the campus parking demand would increase by 298 spaces (from 2,186 to 2,484). As a result, the campus-wide parking utilization would remain relatively constant compared to existing conditions, reducing from 88 percent to 87 percent.

Table 5 also shows where parking demand is likely to be absorbed. Phase 2 is estimated to increase new parking demand over Phase 1 levels by 45 spaces. In addition, 24 spaces in the MOB 10 parking lot would be displaced. These combined 69 vehicles would likely be absorbed by the

expanded 12 Medical Plaza Drive garage due its proximity and reserve capacity. Demand at other parking lots is not projected to change as compared to Phase 1 conditions. **Figure 3** shows the projected campus-wide peak parking demand at 11 AM.

Under MOB 10 Phase 2 conditions, the expanded 12 Medical Plaza Drive garage is projected to be similarly utilized as under existing conditions, with utilization projected to increase from 74 percent to 75 percent.

Table 4: Effect of 12 Medical Plaza Drive Expansion/MOB 10 (Phase 2) on Supply

Parking Area	Supply			
	Existing Conditions [1]	MOB 10 Change (Phases 1 & 2)	12 Medical Plaza Dr Expansion Change	Existing Plus Project (Phase 2)
K1	102	-99	0	3
MOB 10 Lot	-	+8	0	8
H1	59	0	-59	0
H2	188	0	-34	154
12 Medical Plaza Drive Expansion	-	0	+556	556
Campus Total	2,478	-91	+463	2,850

Notes: [1] Existing parking supply based on parking data collected on Tuesday, October 5th, 2021.
Source: Fehr & Peers, 2022.

Table 5: Effect of 12 Medical Plaza Drive Expansion/MOB 10 (Phase 2) on Demand

Parking Area	Demand (Percent Utilization)			
	Existing Conditions [1]	MOB 10 Change (Phases 1 & 2) [2]	12 Medical Plaza Dr Expansion Change	Existing Plus Project (Phase 2)
K1	77 (75%)	-76	0	1 (33%)
MOB 10 Lot	-	+8	0	8 (100%)
D2	48 (94%)	+1	0	49 (100%)
H1	40 (68%)	0	-40	0 (N/A)
H2	157 (84%)	+12	-28	141 (92%)
H3	54 (93%)	+1	0	55 (95%)
H4	63 (76%)	+2	0	65 (78%)
12 Medical Plaza Dr (Existing + New)	365 (74%)	+350	+68	783 (75%)
Campus Total	2,186 (88%)	+298 [3]	0	2,484 (87%)

Notes: [1] Existing parking demand based on parking occupancy data collected at 11 AM on Tuesday, October 5th, 2021
[2] Where lots were already at least 95% occupied, no additional demand was added (since they are effectively full).
[3] Computed using calibrated parking demand rate derived from the Medical-Dental Office Building land use category in ITE's Parking Generation, 5th Edition.
Source: Fehr & Peers, 2022.

Sensitivity Test

As previously stated, this analysis is based on gross square footage. A sensitivity test was conducted to determine how campus-wide parking occupancy would change with buildout of the proposed project (MOB 10 Phase 2 and 12 Medical Plaza Drive expansion) under the following hypothetical scenario:

1) 95 percent of gross square footage (i.e., 883 ksf of 929 ksf) was occupied during the October 2021 data collection.
2) The unoccupied 5 percent of hospital/MOB square footage subsequently becomes occupied at some point in the near future.

Under this scenario, the parking demand model would be recalibrated and would yield an expected peak parking demand of 2,615 spaces under existing plus project (MOB 10 Phase 1&2 and 12 Medical Plaza Drive Expansion) conditions. Therefore, instead of campus-wide 87 percent utilization, the campus-wide parking utilization would be about 92 percent. This exercise

demonstrated that the "plus project" projected campus-wide peak parking utilization of 87 percent would increase by about the same number of percentage points as vacant space becomes occupied (i.e., if 3 percent of vacant space were to be occupied, parking utilization would increase to about 90 percent).

Conclusions

Assuming all campus building square footage is currently in use (i.e., occupied square footage equals gross square footage), the proposed MOB 10 and 12 Medical Plaza Drive Expansion would cause the near-term campus-wide peak parking utilization to decrease from 88 percent to 85 percent under Phase 1 and to 87 percent under Phase 2. A sensitivity test under Phase 2 conditions showed that plus project parking utilization would be higher if currently unoccupied building space becomes occupied.

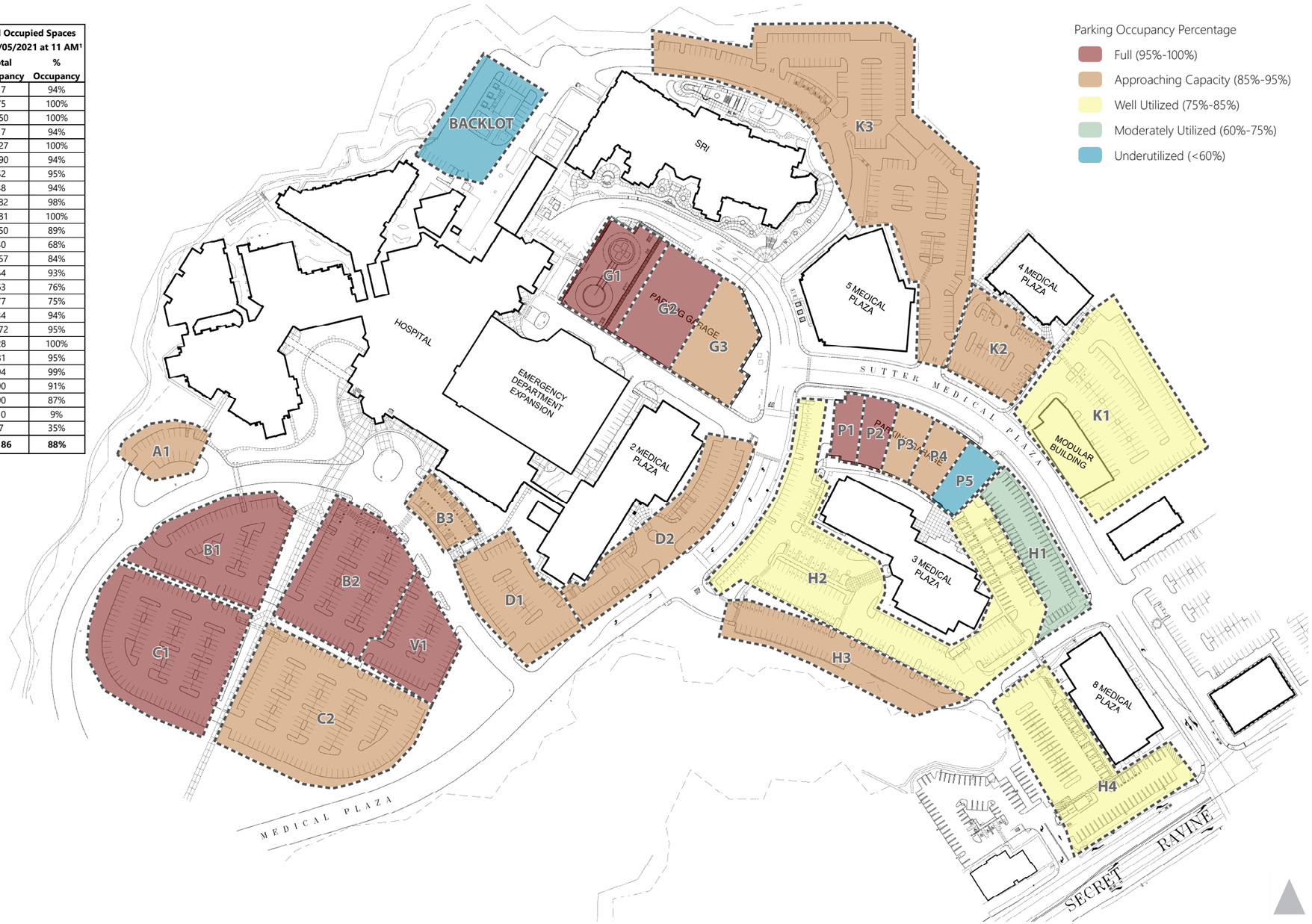
Parking areas on the west side of campus tend to be full or approaching capacity under existing conditions. Parking supply and demand on this side of campus is projected to remain relatively unchanged with the proposed project.

The east side of campus tends to have lower utilization under existing conditions. Most parking demand growth resulting from the proposed project is projected to be absorbed by the expanded 12 Medical Plaza Drive garage, while surrounding parking lots would modestly increase in utilization. Overall, all parking areas would be at least 85 percent occupied at peak, with two exceptions. Lot H4 would remain under capacity and the expanded 12 Medical Plaza Drive garage would have reserve capacity.

SRMC CAMPUS PARKING PLAN SUMMARY OCTOBER 2021

Lot	Type of Parking								Total Occupied Spaces on 10/05/2021 at 11 AM[1]	
	Standard	Handicap	Physician	Carpool	Valet	Motorcycle	RV	Total	Total Occupancy	% Occupancy
A1	8	2	8					18	17	94%
B1	75							75	75	100%
B2	141	9						150	150	100%
B3		18						18	17	94%
C1	127							127	127	100%
C2	137			23	42			202	190	94%
D1			5	50				55	52	95%
D2	38	13						51	48	94%
G1	84	11	84			6		185	182	98%
G2	181							181	181	100%
G3	169							169	150	89%
H1	39			20				59	40	68%
H2	134	37	17					188	157	84%
H3	36				22			58	54	93%
H4	44	16	23					83	63	76%
K1	85	5	8				4	102	77	75%
K2	17	7	12					36	34	94%
K3	162	20						182	172	95%
V1	28							28	28	100%
P1	57	2	22	4				85	81	95%
P2	88	1		6				95	94	99%
P3	91	2		6				99	90	91%
P4	96	2		6				104	90	87%
P5	100	2		6				108	10	9%
BACKLOT	20							20	7	35%
TOTAL	**1957**	**147**	**179**	**121**	**64**	**6**	**4**	**2478**	**2186**	**88%**

[1] On the same day at 2:00 PM, occupancy was also 88% (2,175 vehicles).



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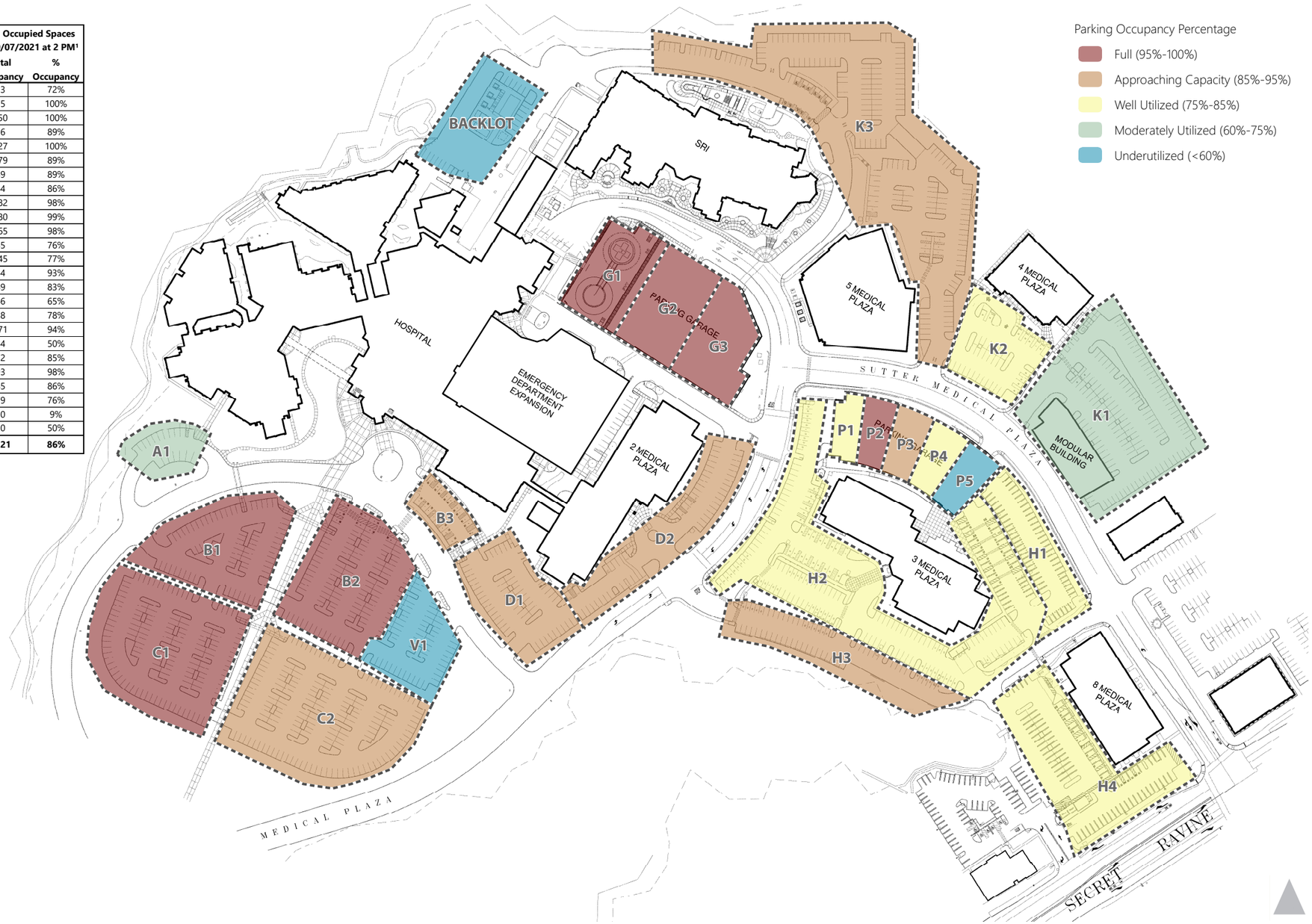
Figure 1

Peak Parking Utilization by Lot
Morning Peak Period (11am) on Tuesday, October 5, 2021

SRMC CAMPUS PARKING PLAN SUMMARY OCTOBER 2021

Lot	Type of Parking								Total Occupied Spaces on 10/07/2021 at 2 PM[1]	
	Standard	Handicap	Physician	Carpool	Valet	Motorcycle	RV	Total	Total Occupancy	% Occupancy
A1	8	2	8					18	13	72%
B1	75							75	75	100%
B2	141	9						150	150	100%
B3		18						18	16	89%
C1	127							127	127	100%
C2	137			23	42			202	179	89%
D1			5	50				55	49	89%
D2	38	13						51	44	86%
G1	84	11	84			6		185	182	98%
G2	181							181	180	99%
G3	169							169	165	98%
H1	39			20				59	45	76%
H2	134	37	17					188	145	77%
H3	36				22			58	54	93%
H4	44	16	23					83	69	83%
K1	85	5	8				4	102	66	65%
K2	17	7	12					36	28	78%
K3	162	20						182	171	94%
V1	28							28	14	50%
P1	57	2	22	4				85	72	85%
P2	88	1		6				95	93	98%
P3	91	2		6				99	85	86%
P4	96	2		6				104	79	76%
P5	100	2		6				108	10	9%
BACKLOT	20							20	10	50%
TOTAL	1957	147	179	121	64	6	4	2478	2121	86%

[1] On the same day at 11:00 AM, occupancy was also 86% (2,121 vehicles).



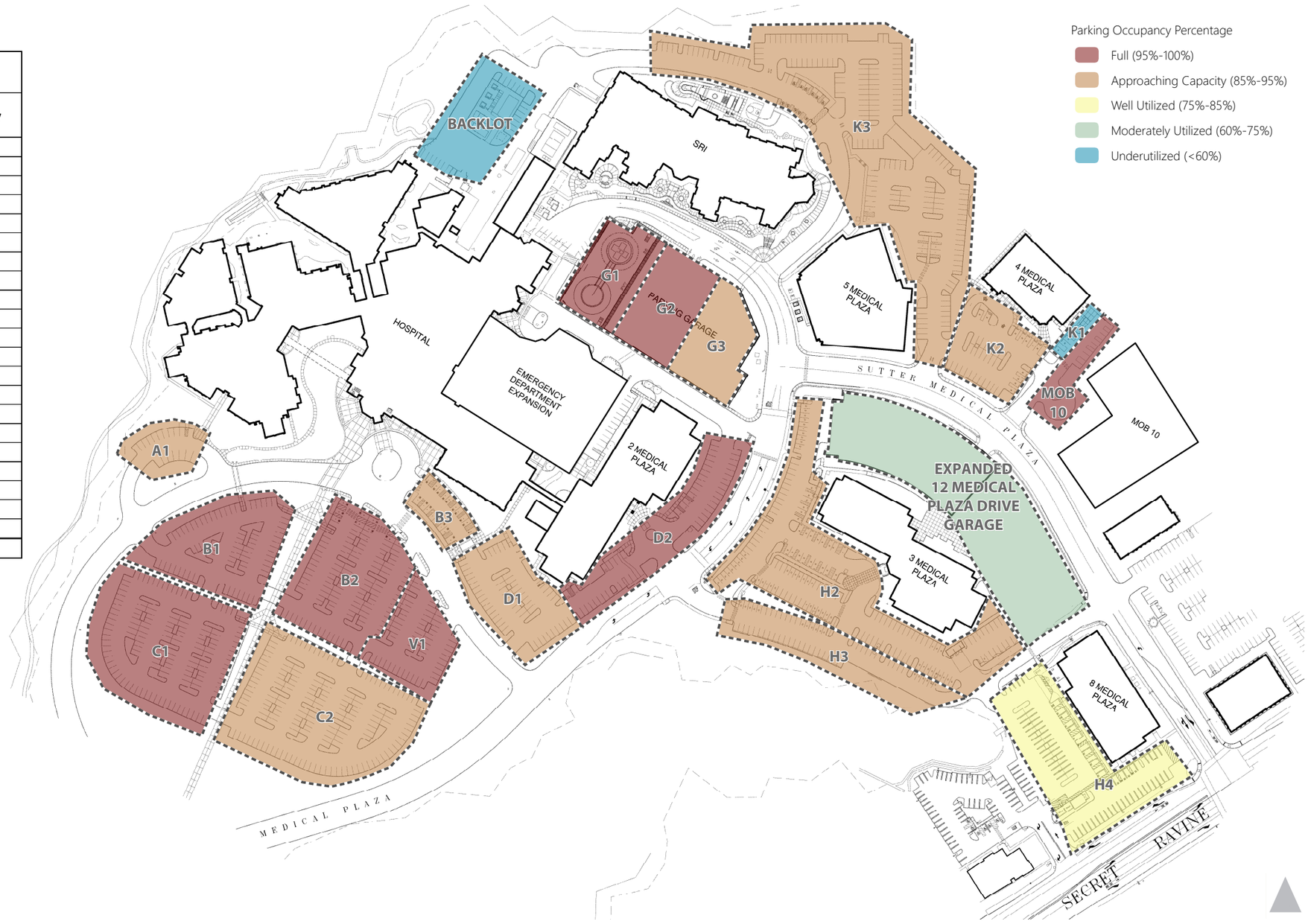
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Figure 2

Peak Parking Utilization by Lot
Afternoon Peak Period (2pm) on Thursday, October 7, 2021

SRMC CAMPUS - PROJECTED PEAK OCCUPANCY

Lot	Total Spaces	Projected Peak Occupancy	
		Total Occupancy	% Occupancy
A1	18	17	94%
B1	75	75	100%
B2	150	150	100%
B3	18	17	94%
C1	127	127	100%
C2	202	190	94%
D1	55	52	95%
D2	51	49	96%
G1	185	182	98%
G2	181	181	100%
G3	169	150	89%
H2	154	141	92%
H3	58	55	95%
H4	83	65	78%
K1	3	1	33%
MOB 10	8	8	100%
K2	36	34	94%
K3	182	172	95%
V1	28	28	100%
Expanded 12 Medical Plaza Drive Garage	1,047	783	75%
BACK LOT	20	7	35%
TOTAL	**2,850**	**2,484**	**87%**



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Figure 3

Peak Parking Utilization by Lot
Projected Peak Occupancy with MOB 10 (Phase 2)
and Expanded 12 Medical Plaza Drive Garage

Prepared by National Data & Surveying Services

Parking Study

Location: 1 Medical Plaza Dr
City: Roseville, CA

Date: 10/5/2021
Day: Tuesday

LOT	RESTRICTION	SPACES	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
A1	Patient Parking Only 60 Min	8	6	8	7	8	7	6	8	6
A1	Handicap	2	2	2	2	2	1	1	1	1
A1	Doctor Only	8	8	8	8	8	8	8	8	5
B1	Visitor	75	75	75	75	75	75	75	75	72
B2	Visitor	141	141	141	141	141	141	141	138	128
B2	Handicap	9	8	8	9	9	8	9	9	9
B3	Handicap	18	13	18	17	17	17	18	16	13
BL	Ambulance	3	0	1	1	1	1	1	3	1
BL	Sutter Vehicles Only	1	1	1	1	1	1	1	1	1
BL	Open Area		4	6	5	5	4	4	4	2
C1	Staff	127	127	127	127	127	127	127	122	78
C2	Staff	137	137	137	137	137	137	136	135	90
C2	Carpool	23	23	23	23	23	23	23	23	21
C2	Valet/Overflow Vehicles		23	29	30	34	35	34	42	3
D1	Radiology Patients Only	7	5	4	6	6	6	5	6	7
D1	Doctor	5	5	5	5	5	5	5	5	5
D1	Ambulance	2	0	0	0	0	0	0	0	0
D1	Loading (Permit)	1	0	1	1	1	1	1	1	1
D1	Patient/Doctor Only	40	38	40	40	40	39	40	39	37
D2	Regular	33	33	33	33	33	33	33	32	31
D2	Handicap	13	11	13	13	12	12	11	11	11
D2	Radiation/Oncology Patient Only	4	0	1	1	3	3	4	4	4
D2	Prop Man	1	1	1	1	1	1	0	0	1
G1	Regular	38	38	38	38	38	38	38	37	32
G1	Handicap	11	5	8	11	10	11	9	9	7
G1	ER Patient	43	37	40	42	43	41	42	42	33
G1	Physician	84	81	81	83	82	84	84	83	78
G1	Security	2	2	2	2	2	1	2	2	2
G1	Reserved	1	0	0	0	0	0	0	1	1
G1	Motorcycle	6	5	5	6	6	6	6	4	3
G2	Regular	181	181	181	181	181	181	181	180	135
G3	Regular	169	93	144	150	161	162	160	158	125
H1	Regular	39	21	30	33	35	36	37	38	37
H1	Vanpool	20	5	6	7	5	4	4	4	5
H2	Regular	122	90	97	117	110	101	120	112	97
H2	Handicap	37	14	22	23	26	15	19	20	17
H2	Respiratory Clinic Only	9	4	5	6	6	5	5	6	4
H2	OB Physician	5	3	3	4	3	2	3	4	4
H2	Physician Only	12	7	7	7	9	9	10	12	11
H2	Passenger Loading	3	1	0	0	0	0	0	0	1
H3	Regular	36	27	31	36	32	28	36	34	33
H3	Valet Parking	22	9	16	18	17	7	15	15	14

H4	Regular	**41**	37	39	38	34	29	41	34	35
H4	Handicap	**16**	7	13	13	14	13	14	13	15
H4	Physician Only	**23**	11	12	12	13	11	15	9	9
H4	Passenger Loading	**3**	0	0	0	0	0	0	0	0
K1	Regular	**60**	44	50	48	45	45	46	39	24
K1	Handicap	**5**	1	1	2	1	1	1	1	1
K1	MD Only	**8**	8	8	7	7	4	4	3	2
K1	Staff	**20**	9	12	16	11	10	9	6	5
K1	Deliver	**2**	0	0	0	0	1	1	1	1
K1	RV	**4**	3	7	3	4	5	3	3	2
K1	Golf	**3**	1	0	1	1	0	0	0	0
K2	Regular	**14**	14	14	14	11	14	12	13	10
K2	Handicap	**7**	2	6	5	3	1	0	1	1
K2	Surgery MD	**12**	11	11	12	8	8	10	6	4
K2	Patient Pick Up	**3**	3	3	3	0	2	1	2	3
K3	Regular	**130**	130	130	129	129	129	129	130	117
K3	Handicap	**20**	10	12	14	11	12	14	9	8
K3	Reserved Vendor Only	**16**	16	16	15	15	16	15	15	12
K3	Patient Only	**13**	13	13	13	12	12	13	12	10
K3	Reserved SRI Family Training	**3**	2	3	1	1	2	3	3	3
P1	Regular	**45**	41	43	45	45	45	45	45	45
P1	EV Charge	**10**	2	8	9	10	10	10	10	10
P1	Vanpool	**4**	4	4	4	4	4	4	4	4
P1	Cleanair	**2**	2	2	2	2	2	2	2	2
P1 (Dead End)	Physician Parking Only	**22**	22	21	20	18	18	17	18	15
P1 (Dead End)	Handicap	**2**	0	0	1	1	1	1	2	1
P2	Regular	**86**	80	80	85	84	86	86	83	84
P2	Handicap	**1**	1	1	1	0	1	1	1	1
P2	Vanpool	**6**	6	6	6	6	6	6	6	6
P2	Cleanair	**2**	2	2	2	2	2	2	2	2
P3	Regular	**89**	78	85	87	88	89	87	85	86
P3	Handicap	**2**	0	0	1	2	1	0	0	0
P3	Vanpool	**6**	0	0	0	4	4	4	4	4
P3	Cleanair	**2**	2	2	2	2	2	2	2	2
P4	Regular	**94**	79	80	85	72	69	82	78	80
P4	Handicap	**2**	0	0	0	0	0	0	0	0
P4	Vanpool	**6**	3	3	3	3	3	3	4	2
P4	Cleanair	**2**	2	2	2	2	2	2	2	2
P5	Regular	**98**	7	8	10	11	11	18	29	25
P5	Handicap	**2**	0	0	0	0	0	0	0	0
P5	Vanpool	**6**	0	0	0	0	0	0	0	0
P5	Cleanair	**2**	0	0	0	0	0	0	0	0
V1	Patient/Visitor Only	**28**	8	16	28	28	24	18	17	13

Notes: **K1** - There are intervals where occupancies exceeded for RV spaces because regular cars parked on the spaces instead.

Prepared by National Data & Surveying Services

Parking Study

Location: 1 Medical Plaza Dr
City: Roseville, CA

Date: 10/7/2021
Day: Thursday

LOT	RESTRICTION	SPACES	9:00 AM	10:00 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
A1	Patient Parking Only 60 Min	8	3	6	5	4	4	6	4	7	7	6
A1	Handicap	2	2	2	2	2	2	2	2	2	1	1
A1	Doctor Only	8	2	2	2	4	3	7	6	4	5	4
B1	Visitor	75	75	75	75	75	74	74	74	75	75	73
B2	Visitor	141	140	139	140	140	139	141	140	141	138	119
B2	Handicap	9	8	7	9	9	9	9	8	9	9	7
B3	Handicap	18	15	16	17	14	14	13	18	16	15	15
BL	Ambulance	4	0	1	1	1	1	0	1	0	1	2
BL	Sutter Vehicles Only	1	1	1	0	0	1	1	1	1	1	1
BL	Open Area		13	16	13	15	15	14	12	9	12	9
C1	Staff	127	127	127	127	126	127	127	126	127	124	79
C2	Staff	137	137	137	137	137	137	137	136	137	135	115
C2	Carpool	23	23	23	23	23	23	23	21	23	22	20
C2	Valet/Overflow Vehicles		4	12	16	15	18	17	20	19	26	11
D1	Radiology Patients Only	7	2	5	7	5	6	5	4	5	5	7
D1	Doctor	5	3	4	4	3	3	4	4	4	4	2
D1	Ambulance	2	0	0	1	0	0	0	0	0	0	0
D1	Loading (Permit)	1	0	0	0	0	1	0	0	0	0	0
D1	Patient/Doctor Only	40	40	38	40	39	37	36	39	40	39	37
D2	Regular	33	30	30	31	30	28	27	33	32	33	30
D2	Handicap	13	13	12	12	9	10	9	11	10	13	11
D2	Radiation/Oncology Patient Only	4	4	4	3	2	2	3	4	2	4	4
D2	Prop Man	1	0	0	1	0	0	0	0	0	0	0
G1	Regular	38	38	38	38	38	38	38	36	37	35	27
G1	Handicap	11	10	11	11	11	10	10	10	10	11	11
G1	ER Patient	43	43	42	43	43	43	42	41	43	41	30
G1	Physician	84	84	84	83	84	84	83	80	84	81	74
G1	Security	2	2	2	2	2	2	1	2	2	2	2
G1	Reserved	1	0	0	0	0	0	0	0	0	0	0
G1	Motorcycle	6	2	2	3	3	4	4	4	6	4	4
G2	Regular	181	181	181	181	181	179	178	178	180	169	126
G3	Regular	169	109	134	142	145	151	149	152	165	155	131
H1	Regular	39	30	33	29	28	26	26	31	28	27	15
H1	Vanpool	20	17	18	19	18	18	18	18	17	11	9
H2	Regular	122	87	96	97	99	78	63	81	106	92	87
H2	Handicap	37	15	24	27	23	24	19	18	22	16	17
H2	Respiratory Clinic Only	9	4	4	4	6	5	7	6	5	6	7
H2	OB Physician	5	2	2	2	3	3	2	2	3	2	2
H2	Physician Only	12	6	9	10	9	6	5	8	9	9	8
H2	Passenger Loading	3	0	0	1	1	0	2	0	0	0	0
H3	Regular	36	34	34	32	31	27	24	30	34	33	22
H3	Valet Parking	22	20	20	18	10	6	4	6	20	10	1

H4	Regular	**41**	41	40	37	35	37	30	35	36	33	29
H4	Handicap	**16**	8	12	10	11	12	15	14	13	10	9
H4	Physician Only	**23**	16	14	13	13	13	13	18	18	14	7
H4	Passenger Loading	**3**	0	2	1	2	1	2	1	2	1	1
K1	Regular	**60**	46	47	49	50	44	44	43	46	35	21
K1	Handicap	**5**	1	1	2	2	3	2	2	1	2	1
K1	MD Only	**8**	7	8	8	8	8	7	7	6	5	4
K1	Staff	**20**	5	4	7	7	9	7	7	5	7	5
K1	Deliver	**2**	1	1	1	1	1	1	1	1	1	1
K1	RV	**4**	6	6	7	8	6	5	5	6	3	2
K1	Golf	**3**	1	1	1	1	1	1	1	1	0	0
K2	Regular	**14**	11	14	14	14	12	11	14	14	11	11
K2	Handicap	**7**	3	3	0	0	0	0	3	2	1	0
K2	Surgery MD	**12**	12	11	11	11	10	9	9	9	7	8
K2	Patient Pick Up	**3**	3	1	2	2	2	1	3	3	2	0
K3	Regular	**130**	129	130	130	129	124	113	121	128	130	97
K3	Handicap	**20**	11	11	12	13	8	15	12	14	14	9
K3	Reserved Vendor Only	**16**	16	16	16	16	16	15	14	13	16	16
K3	Patient Only	**13**	12	13	12	12	11	9	10	13	12	12
K3	Reserved SRI Family Training	**3**	1	2	3	3	2	3	3	3	3	3
P1	Regular	**45**	42	45	45	42	41	40	38	41	42	31
P1	EV Charge	**10**	10	10	10	10	10	9	9	9	8	8
P1	Vanpool	**4**	4	4	4	4	4	4	4	4	4	4
P1	Cleanair	**2**	2	2	2	2	2	2	2	2	2	2
1 (Dead End	Physician Parking Only	**22**	22	22	20	18	17	18	18	15	18	12
1 (Dead End	Handicap	**2**	1	0	1	1	1	1	1	1	2	2
P2	Regular	**86**	86	86	86	82	82	81	84	85	86	51
P2	Handicap	**1**	0	0	0	0	0	0	0	0	0	0
P2	Vanpool	**6**	6	6	6	6	6	6	6	6	6	5
P2	Cleanair	**2**	2	2	2	2	2	2	2	2	2	0
P3	Regular	**89**	86	81	89	89	84	78	77	77	85	65
P3	Handicap	**2**	1	1	0	0	0	0	0	0	0	0
P3	Vanpool	**6**	6	6	6	6	6	6	6	6	6	6
P3	Cleanair	**2**	2	2	2	2	2	2	2	2	1	0
P4	Regular	**94**	56	76	74	75	74	71	75	72	69	56
P4	Handicap	**2**	0	0	0	0	0	0	0	0	0	0
P4	Vanpool	**6**	6	6	6	6	6	6	6	6	6	4
P4	Cleanair	**2**	1	1	1	1	1	1	1	1	2	0
P5	Regular	**98**	3	7	8	6	5	5	8	10	12	11
P5	Handicap	**2**	0	0	0	0	0	0	0	0	0	0
P5	Vanpool	**6**	0	0	0	0	0	0	0	0	0	0
P5	Cleanair	**2**	0	0	0	0	0	0	0	0	0	0
V1	Patient/Visitor Only	**28**	4	7	15	16	18	18	20	14	12	8

Notes: **K1** - There are intervals where occupancies exceeded for RV spaces because regular cars parked on the spaces instead.

SUTTER ROSEVILLE MEDICAL CENTER
CAMPUS MASTER PLAN - SQUARE FOOTAGE SUMMARY

CURRENT ACUTE USES	**EXISTING SF**	**PROPOSED SF**	**SUB TOTAL**
Existing Hospital Acute Spaces:	320,800	NC	
Acute Use in MOB 4:	14,992	NC	
Bed Tower:	90,240	NC	
Well-Baby Nursery:	2,037	NC	
#6 MEDICAL PLAZA (ARC)	105,730	NC	
NICU	12,800	NC	
ED/Critical Care Exppansion (2016)		98,368	
Total Current Acute Uses	**546,599**	**98,368**	**644,967**
CURRENT OUTPATIENT USES / MOB'S			
Outpatient uses in Acute Space:	12,015	NC	
#2 MEDICAL PLAZA	76,000	NC	
#3 MEDICAL PLAZA	62,075	NC	
#4 MEDICAL PLAZA	14,467	NC	
#5 MEDICAL PLAZA	60,000	NC	
#8 MEDICAL PLAZA	60,000	NC	
Total Current Outpatient Use / MOB	**284,557**		**284,557**
Campus Grand total 2016	**831,156**		
Campus Grand total after 2020			**929,524**
Total for exisint Conditional Use Permit			**1,100,000**
Remaing square footage for future			**170,476**

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

Project Title/File#: NERSP PCL 25 – Sutter Parking Garage Expansion & Sutter MOB 7; File#PL22-0024 and PL22-0061

Project Location: 12 and 7 Medical Plaza, Roseville, Placer County; 046-060-034-000

Project Owner: Sutter Valley Hospitals; P.O. Box 619051 Roseville, CA 95661

Project Applicant: Tony Amato & Sarah Bergman, Dreyfuss + Blackford Architecture

Project Planner: Escarlet Mar, Associate Planner – City of Roseville; (916) 774-5247

Project Description:
The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5

Document Review and Availability: The public review and comment period begins on **April 12, 2022** and ends on **May 2, 2022**. The Negative Declaration may be reviewed online at: https://www.roseville.ca.us/environmentaldocuments under Private Development Projects.

Written comments on the adequacy of the Negative Declaration may be submitted to Escarlet Mar, Associate Planner at emar@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on May 2, 2022.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. The tentative hearing date is May 12, 2022.

Mike Isom
Development Services Director

Dated: April 11, 2022

Publish: April 12, 2022

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

NEGATIVE DECLARATION

Project Title/File Number:	NERSP PCL 25 – Sutter Parking Garage Expansion & Sutter MOB 7;File#PL22-0024 and PL22-0061
Project Location:	12 and 7 Medical Plaza, Roseville, Placer County; 046-060-034-000
Project Applicant:	Tony Amato & Sarah Bergman, Dreyfuss + Blackford Architecture; (916) 453-1234; 3540 Folsom Boulevard, Sacramento CA 95816
Property Owner:	Sutter Valley Hospitals; P.O. Box 619051 Roseville, CA 95661
Lead Agency Contact Person:	Escarlet Mar, Associate Planner - City of Roseville; (916) 774-5247
Date:	April 12, 2022

Project Description:

The project site is within the Northeast Roseville Specific Plan area. The two (2) proposed buildings are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The campus includes frontage on Secret Ravine Parkway and an entrance along East Roseville Parkway; the campus is predominately surrounded by open space along the south and west portions of the campus. Throughout the years the campus has been developed with a main hospital building, acute care buildings, and outlying medical buildings and parking garages. In 2006, the Planning Commission approved a Conditional Use Permit which authorized expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. At full buildout, the Sutter Roseville Medical Center would contain a total of 738,500 square feet of licensed acute care spaces, 361,500 square feet of medical office building space for non-acute care and physician's offices, and a total of 3,864 surface and parking structure spaces (parking space square footage is not included in the 1,100,000 square feet). The two (2) proposed projects are both within the previously analyzed and approved campus square footage. The applicant requests approval of two (2) Design Review Permits for the expansion of an existing five-story parking garage with a six-story parking addition and a new medical office building (MOB). The garage expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level; this would allow vehicles and pedestrians to go between the two sides. The new six-story parking addition would use the existing vehicles ramps on the existing parking garage to access each level of the new expansion. The architecture design of the proposed expansion would emulate the existing parking garage design, the same finish materials and color palette are proposed to be used on the proposed expansion. The proposed MOB 7 would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB 4. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB project site is currently occupied by a temporary modular building and sterilization trailer, which both are proposed to be removed with the construction of MOB 7. The MOB 7 is proposed to be constructed in two-phases, Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building. A private outdoor area is proposed along the east side of MOB 7, this private outdoor area would be used by the faculty and students of the new GME program. The overall architectural and site design of the project would emulate the existing campus aesthetics. As part of the MOB 7 construction, Sutter proposes a new Graduate Medical Education (GME) program on the first floor of MOB 7. As such, the applicant requests approval of a Conditional Use Permit to permit the new GME program. The project site where the parking garage expansion and the new medical office building are proposed have been previously disturbed for surface parking.

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.*

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:	NERSP PCL 25 – Sutter Parking Garage Expansion & Sutter MOB 7; File#PL22-0024 and PL22-0061
Project Location:	12 and 7 Medical Plaza, Roseville, Placer County; 046-060-034-000
Project Description:	The proposed project (Project) evaluated in this Initial Study consist of two (2) Design Review Permits (DRP) and one (1) Conditional Use Permit. The applicant proposes to expand the existing five-story garage located along Medical Plaza (Figure 2). The expansion is proposed directly to the east of the existing five-story parking garage, where currently a surface parking lot for the campus exists. The proposed expansion will consist of six-levels tied into the existing five-level parking garage. The proposed six-story parking garage will resemble the existing parking garage through the use of the same color palette and building materials. The second DRP is for the construction of a 100,000 square foot medical office building constructed in two phases; Phase 1 totaling 85,000 square feet would be constructed immediately after City approval and Phase 2 totaling 15,000 square feet in size would be constructed at a later date. The new MOB proposes a new accessible drop off zone with an overhead canopy, and accessible parking stalls immediately in front of the proposed building. The proposed project is located along the east edge of the campus, northeast of the existing five-story parking garage, north of an existing private dental clinic, and south of an existing apartment complex. The site is currently occupied by a temporary modular building and sterilization trailer, which are both slated to be removed as part of this project. The proposed MOB 7 will house outpatient healthcare clinics and the Graduate Medical Education program, a training program for resident physicians.
Project Applicant:	Tony Amato & Sarah Bergman, Dreyfuss + Blackford Architecture; (916) 453-1234; 3540 Folsom Boulevard, Sacramento CA 95816
Property Owner:	Sutter Valley Hospitals; P.O. Box 619051 Roseville, CA 95661
Lead Agency Contact:	Escarlet Mar, Associate Planner – City of Roseville; (916) 774-5247

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

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

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

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Initial Study Checklist

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PROJECT DESCRIPTION

Project Location

The approximately 49-acre Sutter Roseville Medical Center is located in the Northeast Roseville Specific Plan area (NERSP). The Sutter Roseville Medical Center campus located east of Secret Ravine Parkway and north of Roseville Parkway (Figure 1). The two (2) projects are located at 7 and 12 Medical Plaza (APN 046-060-034-000). The Parking Garage Expansion site is approximately 0.94 acres in size and contains an existing surface parking lot with lighting and landscaping. The Sutter MOB 7 project site is approximately 1.64 acres in size and is developed with surface parking, lighting, and landscaping; a temporary modular building and sterilization trailer are both currently on the site but are proposed to be removed at the time of the construction of MOB 7. Both project have a land use designation of Business Professional (BP) and a zoning designation of Planned Development for Medical Office (PD457).

Figure 1: Project Location



Background

Location	Zoning	General Plan Land Use	Actual Use of Properties
Site	Planned Development for Medical Office (PD457)	Business Professional (BP)	Surface parking lot and temporary modular building and sterilization trailer
Northeast	Multi-Family Housing (R3)	High Density Residential (HDR)	A multi-family apartment complex

South	PD457	BP	Sutter Roseville Medical Center MOB 6
East	Business Professional (BP/SA-SR)	BP	Medical Offices
West	PD457	BP	Sutter Roseville Medical Center

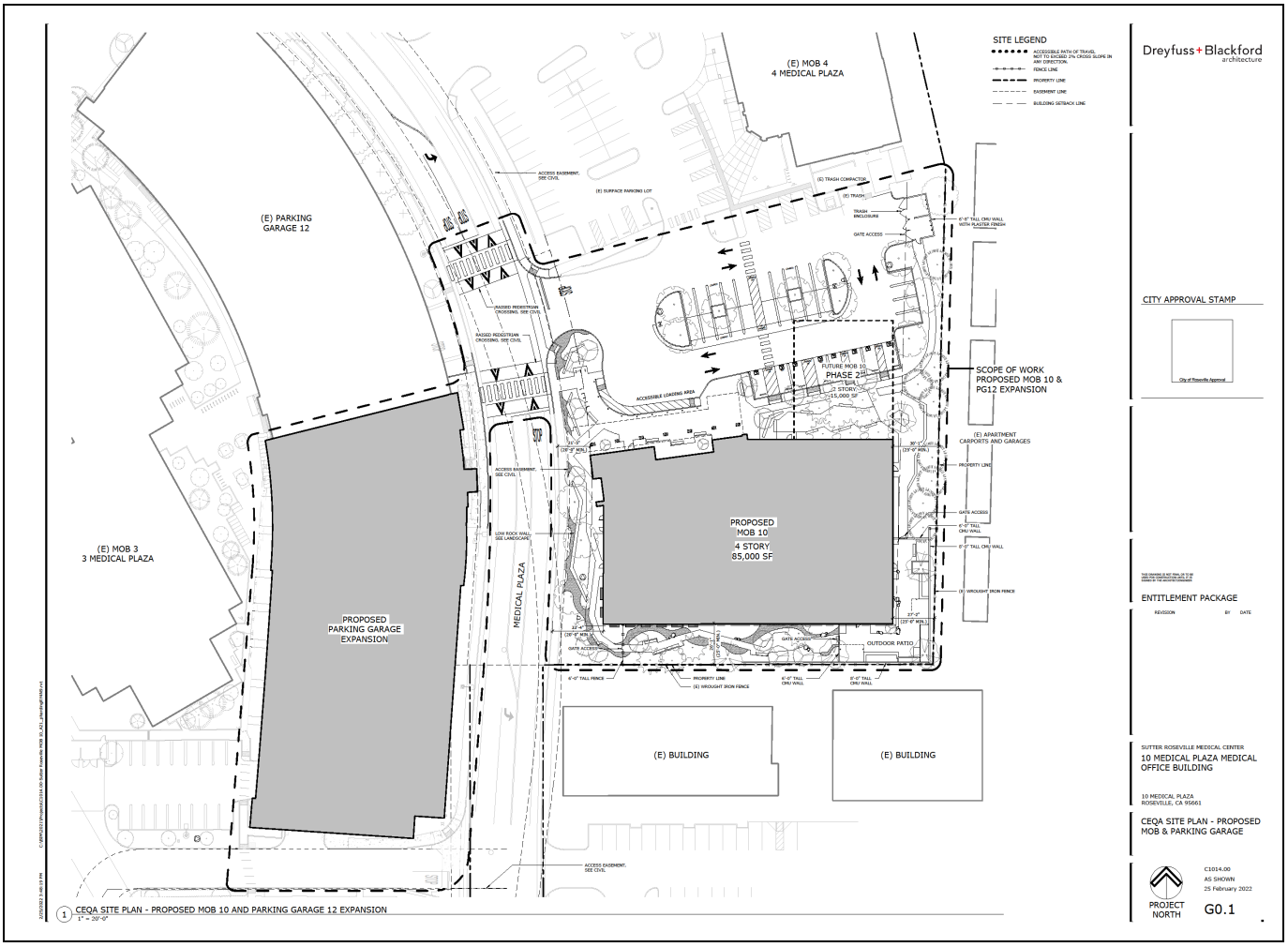
Environmental Setting

Both projects are located in an area of the campus that has been previously disturbed. Both project sites are developed with a surface parking lot, lighting, and landscaping. A temporary modular building and sterilization trailer are both located on the site where the MOB 7 is proposed. Again, both project areas have been previously disturbed and graded as part of the project improvements for the Sutter Roseville Medical Center campus.

Proposed Project

The project site is within the Northeast Roseville Specific Plan area. The two (2) proposed buildings are located within the existing 49-acre Sutter Roseville Medical Center campus, specifically on the northeastern area of the campus. The campus includes frontage on Secret Ravine Parkway and an entrance along East Roseville Parkway; the campus is predominately surrounded by open space along the south and west portions of the campus. Throughout the years the campus has been developed with a main hospital building, acute care buildings, and outlying medical buildings and parking garages. In 2006, the Planning Commission approved a Conditional Use Permit which authorized expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. At full buildout, the Sutter Roseville Medical Center would contain a total of 738,500 square feet of licensed acute care spaces, 361,500 square feet of medical office building space for non-acute care and physician's offices, and a total of 3,864 surface and parking structure spaces (parking space square footage is not included in the 1,100,000 square feet). The two (2) proposed projects are both within the previously analyzed and approved campus square footage. The applicant requests approval of two (2) Design Review Permits for the expansion of an existing five-story parking garage with a six-story parking addition and a new medical office building (MOB). The garage expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level; this would allow vehicles and pedestrians to go between the two sides. The new six-story parking addition would use the existing vehicles ramps on the existing parking garage to access each level of the new expansion. The architecture design of the proposed expansion would emulate the existing parking garage design, the same finish materials and color palette are proposed to be used on the proposed expansion. The proposed MOB 7 would be located along the east edge of the campus, north of the existing five-story parking garage and east of the existing MOB 4. The MOB site is surrounded by an existing private dental clinic to the south and an apartment complex to the east. The MOB project site is currently occupied by a temporary modular building and sterilization trailer, which both are proposed to be removed with the construction of MOB 7. The MOB 7 is proposed to be constructed in two-phases, Phase 1 would consists of the four-story building and Phase 2 would consist of a two-story addition on the front of the building (Figure 2). A private outdoor area is proposed along the east side of MOB 7, this private outdoor area would be used by the faculty and students of the new GME program. The overall architectural and site design of the project would emulate the existing campus aesthetics. As part of the MOB 7 construction, Sutter proposes a new Graduate Medical Education (GME) program on the first floor of MOB 7. As such, the applicant requests approval of a Conditional Use Permit to permit the new GME program. The project site where the parking garage expansion and the new medical office building are proposed have been previously disturbed for surface parking.

Figure 2: Project 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 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). 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.

- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])

- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan
    - Landscape Design Guidelines for North Central Roseville Specific Plan
    - North Roseville Specific Plan and Design Guidelines
    - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
    - North Roseville Area Design Guidelines
    - Northeast Roseville Specific Plan Landscape Design Guidelines
    - Southeast Roseville Specific Plan Landscape Design Guidelines
    - Stoneridge Specific Plan and Design Guidelines
    - Highland Reserve North Specific Plan and Design Guidelines
    - West Roseville Specific Plan and Design Guidelines
    - Sierra Vista Specific Plan and Design Guidelines
    - Creekview Specific Plan and Design Guidelines
    - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020
- Northeast Roseville Specific Plan Environmental Impact Report (SCH #86042805), adopted March 11, 1987
- Sutter Roseville Medical Center Master Plan Environmental Impact Report (SCH #90020142 and 93092081)

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 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, 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.

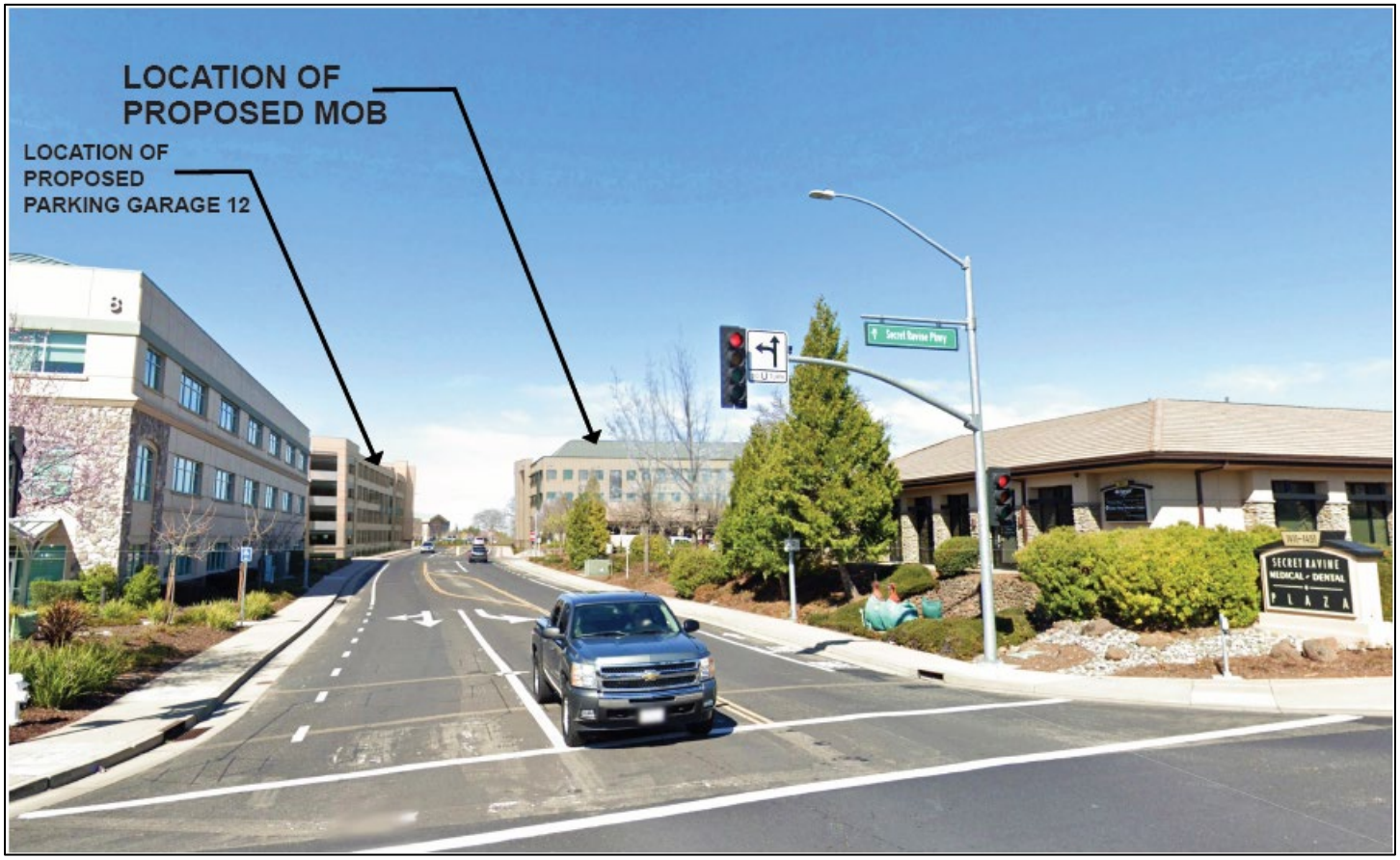
INITIAL STUDY CHECKLIST

I. Aesthetics

The Project is located in a developed area of the City, specifically in the eastern portion of the City. Each site is developed with a surface parking lot with lighting and landscaping. The MOB 7 site currently hosts a temporary modular building and a trailer, both of which will be removed upon the construction of MOB 7. The site is

surrounded by residential and business professional office uses. The area surrounding the Sutter Roseville Medical Center campus has been developed with office buildings, single-family, and multi-family dwelling units. The only public view of the Project is from Secret Ravine Parkway (see Figure 3). The Parking Garage Expansion is set approximately 398-feet from the closest apartment building to the north and approximately 520-feet from the closest single-family residential dwelling unit to the south. Surrounding the proposed Parking Garage Expansion is the existing five-story parking garage and several two and three-story Sutter medical office buildings. Conversely, the proposed MOB 7 is proposed adjacent to the existing multi-family apartment complex to the northeast, existing single-story medical offices to the southeast, and an existing Sutter medical office and a five-story parking garage to the south and east respectively. The project applicant prepared visual analysis illustrating the proposed Parking Garage Expansion and MOB 7 in comparison to the existing visual aesthetics of the area (Attachment #1). Additionally, the applicant provided night time view studies for both proposed buildings which illustrate the proposed parking garage and MOB providing a similar light glare as the existing parking garage and MOBs in the vicinity (Attachment #2).

Figure 3: View from Secret Ravine Parkway



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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the

community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. The parking garage expansion is proposed to be six (6) floors in height, one (1) floor taller than the existing five (5) story parking garage. The garage expansion is proposed to be located immediately to the east of the existing five-story parking garage and be connected to the future parking garage at each level; this would allow vehicles and pedestrians to go between the two sides. The new six-story parking addition would use the existing vehicles ramps on the existing parking garage to access each level of the new expansion. The site and surrounding properties are developed with a hospital, office buildings, single-family dwelling units, and lodging services (e.g. hotels). The project applicant prepared a visual analysis which shows the project will have minimal impacts on visual resources (Attachment #1). As proposed, light and glare will not increase above the existing condition. Light and glare associated with the proposed project would result from the proposed parking garage expansion and the exterior MOB lighting. Existing light and glare from the parking garage is already present, the parking garage expansion light and glare would mirror the existing parking garage. The MOB 7 has the potential of creating additional daytime glare caused by the reflections from the windows on the building, however, the additional glare would not be substantially different than what is currently present from the existing MOB buildings on the site. Sources of light and glare exist along the major roadways in the project vicinity, the applicant has prepared a Nighttime View Study for both the parking garage expansion and the MOB 7 (Attachment #2). 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 (Attachment #2). 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 General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

The Project involves construction of a 100,000 square foot medical office building and a 191,957 square foot parking garage expansion on a 2.58-acre project area. The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to model the construction emission of the Project (see Attachment #3). According to the model results, the project will result in maximum daily emissions of 5.66 lb/day of ROG and 17 lb/day pf NO_x during construction; these emissions fall below the 82-lb/day thresholds for these constituents. Therefore, construction air quality impacts are less than significant.

The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts resulting from project operation. The screening thresholds indicates a General Office project must involve more than 648,000 square feet of building area before the PCAPCD significance thresholds for criteria pollutants are likely to be exceed. The proposed MOB includes 100,000 square feet of building area, and the parking garage expansion includes approximately 200,000 square feet of building area, which is well below the screening thresholds; therefore, the project will not result in operational emissions which exceed established thresholds.

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

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

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

IV. Biological Resources

The Sutter Roseville Medical Center campus is developed with office buildings, surface parking lots, parking garages, and landscaping. The Project site has been previously disturbed for the construction of the surface parking lots. No natural resources exist on the subject property; therefore, no impacts to biological resources are expected.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

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

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

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

the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

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

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

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

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

Discussion of Checklist Answers:

a-c, e) As previously discussed, the Sutter Roseville Medical Center campus is developed with office buildings, surface parking lots, and landscaping; which does not contain native trees, shrubs, wetland resources, or other sensitive natural communities which are protected by federal, state, or local policies. The entire campus is surrounded by a paved roadway and other development. No natural resources exist on the Project site; therefore, no impacts to biological resources are expected.

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

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–b and d) The Northeast Roseville Specific Plan EIR identified sites in the Specific Plan as unreported prehistoric sites. The sites identified in the Specific Plan are not within the proposed project site. However, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project site per the Northeast Roseville Specific 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 Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

VI. Energy

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

Discussion of Checklist Answers:

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

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

The project is consistent with the existing land use designation in the Specific Plan. The Environmental Impact Report (EIR) for the Northeast Roseville Specific Plan included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, 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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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.

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

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 Exchequer very stony loam, 2 to 15 percent slopes, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site per the Northeast Roseville Specific 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 Northeast Roseville Specific 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 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, and has been updated twice.

The current 2017 Scoping Plan updated the target year from 2020 to 2030, based on the targets established in Senate Bill 32 (SB 32). SB 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. Critically, the 2017 Scoping Plan also sets the path toward compliance

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

with the 2050 target embodied within Executive Order S-3-05 as well. According to the 2017 Scoping Plan the statewide 2030 target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide 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, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 1 below.

Table 1: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO_2e/capita/yr)	**7.21**	**4.00**	**3.22**	**1.19**
Per Service Population Emissions Efficiency Targets (MT CO_2e/SP/yr)	**5.07**	**2.79**	**2.25**	**0.83**
Projects which use these thresholds for environmental analysis should include a brief justification of the type of efficiency target and the target year selected. Per capita is most applicable to projects which only include residential uses, or in cases where reliable data to generate a service population estimate is unavailable. Projects should generally use the 2035 target year. Note that future projects consistent with the General Plan will not require further analysis, per the tiering provisions of CEQA. Note: MMT CO_2e = million metric tons of carbon dioxide equivalent; Service Population (SP) = population + employment				

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 Project proposes construction of a 100,000 square foot medical office building and expand the existing parking garage by approximately 200,000 square feet. 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 General Plan Update (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 CO2e 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 medical office building will incorporate several alternative transportation measures like bike racks immediately in front of the medical office building. 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.

Based on the foregoing, project-generated GHG emissions would not conflict with and are consistent with statewide goals for greenhouse gas emissions reduction. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

There are no hazardous cleanup sites of record within 1,000 feet of the Project site according to both the Department of Toxic Substances Control Envirostor database (http://www.envirostor.dtsc.ca.gov/public/) and the State Water Resources Control Envirostor (http://geotracker.waterboards.ca.gov/). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to hazardous materials.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–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[3]; therefore, no impact will occur.

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

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

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

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

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.

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project 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 and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the City's Urban Water Master Plan and evaluated in the General Plan EIR. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide evaluation of water supply. Project impacts related to groundwater extraction are less than significant. Furthermore, all

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

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

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

XI. Land Use and Planning

The Project site is located in the Northeast Roseville Specific Plan and has a land use designation of Business Professional (BP) and a zoning designation of Planned Development for Medical Office (PD457). Surrounding land uses include an existing multi-family apartment complex to the north, a private dental clinic to the east, and an existing parking garage and medical office buildings to the south and west.

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) The proposed Project is consistent with the Northeast Roseville Specific Plan and does not conflict with policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact. Impacts are less than significant.

XII. Mineral Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The Project consists of a new medical office building and an extension of an existing parking garage on the Sutter campus. Potential sources of noise at the medical office building include people talking, people moving in and out of the building, and vehicles moving throughout the Project site. Potential sources of noises at the parking garage expansion include vehicles moving through the parking garage. These are typical noises, which occur in any non-residential development and typically do not generate substantial noise volumes. Further, the Sutter

Roseville Medical Center campus is developed with multiple medical office buildings within the vicinity of the Project area which are similar in nature to the proposed medical office building and parking expansion and would not generate new and substantial increase in noise. The nearest sensitive receptors are the residents within the multi-family dwelling units to the northeast of the Project site. The nearest apartment building to the Project site is approximately 120-feet away, the apartment building is located between a an existing wrought iron fence and proposed six-foot masonry wall, existing carports, and garages (Attachment 1).

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, 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 medical office building and an extension to an existing parking garage. The Project anticipates short term increase of noise levels during the construction phase of the Project. Construction activities on the site could expose the nearby residents of the apartment complex to increase noise levels, including ground-born vibrations. These impacts are temporary in nature being associated with the construction of the Project and are not anticipated to result in any unusual or excessive ground-born vibration or noise levels. Further, the Project construction hours are limited by the City's Municipal Code Section 9.24 to daytime hours (7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m., Saturday, Sunday, and Holidays). The parking garage and medical office building is a principally permitted use on the site, which typically generates low to moderate noise levels through the use of mechanical equipment, such as roof top air conditioning units. The medical office building is located in an area of the campus where other office buildings are present, similar in nature to the proposed office building. The parking garage is proposed as an extension of the existing parking garage, therefore, no new noise levels are proposed that are not already existing. Lastly, a unique component of the medical office building is the proposed graduate medical education (GME) physician training residency and fellowship programs. The GME is proposed to occupy the first floor of the medical office building and utilize the proposed outdoor patio area located at adjacent to the existing apartment complex. The students and faculty would utilize the outdoor patio area as a break area during and between their classes. The outdoor patio area would not generate new ambient noises not already present on campus. Typically with outdoor patio areas an increase in noise is associated with these areas as people converse outdoors. However, the increase in noise would not affect the adjacent residence as the applicant proposes to install a new 6-foot tall masonry wall and the patio area is proposed to sit significantly lower in grade to the apartment complex. Therefore, the project would not generate 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 Northeast Roseville Specific Plan and has a land use designation of Business Professional (BP). The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?			X	

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

XV. Public Services

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Specific Plan addressed the level of public services which would need to be

provided in order to serve planned growth in the community. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services; the project is consistent with the Specific Plan. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

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

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

d) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

There are no existing or planned parks or other recreation facilities immediately adjacent to the Project site. The nearest recreation area is the Harry Crabb Park, located less than 0.40-miles east of the site on Secret Ravine Parkway and Scarborough Drive.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The EIR for the Specific Plan addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan and Specific Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the Specific Plan, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

Both the proposed medical office building and parking expansion have frontage on to Medical Plaza, which is a two-lane private roadway with left-turning lanes. Medical Plaza has fully constructed frontage improvements with bike lanes and sidewalks.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(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:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them. 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); effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 General Plan Update project approved in July 2020. The detailed evaluation and justification is contained within the General Plan EIR.

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that the project would generate VMT which is equivalent to or less than what was assumed in the General Plan EIR. Examples of such projects include:

- Local-serving retail and other local-serving development, which generally reduces existing trip distances by providing services in closer proximity to residential areas, and therefore reduce VMT.

- Multi-family residences, which generally have fewer trips per household than single-family residences, and therefore also produce less VMT per unit.

- Infill projects in developed areas generally have shorter trips, reduced vehicle trips, and therefore less VMT.

- Pedestrian, bicycle, transit, and electric vehicle transportation projects.

- Residential projects in low per-capita household VMT areas and office projects in low per-worker VMT areas (85 percent or less than the regional average) as shown on maps maintained by SACOG or within low VMT areas as shown within Table 4.3-8 of the General Plan EIR.

When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the General Plan EIR, provided the cumulative context of the 2035 General Plan has not changed substantially. Since approval of the 2035 General Plan, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions which would require an update to the City's VMT thresholds contained within the General Plan EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

Given the Project is consistent with the General Plan, further VMT analysis is not required pursuant to the tiering provisions of CEQA.

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

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The medical office building proposes 17 short-term bicycle parking spaces and the parking garage proposes 7 short-term bicycle parking spaces and 24 long-term bicycle parking spaces in the parking garage. Because the Project is proposed in an area of the campus where public improvements are present, the Project would not be required to install new public improvements. The proposed Project is consistent with the underlying land use designation and does not contribute new, unanticipated trips; a cumulative conditions traffic model is not required.

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, nonresidential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway. The parking garage expansion and MOB 7 are both consistent with the General Plan land use designation. The proposed parking addition and new MOB 7 were previously analyzed and included in the 2006 approved CUP. The Planning Commission in 2006 approved the expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. The proposed parking garage expansion and MOB 7 were both anticipated and analyzed in the Sutter campus expansion from 2006. Further, the Sutter campus expansion was reviewed and anticipated in the General Plan Update. Assumptions of the overall campus and square footage are consistent with the General Plan update and the previously approved campus expansion. Therefore, impacts would be less than significant.

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

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

XVIII. Tribal Cultural Resources

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
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 Northeast Roseville Specific Plan EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the Northeast Roseville Specific 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. 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 Northeast Roseville Specific Plan EIR; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

Water and sewer services will be provided by the City of Roseville. The developer will be responsible for extending new lines onto the site in order to serve the project. Storm water will be collected on-site and transferred via the existing storm drain system into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project is consistent with the Specific Plan, and will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the General Plan EIR 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 General Plan EIR. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years. The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. 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 treatingn8.9 mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, 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 General Plan EIR, 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. 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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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			X	

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the Specific Plan EIR, and mitigation measures have already been incorporated via the Specific 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.

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:***

STAFF TO DELETE INAPPLICALBE STATEMENT

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

Initial Study Prepared by:

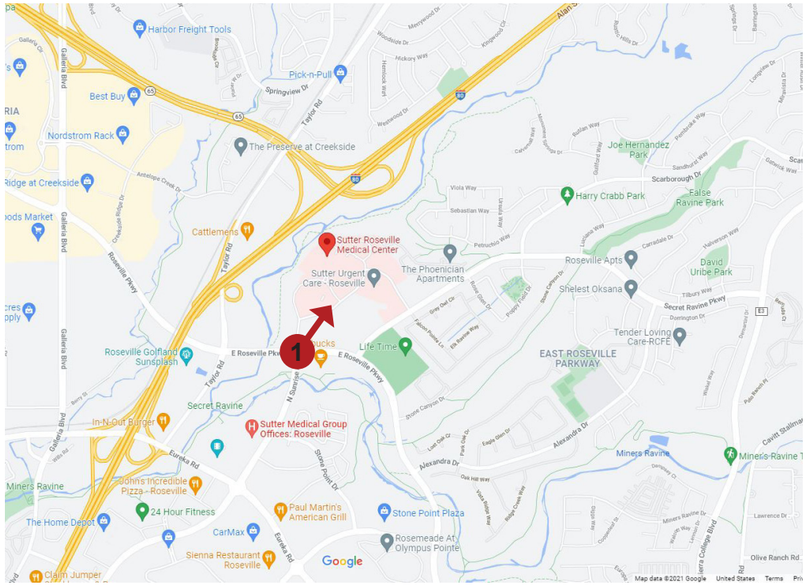
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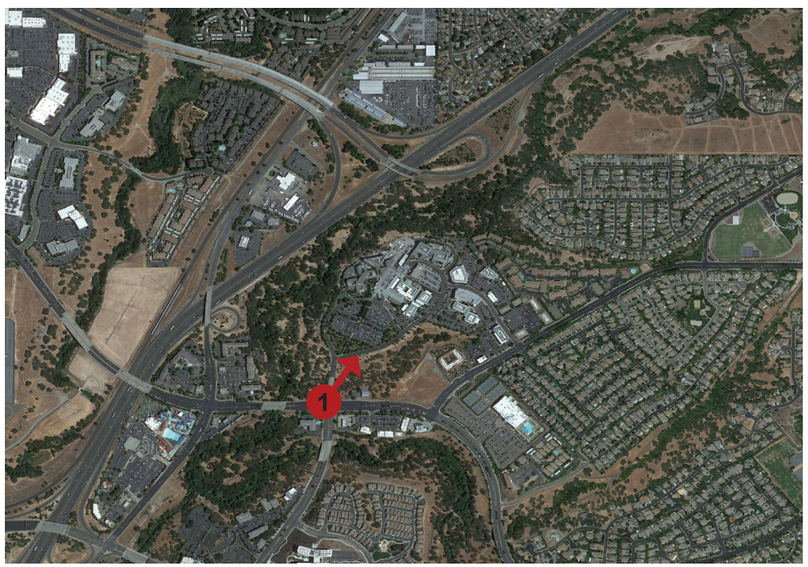
Escarlet Mar, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Visual Analysis
2. Nightview Study
3. CalEEMod Report

VIEW 1

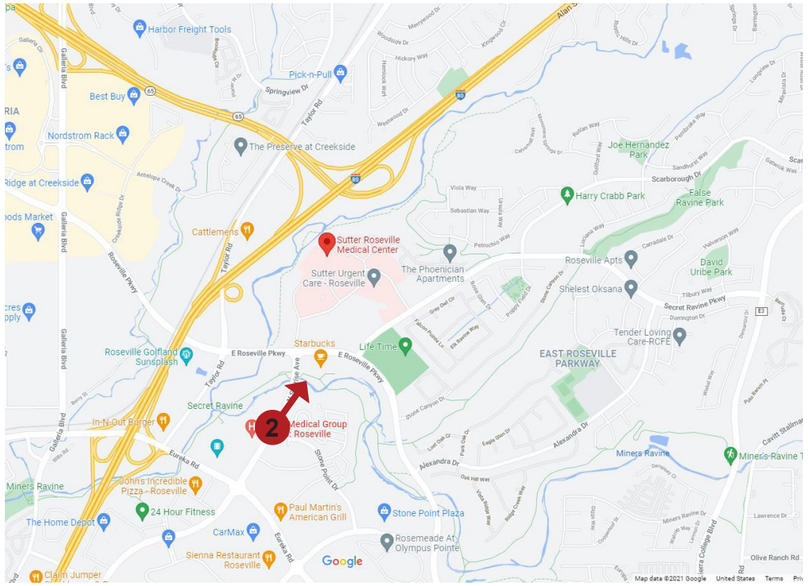


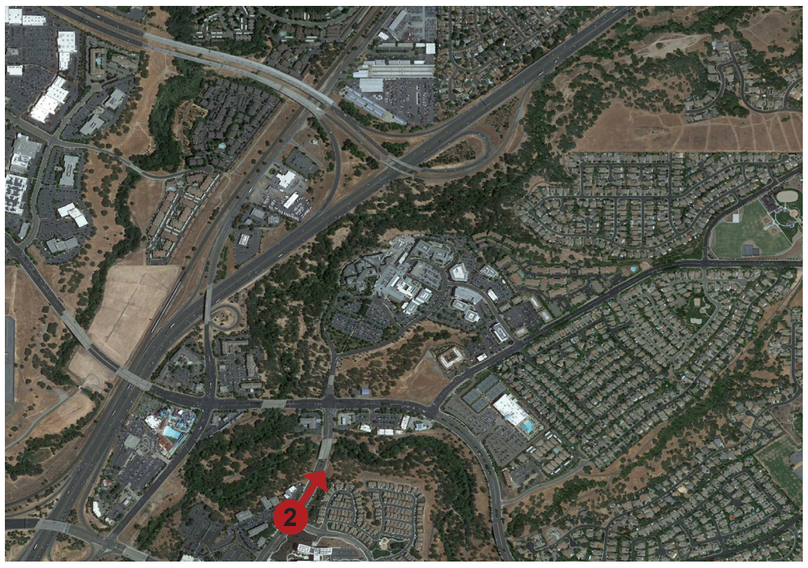




E. Roseville Parkway & N. Sunrise Ave.

VIEW 2

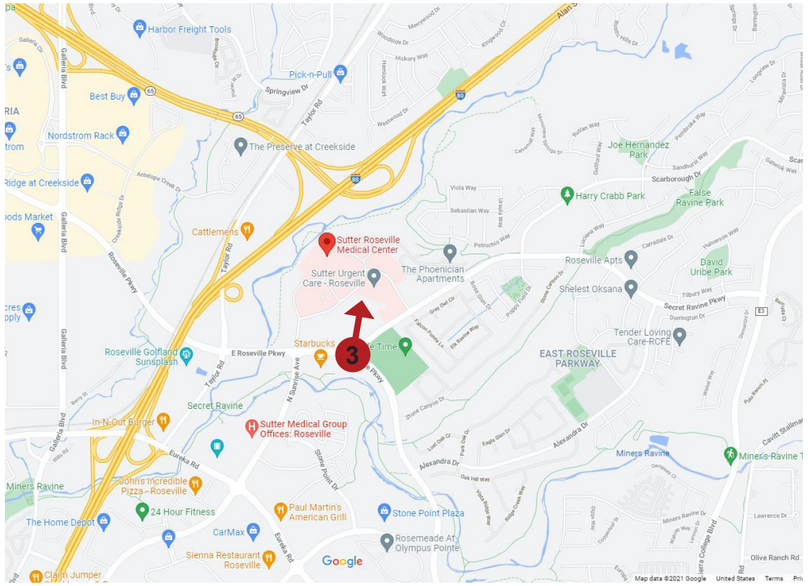


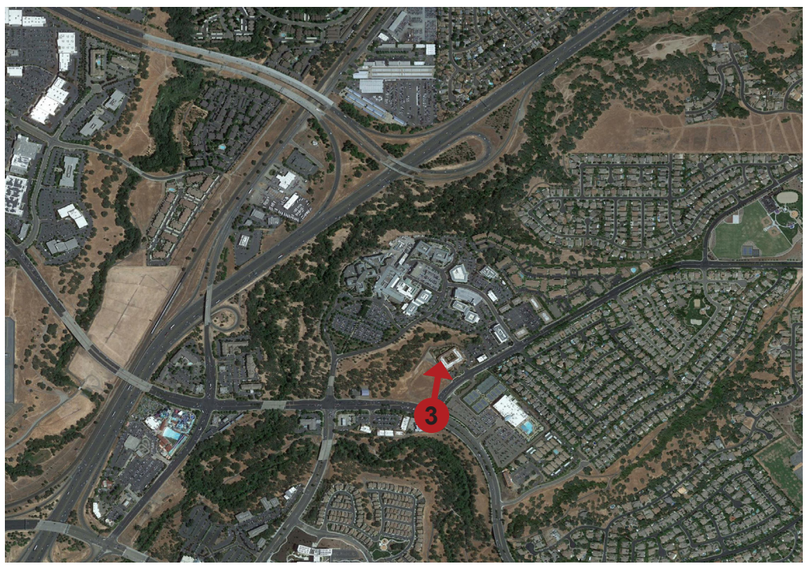




Stone Point Drive & N. Sunrise Ave.

VIEW 3

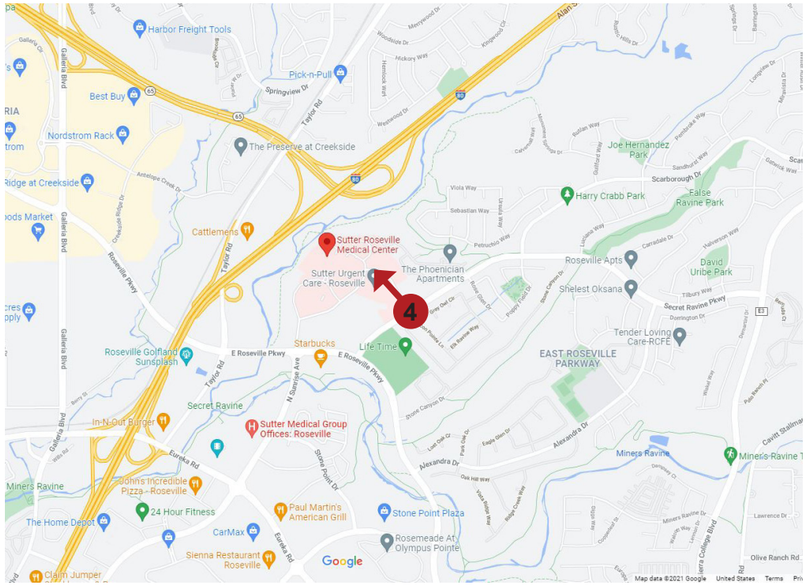


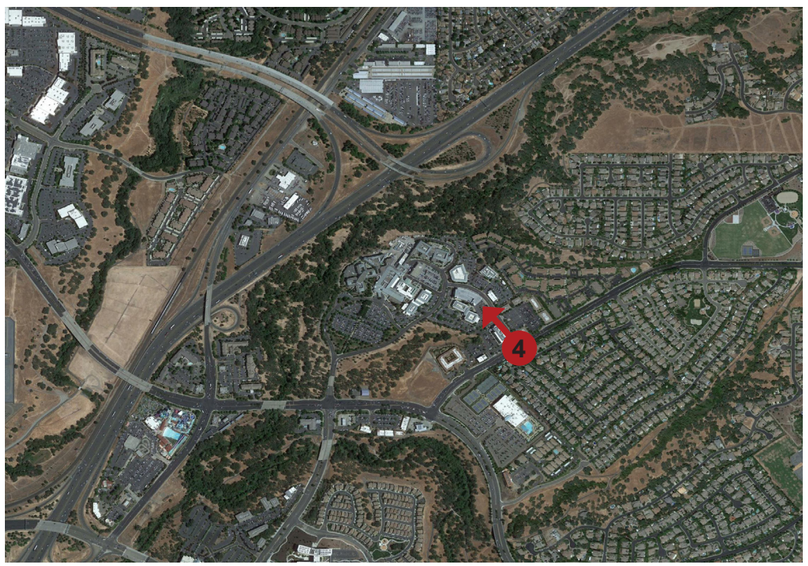




E. Roseville Parkway & Secret Ravine Parkway

VIEW 4







Secret Ravine Parkway & Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

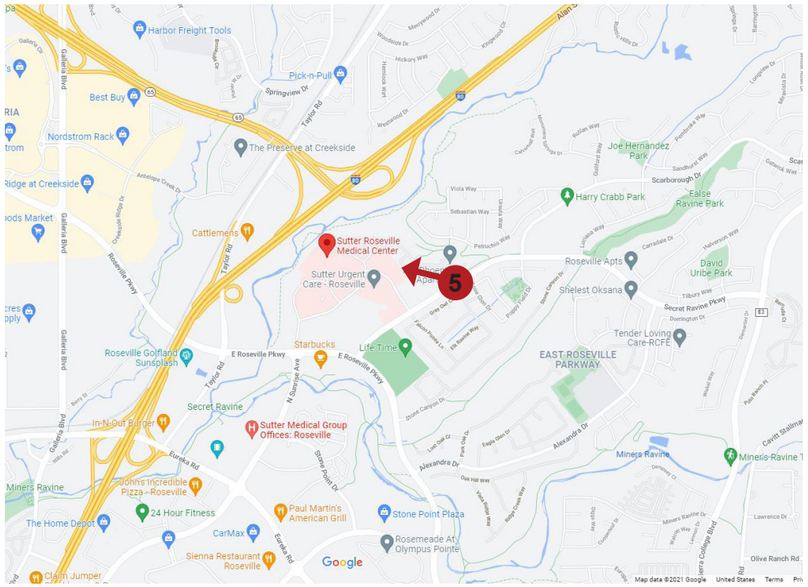
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

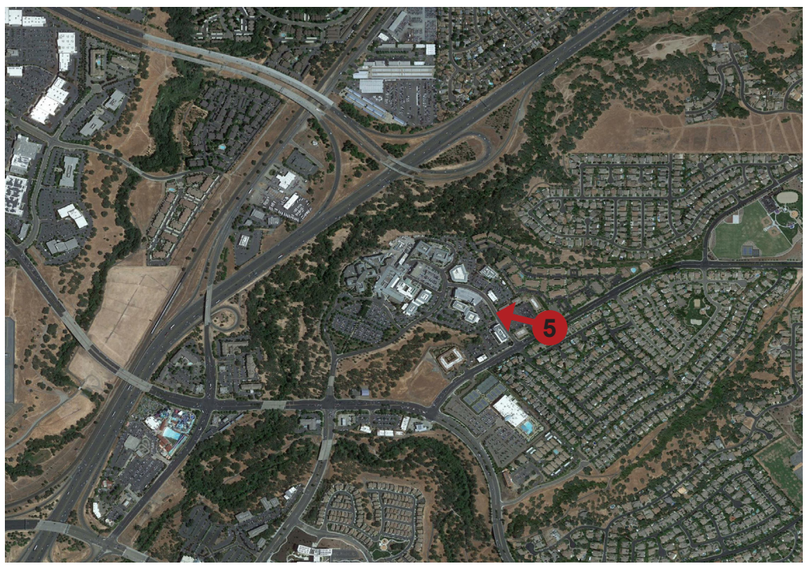
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 5







Secret Ravine Parkway North of Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

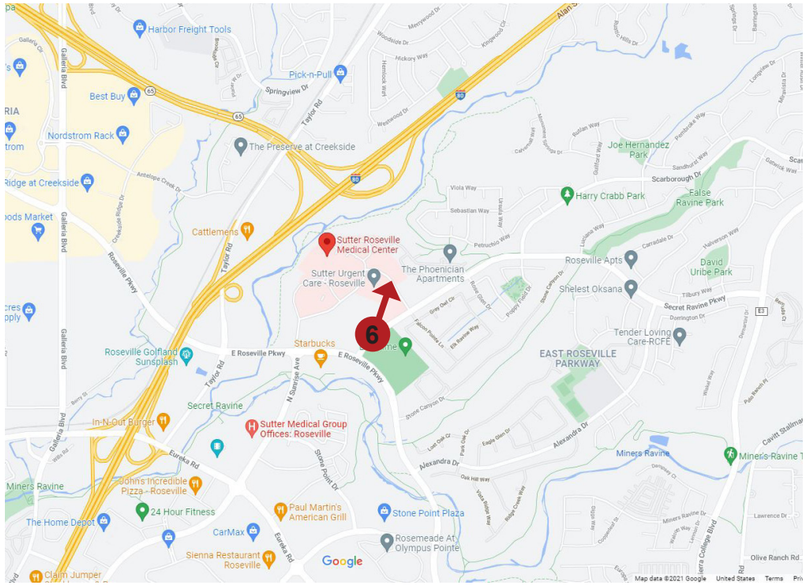
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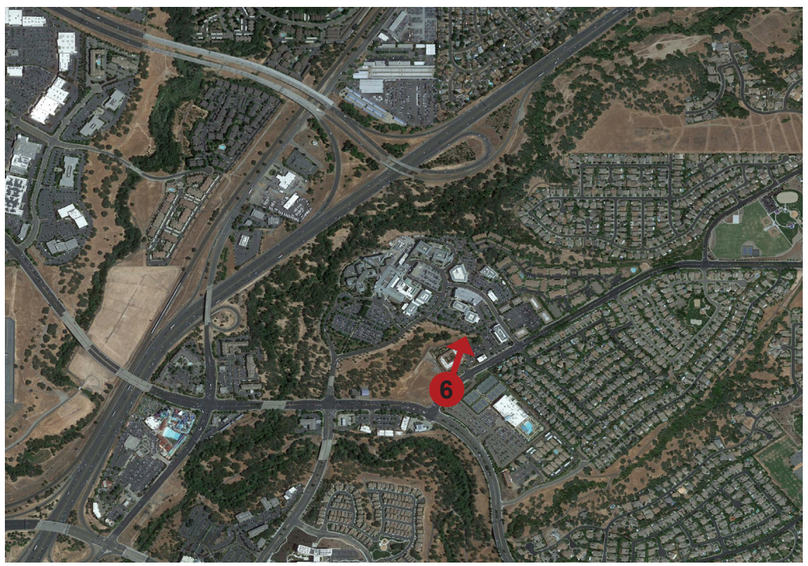
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 6







Secret Ravine Parkway - South

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

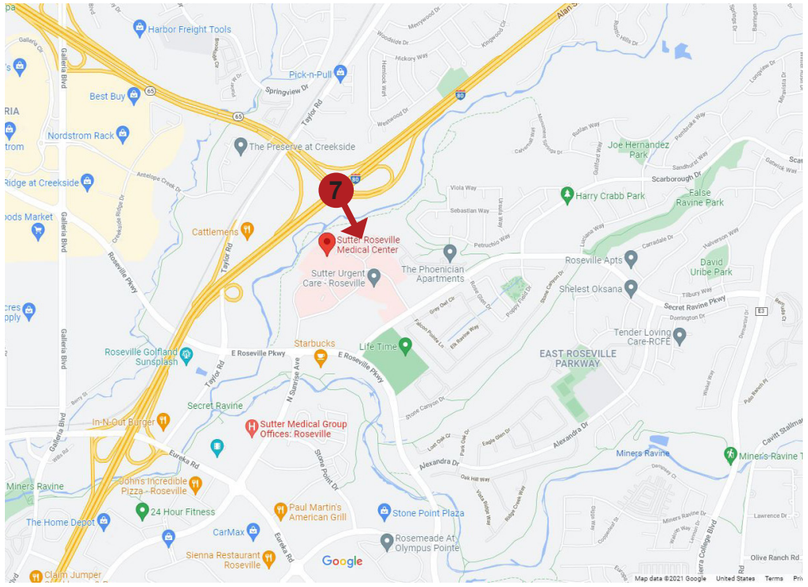
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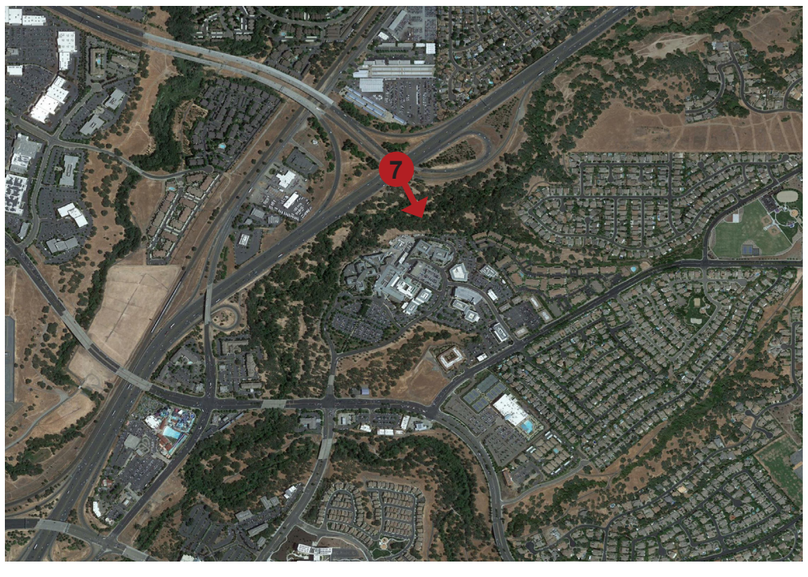
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 7







Interstate 80 & Highway 65

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

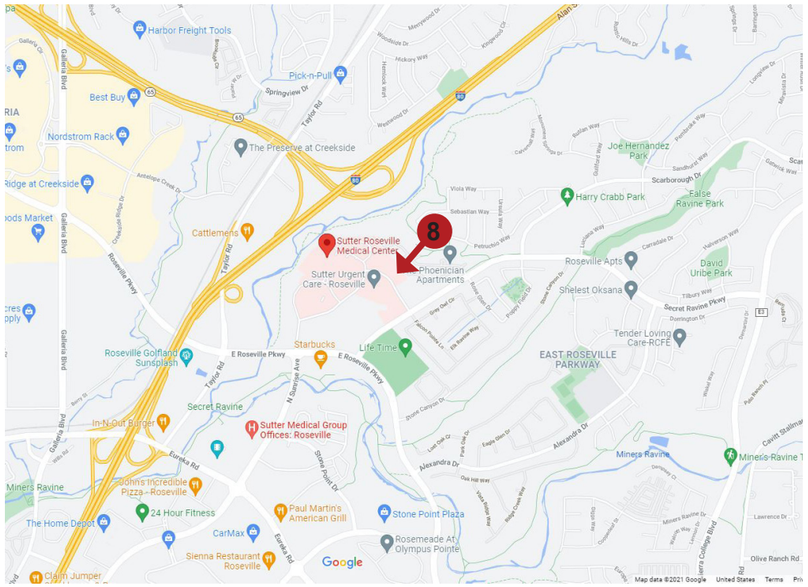
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

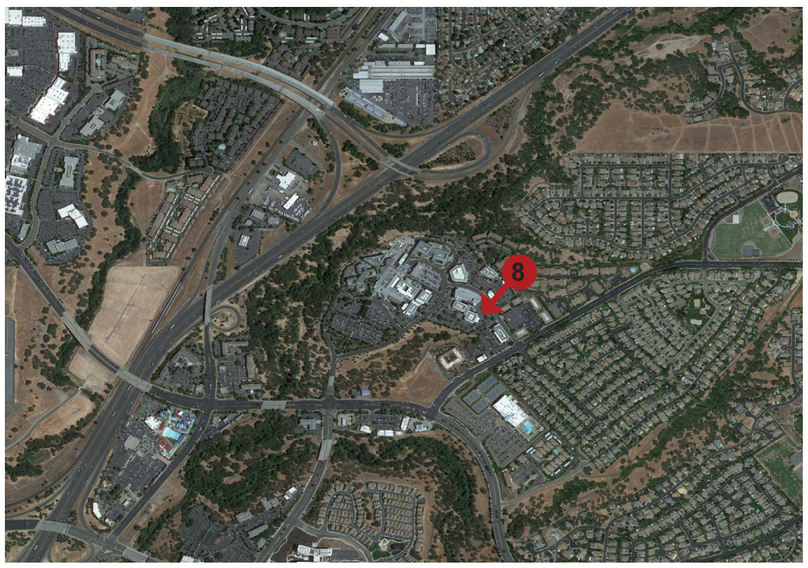
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 8

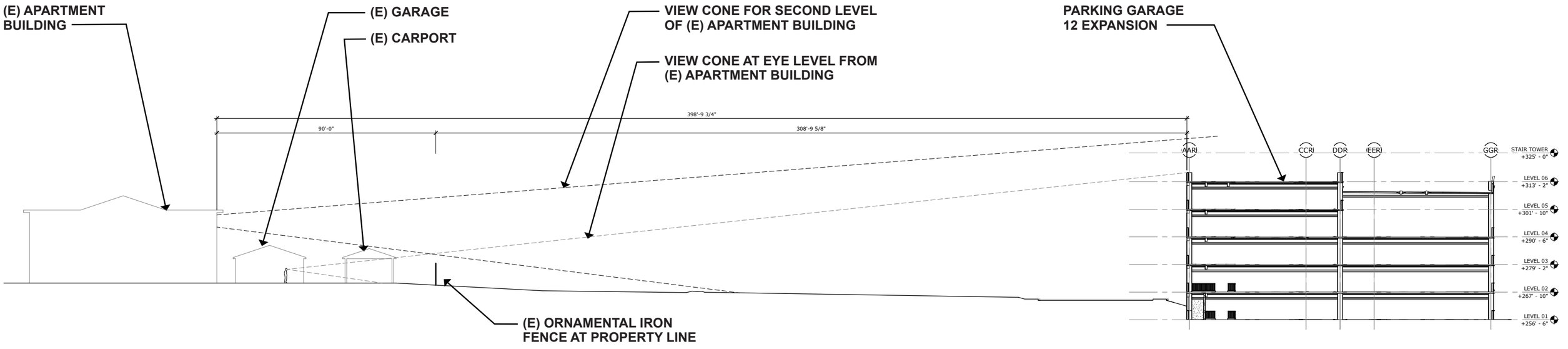




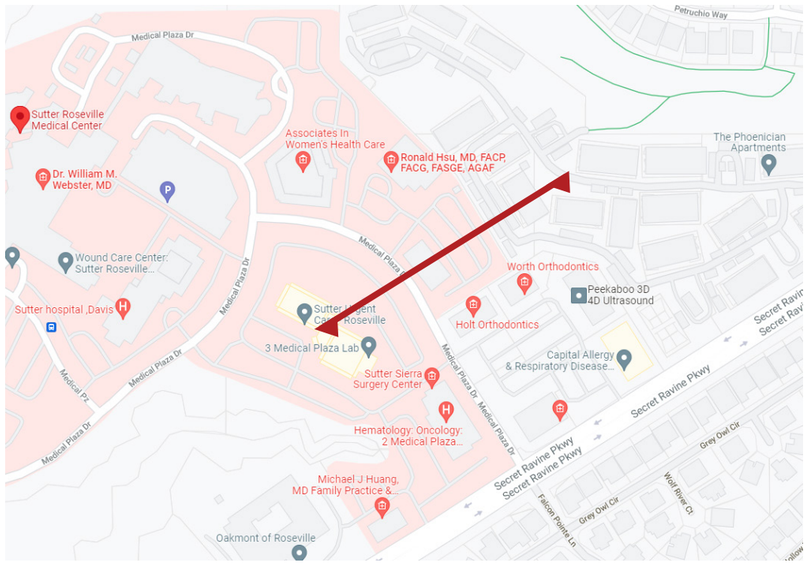


View from the Apartments

VIEW FROM APTS.







Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

BUILDERS

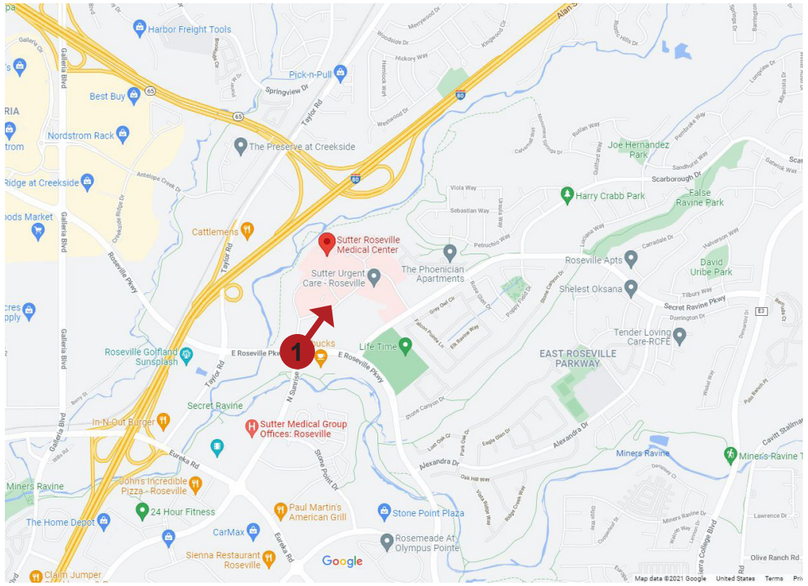
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

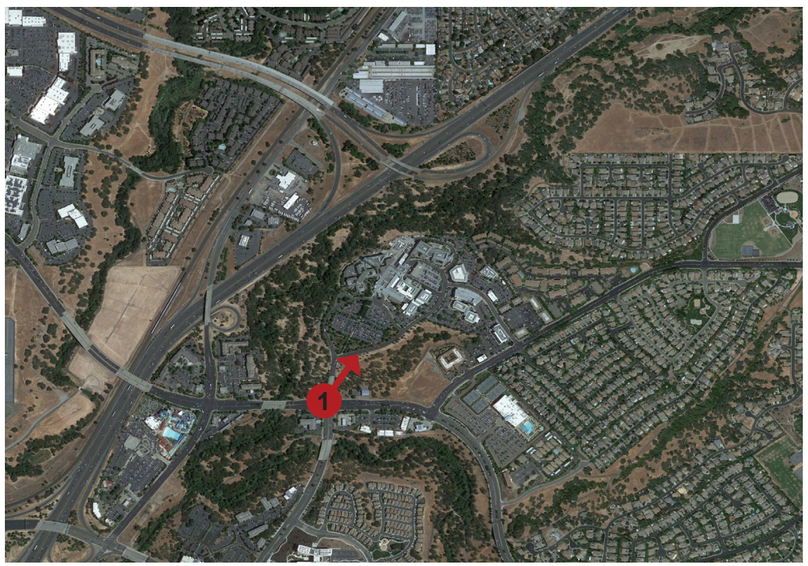
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/04/22

VIEW 1







E. Roseville Parkway & N. Sunrise Ave.

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

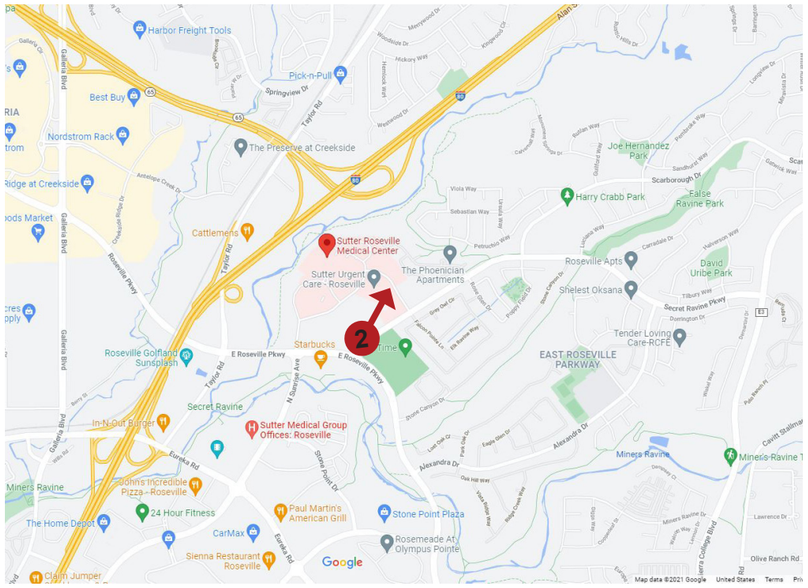
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

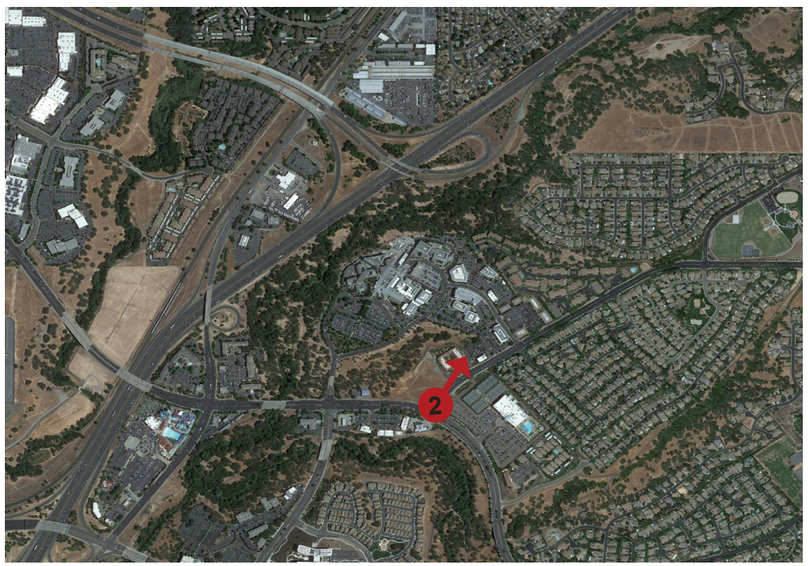
RAVEL RASMUSSEN PROPERTIES

SUTTER ROSEVILLE MEDICAL CENTER MOB 10

02/25/22

VIEW 2

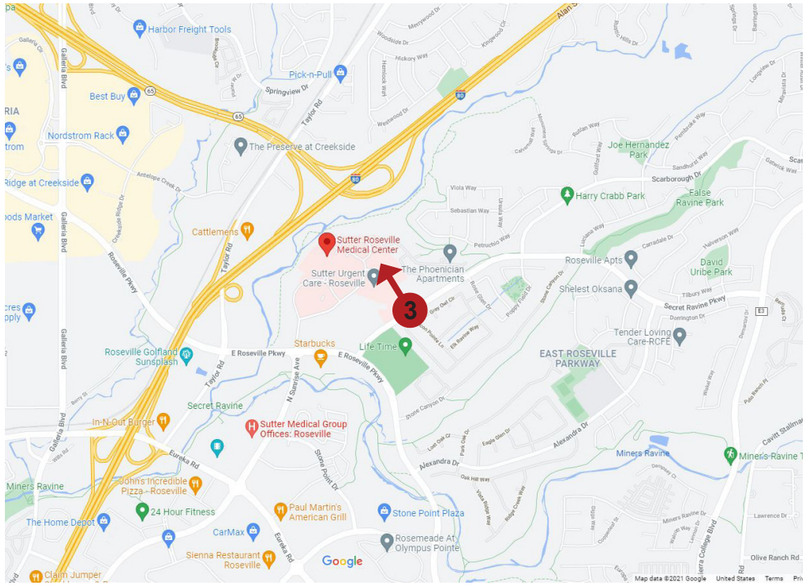


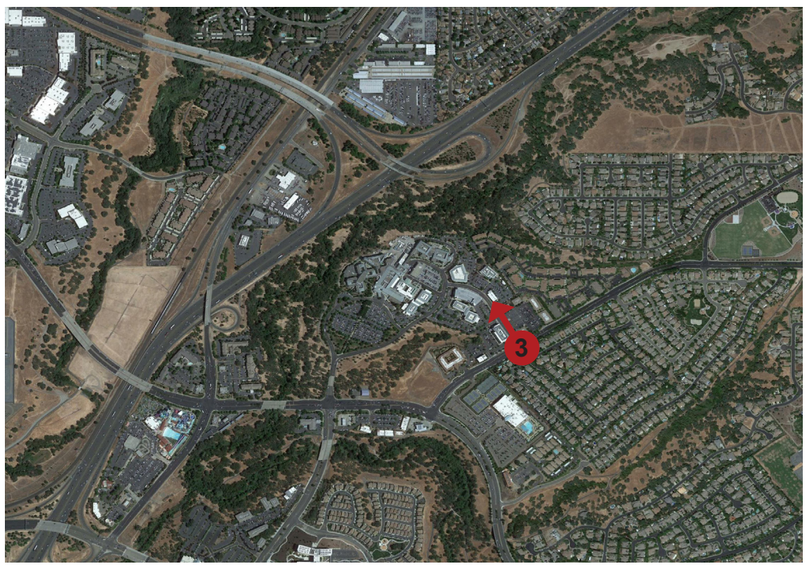


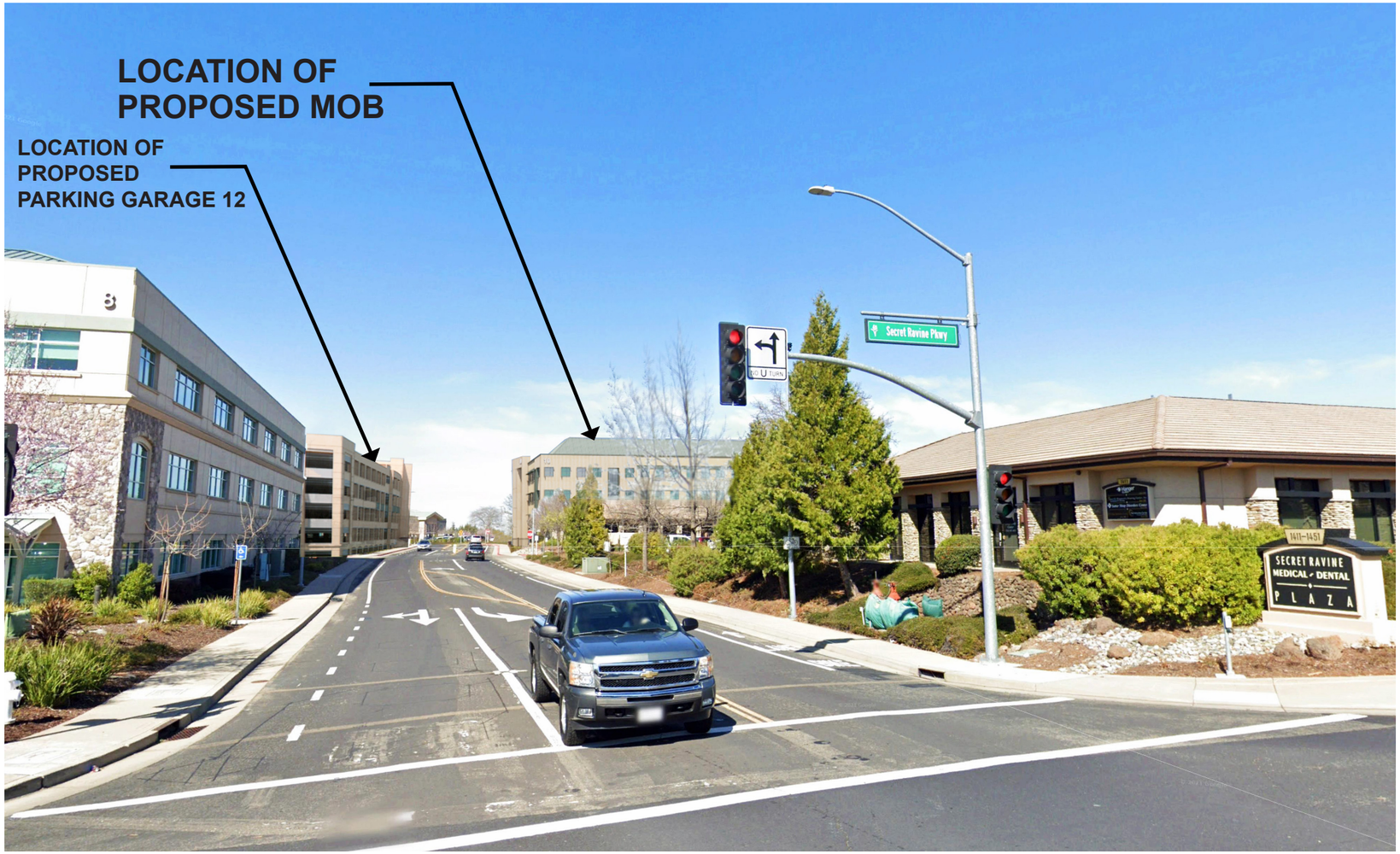


E. Roseville Parkway & Secret Ravine Parkway

VIEW 3







Secret Ravine Parkway & Medical Plaza Drive

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

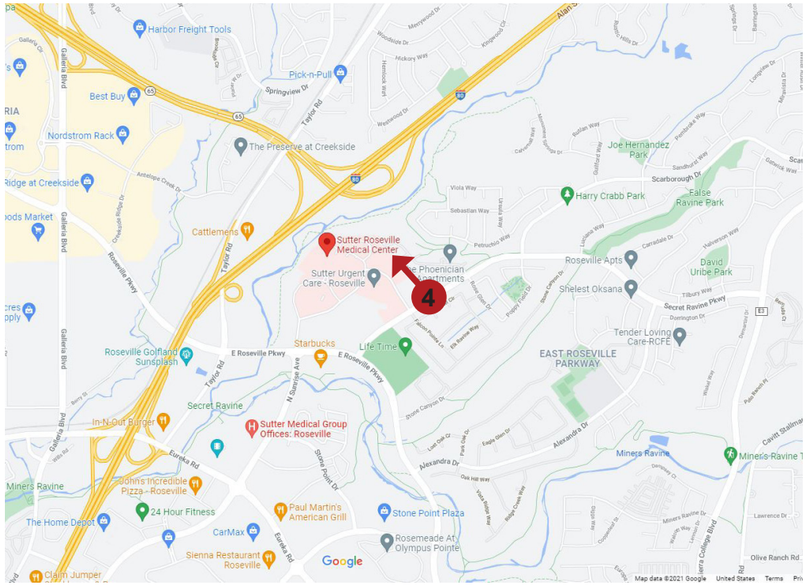
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

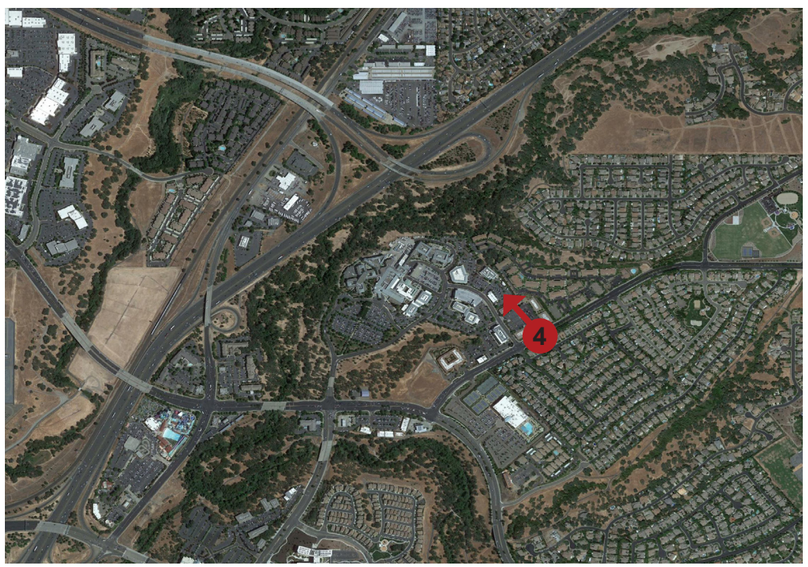
RAVEL RASMUSSEN PROPERTIES

SUTTER ROSEVILLE MEDICAL CENTER MOB 10

02/25/22

VIEW 4







Secret Ravine Parkway - North

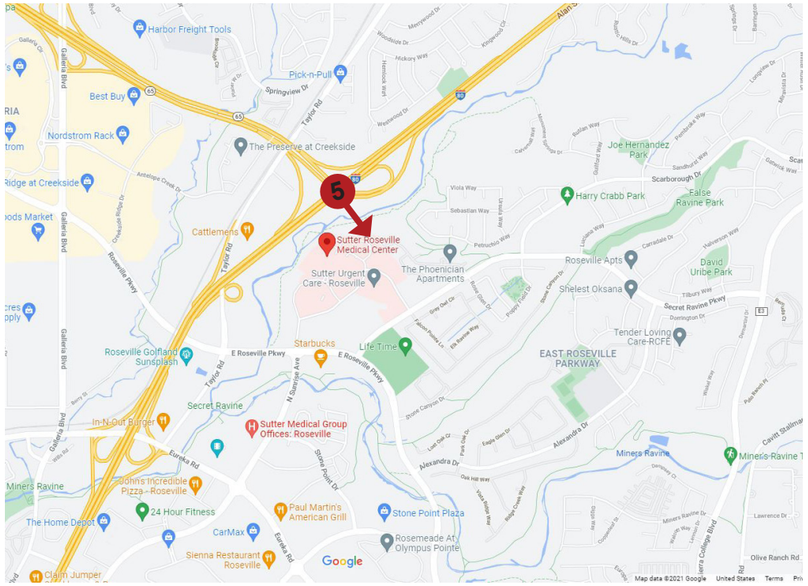
Sutter Health
Sutter Roseville Medical Center

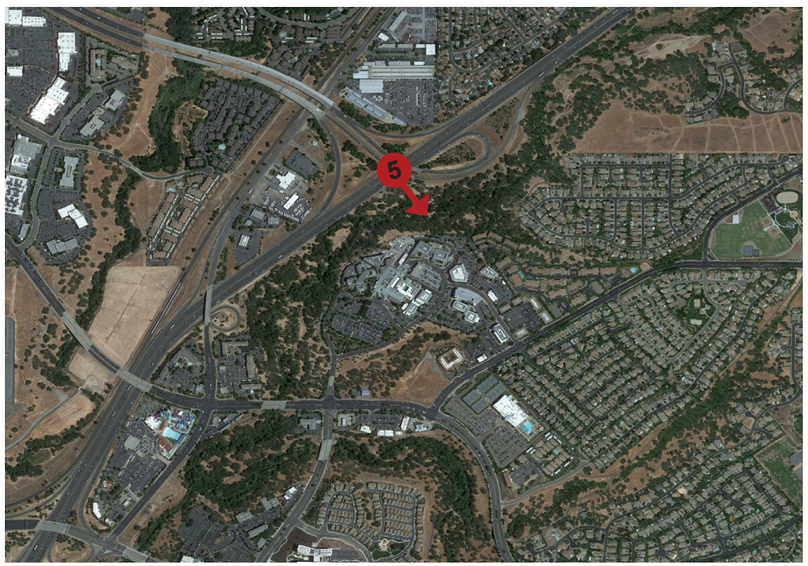
Dreyfuss+ Blackford

SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

RAVEL RASMUSSEN PROPERTIES

VIEW 5

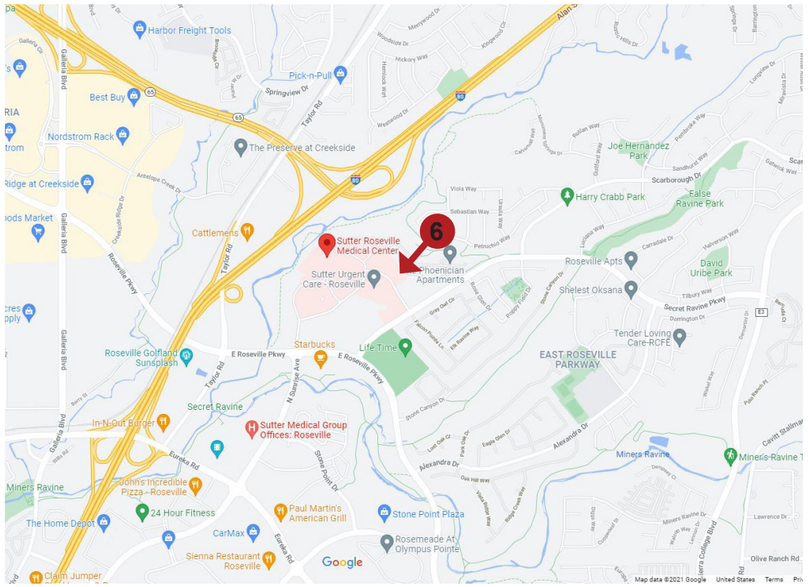


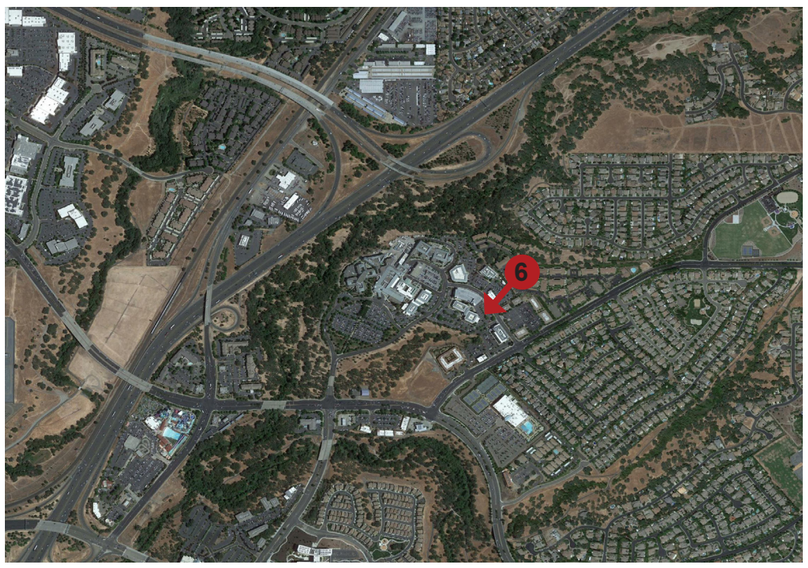




Interstate 80 & Highway 65

VIEW 6

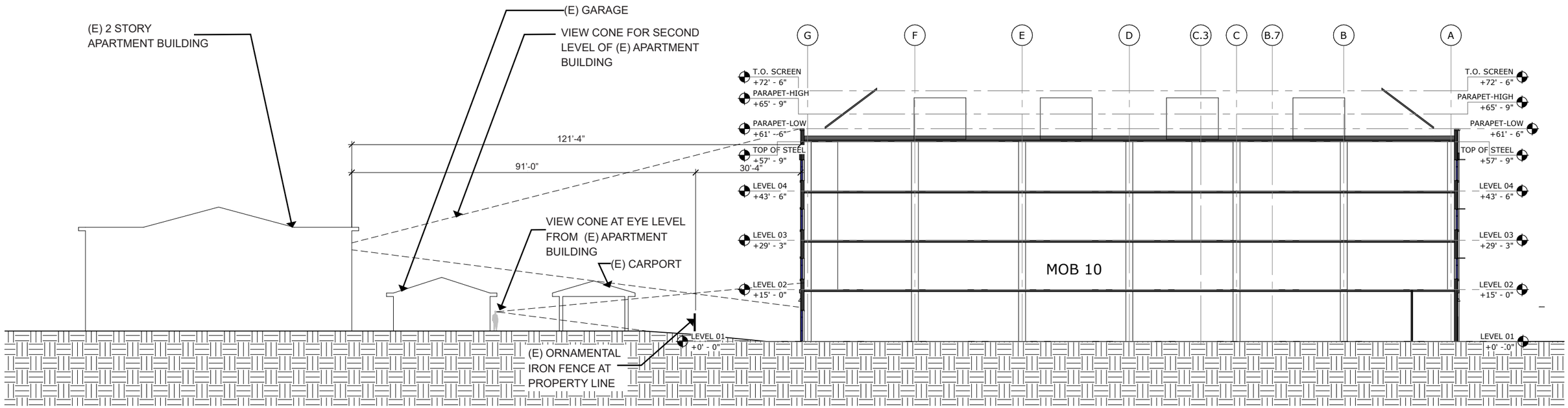




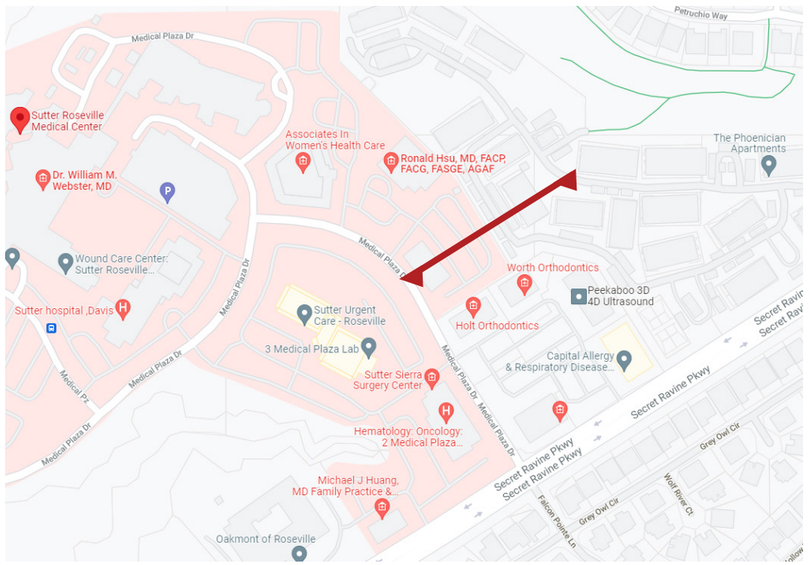


View from the Apartments

SITE SECTION







Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

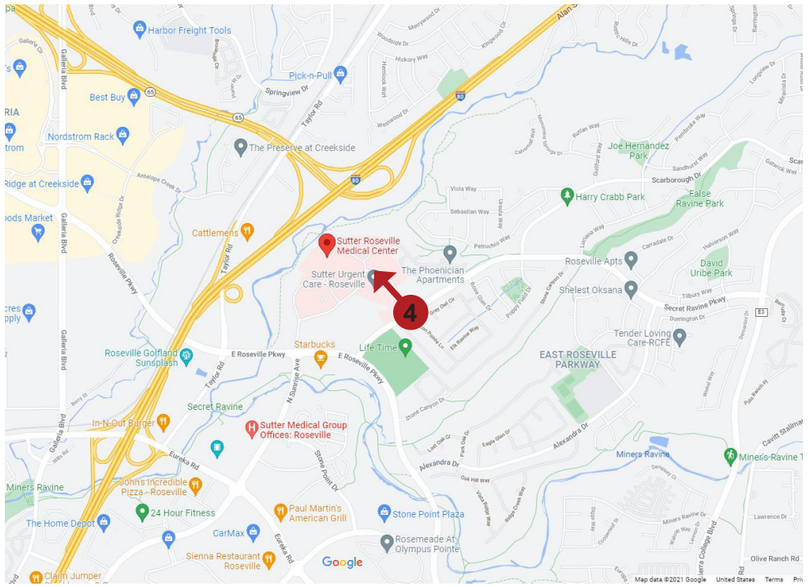
SEPAROVICH/DOMICH

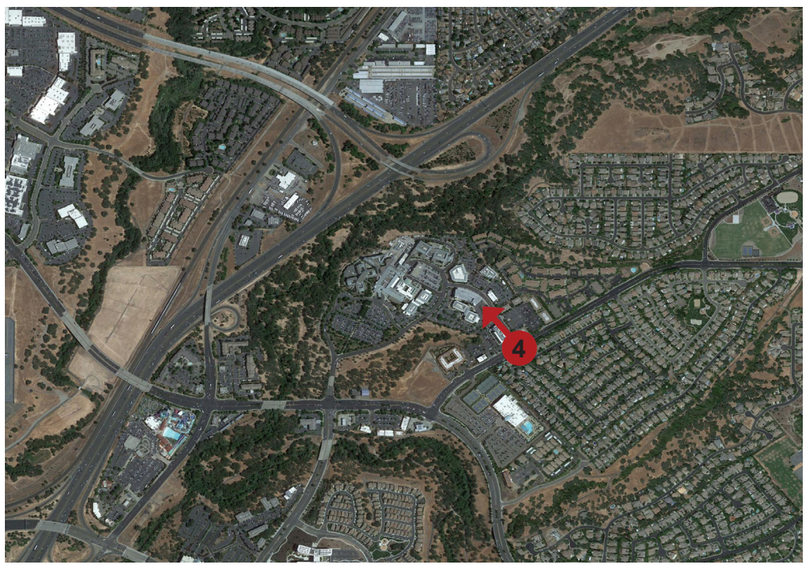
RAVEL RASMUSSEN PROPERTIES

SUTTER ROSEVILLE MEDICAL CENTER MOB 10

02/25/21

VIEW 9

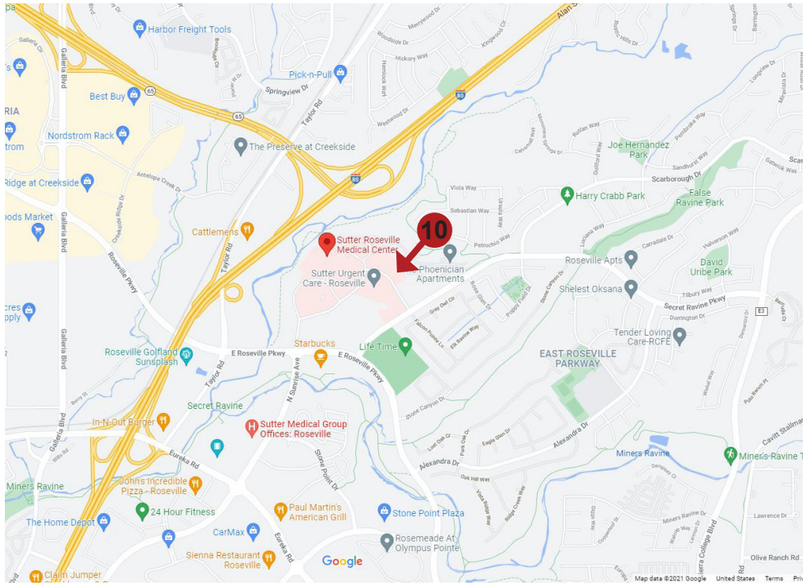


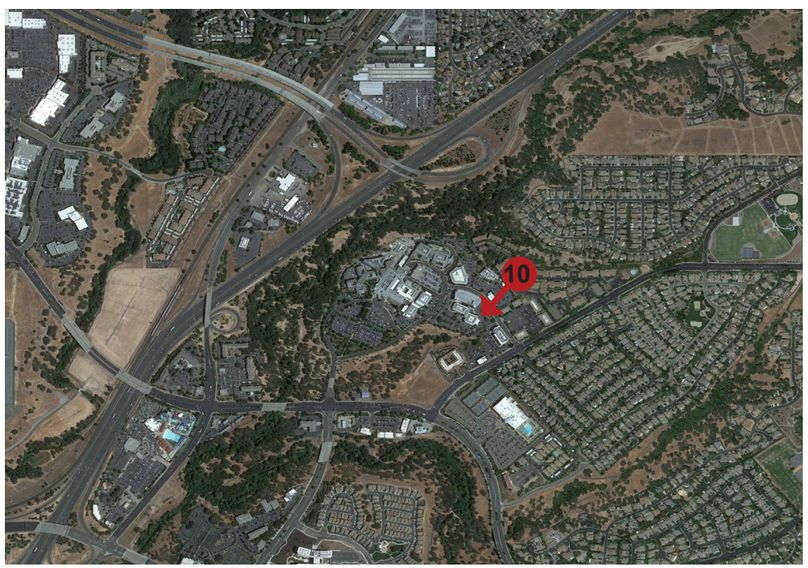


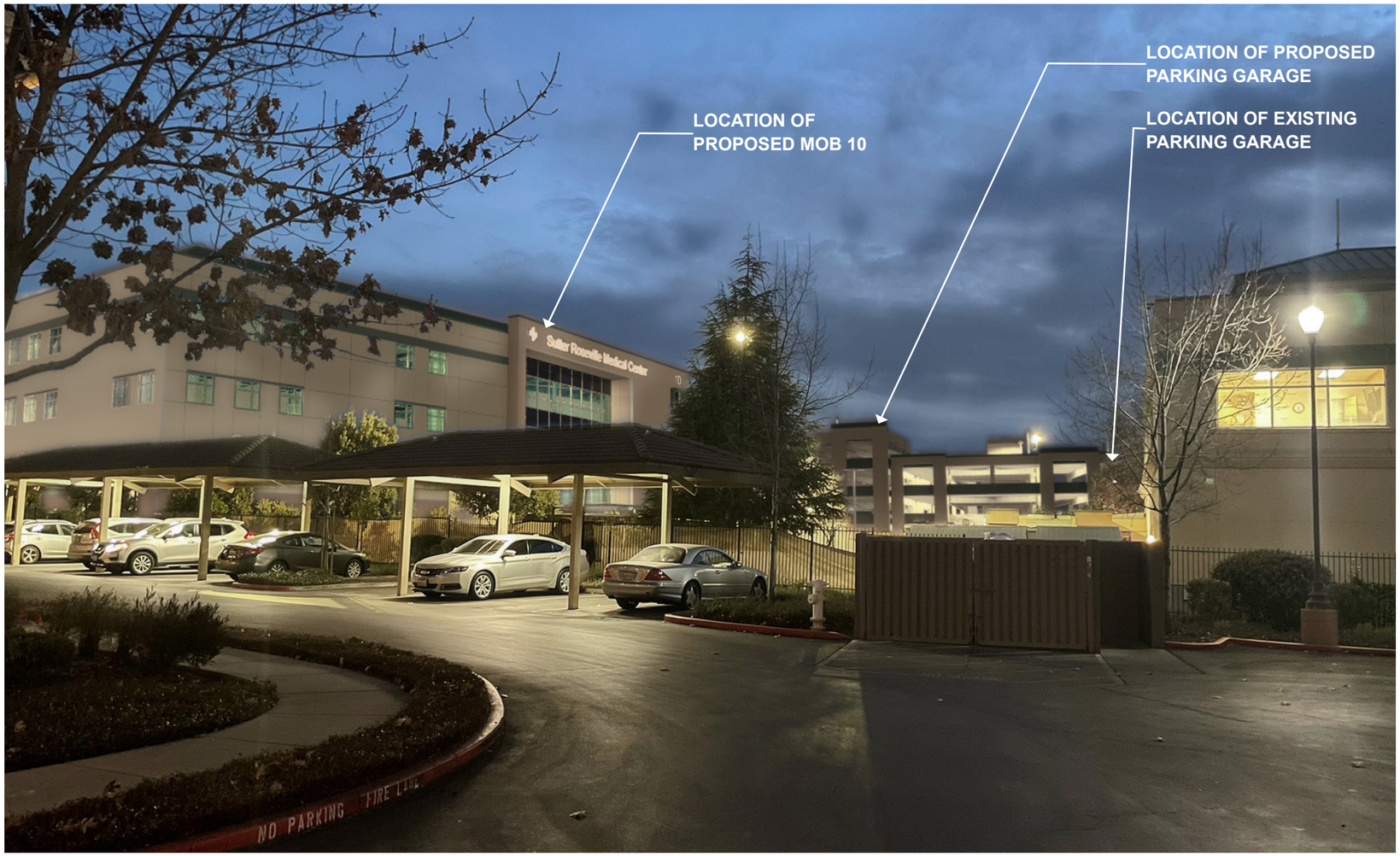


Night View at Secret Ravine Parkway & Medical Plaza

VIEW 10







Night View from the Apartments

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

IS/ND ATTACHMENT 3

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	1.00	1000sqft	1.64	100.00	0
Enclosed Parking with Elevator	1.00		0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and square footage of the medical office building and parking garage are based on submitted plans.

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	100.00
tblLandUse	LotAcreage	0.02	1.64

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2101	1.6704	1.6509	3.5800e-003	0.0979	0.0742	0.1722	0.0307	0.0708	0.1015	0.0000	310.5776	310.5776	0.0447	9.5200e-003	314.5332
2023	0.0780	0.3993	0.4508	9.6000e-004	0.0205	0.0169	0.0374	5.5700e-003	0.0161	0.0217	0.0000	83.1651	83.1651	0.0120	2.4400e-003	84.1909
Maximum	**0.2101**	**1.6704**	**1.6509**	**3.5800e-003**	**0.0979**	**0.0742**	**0.1722**	**0.0307**	**0.0708**	**0.1015**	**0.0000**	**310.5776**	**310.5776**	**0.0447**	**9.5200e-003**	**314.5332**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2101	1.6704	1.6509	3.5800e-003	0.0979	0.0742	0.1722	0.0307	0.0708	0.1015	0.0000	310.5774	310.5774	0.0447	9.5200e-003	314.5329
2023	0.0780	0.3993	0.4508	9.6000e-004	0.0205	0.0169	0.0374	5.5700e-003	0.0161	0.0217	0.0000	83.1650	83.1650	0.0120	2.4400e-003	84.1909
Maximum	**0.2101**	**1.6704**	**1.6509**	**3.5800e-003**	**0.0979**	**0.0742**	**0.1722**	**0.0307**	**0.0708**	**0.1015**	**0.0000**	**310.5774**	**310.5774**	**0.0447**	**9.5200e-003**	**314.5329**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**3-23-2022**	**6-22-2022**	0.6054	0.6054
2	**6-23-2022**	**9-22-2022**	0.6079	0.6079
3	**9-23-2022**	**12-22-2022**	0.6051	0.6051
4	**12-23-2022**	**3-22-2023**	0.5123	0.5123
5	**3-23-2023**	**6-22-2023**	0.0300	0.0300
		Highest	0.6079	0.6079

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0155	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Energy	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	223.8528	223.8528	0.0157	1.9000e-003	224.8096
Mobile	0.0122	0.0161	0.1031	1.9000e-004	0.0189	1.8000e-004	0.0191	5.0700e-003	1.6000e-004	5.2400e-003	0.0000	18.0308	18.0308	1.3000e-003	1.0300e-003	18.3700
Waste						0.0000	0.0000		0.0000	0.0000	2.1923	0.0000	2.1923	0.1296	0.0000	5.4313
Water						0.0000	0.0000		0.0000	0.0000	0.0398	0.1633	0.2031	4.1000e-003	1.0000e-004	0.3348
Total	**0.0277**	**0.0161**	**0.1032**	**1.9000e-004**	**0.0189**	**1.9000e-004**	**0.0191**	**5.0700e-003**	**1.7000e-004**	**5.2500e-003**	**2.2321**	**242.0469**	**244.2791**	**0.1506**	**3.0300e-003**	**248.9458**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0155	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Energy	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	223.8528	223.8528	0.0157	1.9000e-003	224.8096
Mobile	0.0122	0.0161	0.1031	1.9000e-004	0.0189	1.8000e-004	0.0191	5.0700e-003	1.6000e-004	5.2400e-003	0.0000	18.0308	18.0308	1.3000e-003	1.0300e-003	18.3700
Waste						0.0000	0.0000		0.0000	0.0000	2.1923	0.0000	2.1923	0.1296	0.0000	5.4313
Water						0.0000	0.0000		0.0000	0.0000	0.0398	0.1633	0.2031	4.1000e-003	1.0000e-004	0.3348
Total	**0.0277**	**0.0161**	**0.1032**	**1.9000e-004**	**0.0189**	**1.9000e-004**	**0.0191**	**5.0700e-003**	**1.7000e-004**	**5.2500e-003**	**2.2321**	**242.0469**	**244.2791**	**0.1506**	**3.0300e-003**	**248.9458**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150; Non-Residential Outdoor: 50; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	81.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2120
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2120**

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3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2119
Total	**0.0169**	**0.1662**	**0.1396**	**2.4000e-004**		**8.3800e-003**	**8.3800e-003**		**7.8300e-003**	**7.8300e-003**	**0.0000**	**21.0777**	**21.0777**	**5.3700e-003**	**0.0000**	**21.2119**

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3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	2.5000e-004	3.1800e-003	1.0000e-005	1.0200e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8276	0.8276	3.0000e-005	2.0000e-005	0.8354
Total	**3.6000e-004**	**2.5000e-004**	**3.1800e-003**	**1.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8276**	**0.8276**	**3.0000e-005**	**2.0000e-005**	**0.8354**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

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3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0700e-003	0.0235	0.0151	4.0000e-005		8.9000e-004	8.9000e-004		8.2000e-004	8.2000e-004	0.0000	3.2321	3.2321	1.0500e-003	0.0000	3.2582
Total	**2.0700e-003**	**0.0235**	**0.0151**	**4.0000e-005**	**2.3900e-003**	**8.9000e-004**	**3.2800e-003**	**2.6000e-004**	**8.2000e-004**	**1.0800e-003**	**0.0000**	**3.2321**	**3.2321**	**1.0500e-003**	**0.0000**	**3.2582**

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3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0764	0.0764	0.0000	0.0000	0.0771
Total	**3.0000e-005**	**2.0000e-005**	**2.9000e-004**	**0.0000**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0764**	**0.0764**	**0.0000**	**0.0000**	**0.0771**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

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3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0213	0.0000	0.0213	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6200e-003	0.0510	0.0277	6.0000e-005		2.2300e-003	2.2300e-003		2.0500e-003	2.0500e-003	0.0000	5.4308	5.4308	1.7600e-003	0.0000	5.4747
Total	**4.6200e-003**	**0.0510**	**0.0277**	**6.0000e-005**	**0.0213**	**2.2300e-003**	**0.0235**	**0.0103**	**2.0500e-003**	**0.0123**	**0.0000**	**5.4308**	**5.4308**	**1.7600e-003**	**0.0000**	**5.4747**

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3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	6.0000e-005	7.3000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1910	0.1910	1.0000e-005	1.0000e-005	0.1928
Total	**8.0000e-005**	**6.0000e-005**	**7.3000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**0.0000**	**0.1910**	**0.1910**	**1.0000e-005**	**1.0000e-005**	**0.1928**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6817	180.6817	0.0349	0.0000	181.5532
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6817**	**180.6817**	**0.0349**	**0.0000**	**181.5532**

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0300e-003	0.1451	0.0432	5.7000e-004	0.0176	1.3300e-003	0.0189	5.1000e-003	1.2700e-003	6.3700e-003	0.0000	54.1980	54.1980	2.3000e-004	8.2000e-003	56.6471
Worker	0.0196	0.0138	0.1724	4.9000e-004	0.0553	2.9000e-004	0.0556	0.0147	2.7000e-004	0.0150	0.0000	44.8624	44.8624	1.4000e-003	1.2900e-003	45.2828
Total	**0.0246**	**0.1588**	**0.2156**	**1.0600e-003**	**0.0730**	**1.6200e-003**	**0.0746**	**0.0198**	**1.5400e-003**	**0.0214**	**0.0000**	**99.0604**	**99.0604**	**1.6300e-003**	**9.4900e-003**	**101.9299**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1614	1.2706	1.2487	2.1800e-003		0.0611	0.0611		0.0586	0.0586	0.0000	180.6815	180.6815	0.0349	0.0000	181.5529
Total	**0.1614**	**1.2706**	**1.2487**	**2.1800e-003**		**0.0611**	**0.0611**		**0.0586**	**0.0586**	**0.0000**	**180.6815**	**180.6815**	**0.0349**	**0.0000**	**181.5529**

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3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0300e-003	0.1451	0.0432	5.7000e-004	0.0176	1.3300e-003	0.0189	5.1000e-003	1.2700e-003	6.3700e-003	0.0000	54.1980	54.1980	2.3000e-004	8.2000e-003	56.6471
Worker	0.0196	0.0138	0.1724	4.9000e-004	0.0553	2.9000e-004	0.0556	0.0147	2.7000e-004	0.0150	0.0000	44.8624	44.8624	1.4000e-003	1.2900e-003	45.2828
Total	**0.0246**	**0.1588**	**0.2156**	**1.0600e-003**	**0.0730**	**1.6200e-003**	**0.0746**	**0.0198**	**1.5400e-003**	**0.0214**	**0.0000**	**99.0604**	**99.0604**	**1.6300e-003**	**9.4900e-003**	**101.9299**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7715	47.7715	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7715**	**47.7715**	**9.0300e-003**	**0.0000**	**47.9973**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2000e-004	0.0329	0.0104	1.4000e-004	4.6600e-003	2.0000e-004	4.8500e-003	1.3500e-003	1.9000e-004	1.5400e-003	0.0000	13.8466	13.8466	4.0000e-005	2.0900e-003	14.4715
Worker	4.8100e-003	3.2300e-003	0.0424	1.2000e-004	0.0146	7.0000e-005	0.0147	3.8900e-003	7.0000e-005	3.9600e-003	0.0000	11.5528	11.5528	3.4000e-004	3.2000e-004	11.6560
Total	**5.6300e-003**	**0.0362**	**0.0528**	**2.6000e-004**	**0.0193**	**2.7000e-004**	**0.0196**	**5.2400e-003**	**2.6000e-004**	**5.5000e-003**	**0.0000**	**25.3994**	**25.3994**	**3.8000e-004**	**2.4100e-003**	**26.1275**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0394	0.3134	0.3269	5.8000e-004		0.0141	0.0141		0.0135	0.0135	0.0000	47.7714	47.7714	9.0300e-003	0.0000	47.9973
Total	**0.0394**	**0.3134**	**0.3269**	**5.8000e-004**		**0.0141**	**0.0141**		**0.0135**	**0.0135**	**0.0000**	**47.7714**	**47.7714**	**9.0300e-003**	**0.0000**	**47.9973**

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2000e-004	0.0329	0.0104	1.4000e-004	4.6600e-003	2.0000e-004	4.8500e-003	1.3500e-003	1.9000e-004	1.5400e-003	0.0000	13.8466	13.8466	4.0000e-005	2.0900e-003	14.4715
Worker	4.8100e-003	3.2300e-003	0.0424	1.2000e-004	0.0146	7.0000e-005	0.0147	3.8900e-003	7.0000e-005	3.9600e-003	0.0000	11.5528	11.5528	3.4000e-004	3.2000e-004	11.6560
Total	**5.6300e-003**	**0.0362**	**0.0528**	**2.6000e-004**	**0.0193**	**2.7000e-004**	**0.0196**	**5.2400e-003**	**2.6000e-004**	**5.5000e-003**	**0.0000**	**25.3994**	**25.3994**	**3.8000e-004**	**2.4100e-003**	**26.1275**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8179
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8179**

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3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.4000e-003	0.0431	0.0584	9.0000e-005		2.1700e-003	2.1700e-003		2.0000e-003	2.0000e-003	0.0000	7.7564	7.7564	2.4600e-003	0.0000	7.8178
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.4000e-003**	**0.0431**	**0.0584**	**9.0000e-005**		**2.1700e-003**	**2.1700e-003**		**2.0000e-003**	**2.0000e-003**	**0.0000**	**7.7564**	**7.7564**	**2.4600e-003**	**0.0000**	**7.8178**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.7100e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4651	0.4651	1.0000e-005	1.0000e-005	0.4692
Total	**1.9000e-004**	**1.3000e-004**	**1.7100e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**5.9000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4651**	**0.4651**	**1.0000e-005**	**1.0000e-005**	**0.4692**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.0281**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

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3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.4000e-004	1.8200e-003	1.0000e-005	6.3000e-004	0.0000	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4961	0.4961	1.0000e-005	1.0000e-005	0.5005
Total	**2.1000e-004**	**1.4000e-004**	**1.8200e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.3000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4961**	**0.4961**	**1.0000e-005**	**1.0000e-005**	**0.5005**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-004	6.5100e-003	9.0600e-003	1.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2785
Total	**0.0281**	**6.5100e-003**	**9.0600e-003**	**1.0000e-005**		**3.5000e-004**	**3.5000e-004**		**3.5000e-004**	**3.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.4000e-004	1.8200e-003	1.0000e-005	6.3000e-004	0.0000	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4961	0.4961	1.0000e-005	1.0000e-005	0.5005
Total	**2.1000e-004**	**1.4000e-004**	**1.8200e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.3000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4961**	**0.4961**	**1.0000e-005**	**1.0000e-005**	**0.5005**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0122	0.0161	0.1031	1.9000e-004	0.0189	1.8000e-004	0.0191	5.0700e-003	1.6000e-004	5.2400e-003	0.0000	18.0308	18.0308	1.3000e-003	1.0300e-003	18.3700
Unmitigated	0.0122	0.0161	0.1031	1.9000e-004	0.0189	1.8000e-004	0.0191	5.0700e-003	1.6000e-004	5.2400e-003	0.0000	18.0308	18.0308	1.3000e-003	1.0300e-003	18.3700

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	34.80	8.57	1.42	51,445	51,445
Total	34.80	8.57	1.42	51,445	51,445

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450
Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	223.7658	223.7658	0.0157	1.9000e-003	224.7221
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	223.7658	223.7658	0.0157	1.9000e-003	224.7221
NaturalGas Mitigated	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0870	0.0870	0.0000	0.0000	0.0875
NaturalGas Unmitigated	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0870	0.0870	0.0000	0.0000	0.0875

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1630	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0870	0.0870	0.0000	0.0000	0.0875
Total		**1.0000e-005**	**8.0000e-005**	**7.0000e-005**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**0.0870**	**0.0870**	**0.0000**	**0.0000**	**0.0875**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	1630	1.0000e-005	8.0000e-005	7.0000e-005	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.0870	0.0870	0.0000	0.0000	0.0875
Total		**1.0000e-005**	**8.0000e-005**	**7.0000e-005**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**0.0870**	**0.0870**	**0.0000**	**0.0000**	**0.0875**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966	0.2068	1.0000e-005	0.0000	0.2077
Total		**223.7658**	**0.0156**	**1.8900e-003**	**224.7221**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	1.04425e+006	223.5590	0.0156	1.8900e-003	224.5144
Medical Office Building	966	0.2068	1.0000e-005	0.0000	0.2077
Total		**223.7658**	**0.0156**	**1.8900e-003**	**224.7221**

6.0 Area Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0155	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Unmitigated	0.0155	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.7200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0128					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Total	**0.0155**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**4.0000e-005**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.7200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0128					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Total	**0.0155**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**4.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.2031	4.1000e-003	1.0000e-004	0.3348
Unmitigated	0.2031	4.1000e-003	1.0000e-004	0.3348

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	0.125481 / 0.0239011	0.2031	4.1000e-003	1.0000e-004	0.3348
Total		**0.2031**	**4.1000e-003**	**1.0000e-004**	**0.3348**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	0.125481 / 0.0239011	0.2031	4.1000e-003	1.0000e-004	0.3348
Total		**0.2031**	**4.1000e-003**	**1.0000e-004**	**0.3348**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.1923	0.1296	0.0000	5.4313
Unmitigated	2.1923	0.1296	0.0000	5.4313

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	10.8	2.1923	0.1296	0.0000	5.4313
Total		**2.1923**	**0.1296**	**0.0000**	**5.4313**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	10.8	2.1923	0.1296	0.0000	5.4313
Total		**2.1923**	**0.1296**	**0.0000**	**5.4313**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	1.00	1000sqft	1.64	100.00	0
Enclosed Parking with Elevator	1.00		0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and square footage of the medical office building and parking garage are based on submitted plans.

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	100.00
tblLandUse	LotAcreage	0.02	1.64

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1702	17.0009	17.0637	0.0376	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	3,592.8831	3,592.8831	0.7698	0.1189	3,639.8468
2023	5.6694	15.1107	16.7249	0.0372	0.8755	0.6254	1.5009	0.2370	0.5992	0.8362	0.0000	3,553.6407	3,553.6407	0.5447	0.1143	3,598.9424
Maximum	**5.6694**	**17.0009**	**17.0637**	**0.0376**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**3,592.8831**	**3,592.8831**	**0.7698**	**0.1189**	**3,639.8468**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1702	17.0009	17.0637	0.0376	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	3,592.8831	3,592.8831	0.7698	0.1189	3,639.8468
2023	5.6694	15.1107	16.7249	0.0372	0.8755	0.6254	1.5009	0.2370	0.5992	0.8362	0.0000	3,553.6407	3,553.6407	0.5447	0.1143	3,598.9424
Maximum	**5.6694**	**17.0009**	**17.0637**	**0.0376**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**3,592.8831**	**3,592.8831**	**0.7698**	**0.1189**	**3,639.8468**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Energy	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Mobile	0.1067	0.1072	0.7537	1.4800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		153.3755	153.3755	9.5000e-003	7.8700e-003	155.9585
Total	**0.1917**	**0.1076**	**0.7543**	**1.4800e-003**	**0.1440**	**1.3100e-003**	**0.1453**	**0.0384**	**1.2300e-003**	**0.0397**		**153.9013**	**153.9013**	**9.5100e-003**	**7.8800e-003**	**156.4874**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Energy	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Mobile	0.1067	0.1072	0.7537	1.4800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		153.3755	153.3755	9.5000e-003	7.8700e-003	155.9585
Total	**0.1917**	**0.1076**	**0.7543**	**1.4800e-003**	**0.1440**	**1.3100e-003**	**0.1453**	**0.0384**	**1.2300e-003**	**0.0397**		**153.9013**	**153.9013**	**9.5100e-003**	**7.8800e-003**	**156.4874**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150; Non-Residential Outdoor: 50; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	81.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0411	0.0224	0.3567	9.7000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		99.0622	99.0622	2.6400e-003	2.4300e-003	99.8520
Total	**0.0411**	**0.0224**	**0.3567**	**9.7000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**99.0622**	**99.0622**	**2.6400e-003**	**2.4300e-003**	**99.8520**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0138	0.2195	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		60.9614	60.9614	1.6200e-003	1.4900e-003	61.4474
Total	**0.0253**	**0.0138**	**0.2195**	**6.0000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**60.9614**	**60.9614**	**1.6200e-003**	**1.4900e-003**	**61.4474**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0316	0.0173	0.2744	7.5000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.2017	76.2017	2.0300e-003	1.8700e-003	76.8092
Total	**0.0316**	**0.0173**	**0.2744**	**7.5000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**76.2017**	**76.2017**	**2.0300e-003**	**1.8700e-003**	**76.8092**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0589	1.5871	0.4882	6.5000e-003	0.2101	0.0152	0.2253	0.0605	0.0146	0.0751		686.3680	686.3680	2.9900e-003	0.1038	717.3692
Worker	0.2558	0.1398	2.2223	6.0700e-003	0.6654	3.3600e-003	0.6688	0.1765	3.1000e-003	0.1796		617.2338	617.2338	0.0164	0.0151	622.1546
Total	**0.3147**	**1.7268**	**2.7104**	**0.0126**	**0.8755**	**0.0186**	**0.8941**	**0.2370**	**0.0177**	**0.2547**		**1,303.6018**	**1,303.6018**	**0.0194**	**0.1189**	**1,339.5238**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0589	1.5871	0.4882	6.5000e-003	0.2101	0.0152	0.2253	0.0605	0.0146	0.0751		686.3680	686.3680	2.9900e-003	0.1038	717.3692
Worker	0.2558	0.1398	2.2223	6.0700e-003	0.6654	3.3600e-003	0.6688	0.1765	3.1000e-003	0.1796		617.2338	617.2338	0.0164	0.0151	622.1546
Total	**0.3147**	**1.7268**	**2.7104**	**0.0126**	**0.8755**	**0.0186**	**0.8941**	**0.2370**	**0.0177**	**0.2547**		**1,303.6018**	**1,303.6018**	**0.0194**	**0.1189**	**1,339.5238**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0369	1.3626	0.4466	6.2800e-003	0.2101	8.5900e-003	0.2187	0.0605	8.2200e-003	0.0687		663.0056	663.0056	1.9400e-003	0.1002	692.9144
Worker	0.2377	0.1242	2.0638	5.8700e-003	0.6654	3.1900e-003	0.6686	0.1765	2.9400e-003	0.1794		601.1118	601.1118	0.0149	0.0141	605.6801
Total	**0.2746**	**1.4868**	**2.5104**	**0.0122**	**0.8755**	**0.0118**	**0.8872**	**0.2370**	**0.0112**	**0.2481**		**1,264.1174**	**1,264.1174**	**0.0168**	**0.1143**	**1,298.5945**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0369	1.3626	0.4466	6.2800e-003	0.2101	8.5900e-003	0.2187	0.0605	8.2200e-003	0.0687		663.0056	663.0056	1.9400e-003	0.1002	692.9144
Worker	0.2377	0.1242	2.0638	5.8700e-003	0.6654	3.1900e-003	0.6686	0.1765	2.9400e-003	0.1794		601.1118	601.1118	0.0149	0.0141	605.6801
Total	**0.2746**	**1.4868**	**2.5104**	**0.0122**	**0.8755**	**0.0118**	**0.8872**	**0.2370**	**0.0112**	**0.2481**		**1,264.1174**	**1,264.1174**	**0.0168**	**0.1143**	**1,298.5945**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0440	0.0230	0.3822	1.0900e-003	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		111.3170	111.3170	2.7500e-003	2.6100e-003	112.1630
Total	**0.0440**	**0.0230**	**0.3822**	**1.0900e-003**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**111.3170**	**111.3170**	**2.7500e-003**	**2.6100e-003**	**112.1630**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**5.6225**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0470	0.0245	0.4077	1.1600e-003	0.1314	6.3000e-004	0.1321	0.0349	5.8000e-004	0.0354		118.7381	118.7381	2.9400e-003	2.7800e-003	119.6405
Total	**0.0470**	**0.0245**	**0.4077**	**1.1600e-003**	**0.1314**	**6.3000e-004**	**0.1321**	**0.0349**	**5.8000e-004**	**0.0354**		**118.7381**	**118.7381**	**2.9400e-003**	**2.7800e-003**	**119.6405**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**5.6225**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0470	0.0245	0.4077	1.1600e-003	0.1314	6.3000e-004	0.1321	0.0349	5.8000e-004	0.0354		118.7381	118.7381	2.9400e-003	2.7800e-003	119.6405
Total	**0.0470**	**0.0245**	**0.4077**	**1.1600e-003**	**0.1314**	**6.3000e-004**	**0.1321**	**0.0349**	**5.8000e-004**	**0.0354**		**118.7381**	**118.7381**	**2.9400e-003**	**2.7800e-003**	**119.6405**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1067	0.1072	0.7537	1.4800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		153.3755	153.3755	9.5000e-003	7.8700e-003	155.9585
Unmitigated	0.1067	0.1072	0.7537	1.4800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		153.3755	153.3755	9.5000e-003	7.8700e-003	155.9585

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	34.80	8.57	1.42	51,445	51,445
Total	34.80	8.57	1.42	51,445	51,445

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
NaturalGas Unmitigated	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Total		**5.0000e-005**	**4.4000e-004**	**3.7000e-004**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.5254**	**0.5254**	**1.0000e-005**	**1.0000e-005**	**0.5285**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	0.00446575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Total		**5.0000e-005**	**4.4000e-004**	**3.7000e-004**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.5254**	**0.5254**	**1.0000e-005**	**1.0000e-005**	**0.5285**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Unmitigated	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0701					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Total	**0.0850**	**0.0000**	**2.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**4.4000e-004**	**4.4000e-004**	**0.0000**		**4.7000e-004**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0701					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Total	**0.0850**	**0.0000**	**2.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**4.4000e-004**	**4.4000e-004**	**0.0000**		**4.7000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sutter Parking Garage Expansion & MOB 10

Placer-Sacramento County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	1.00	1000sqft	1.64	100.00	0
Enclosed Parking with Elevator	1.00		0.94	191,957.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	471.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage and square footage of the medical office building and parking garage are based on submitted plans.

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	100.00
tblLandUse	LotAcreage	0.02	1.64

2.0 Emissions Summary

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1498	17.0052	16.8809	0.0370	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	3,532.5868	3,532.5868	0.7701	0.1215	3,580.3949
2023	5.6662	15.2437	16.5594	0.0366	0.8755	0.6255	1.5009	0.2370	0.5992	0.8362	0.0000	3,495.7467	3,495.7467	0.5452	0.1168	3,541.8624
Maximum	**5.6662**	**17.0052**	**16.8809**	**0.0370**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**3,532.5868**	**3,532.5868**	**0.7701**	**0.1215**	**3,580.3949**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1498	17.0052	16.8809	0.0370	7.1647	0.8384	7.9074	3.4465	0.7834	4.1298	0.0000	3,532.5868	3,532.5868	0.7701	0.1215	3,580.3949
2023	5.6662	15.2437	16.5594	0.0366	0.8755	0.6255	1.5009	0.2370	0.5992	0.8362	0.0000	3,495.7467	3,495.7467	0.5452	0.1168	3,541.8624
Maximum	**5.6662**	**17.0052**	**16.8809**	**0.0370**	**7.1647**	**0.8384**	**7.9074**	**3.4465**	**0.7834**	**4.1298**	**0.0000**	**3,532.5868**	**3,532.5868**	**0.7701**	**0.1215**	**3,580.3949**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Energy	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Mobile	0.0861	0.1233	0.8078	1.3800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		142.6842	142.6842	0.0113	8.6000e-003	145.5290
Total	**0.1711**	**0.1237**	**0.8084**	**1.3800e-003**	**0.1440**	**1.3100e-003**	**0.1453**	**0.0384**	**1.2300e-003**	**0.0397**		**143.2100**	**143.2100**	**0.0113**	**8.6100e-003**	**146.0579**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Energy	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Mobile	0.0861	0.1233	0.8078	1.3800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		142.6842	142.6842	0.0113	8.6000e-003	145.5290
Total	**0.1711**	**0.1237**	**0.8084**	**1.3800e-003**	**0.1440**	**1.3100e-003**	**0.1453**	**0.0384**	**1.2300e-003**	**0.0397**		**143.2100**	**143.2100**	**0.0113**	**8.6100e-003**	**146.0579**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/23/2022	4/19/2022	5	20	
2	Site Preparation	Site Preparation	4/20/2022	4/22/2022	5	3	
3	Grading	Grading	4/23/2022	5/2/2022	5	6	
4	Building Construction	Building Construction	5/3/2022	3/6/2023	5	220	
5	Paving	Paving	3/7/2023	3/20/2023	5	10	
6	Architectural Coating	Architectural Coating	3/21/2023	4/3/2023	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0.94

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 150; Non-Residential Outdoor: 50; Striped Parking Area: 11,517 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	81.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**		**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	**1.6889**	**16.6217**	**13.9605**	**0.0241**		**0.8379**	**0.8379**		**0.7829**	**0.7829**	**0.0000**	**2,323.4168**	**2,323.4168**	**0.5921**		**2,338.2191**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0381	0.0280	0.3242	8.8000e-004	0.1068	5.4000e-004	0.1073	0.0283	5.0000e-004	0.0288		89.2573	89.2573	3.0900e-003	2.8100e-003	90.1730
Total	**0.0381**	**0.0280**	**0.3242**	**8.8000e-004**	**0.1068**	**5.4000e-004**	**0.1073**	**0.0283**	**5.0000e-004**	**0.0288**		**89.2573**	**89.2573**	**3.0900e-003**	**2.8100e-003**	**90.1730**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**		**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	**1.3784**	**15.6673**	**10.0558**	**0.0245**	**1.5908**	**0.5952**	**2.1859**	**0.1718**	**0.5476**	**0.7193**	**0.0000**	**2,375.1569**	**2,375.1569**	**0.7682**		**2,394.3613**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0235	0.0172	0.1995	5.4000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.1000e-004	0.0177		54.9275	54.9275	1.9000e-003	1.7300e-003	55.4911
Total	**0.0235**	**0.0172**	**0.1995**	**5.4000e-004**	**0.0657**	**3.3000e-004**	**0.0661**	**0.0174**	**3.1000e-004**	**0.0177**		**54.9275**	**54.9275**	**1.9000e-003**	**1.7300e-003**	**55.4911**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**		**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	**1.5403**	**16.9836**	**9.2202**	**0.0206**	**7.0826**	**0.7423**	**7.8249**	**3.4247**	**0.6829**	**4.1076**	**0.0000**	**1,995.4825**	**1,995.4825**	**0.6454**		**2,011.6169**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0293	0.0215	0.2494	6.7000e-004	0.0822	4.2000e-004	0.0826	0.0218	3.8000e-004	0.0222		68.6594	68.6594	2.3800e-003	2.1600e-003	69.3639
Total	**0.0293**	**0.0215**	**0.2494**	**6.7000e-004**	**0.0822**	**4.2000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**68.6594**	**68.6594**	**2.3800e-003**	**2.1600e-003**	**69.3639**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**		**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0567	1.7012	0.5076	6.5100e-003	0.2101	0.0153	0.2254	0.0605	0.0146	0.0751		687.1642	687.1642	2.8900e-003	0.1040	718.2247
Worker	0.2376	0.1745	2.0201	5.4700e-003	0.6654	3.3600e-003	0.6688	0.1765	3.1000e-003	0.1796		556.1414	556.1414	0.0193	0.0175	561.8472
Total	**0.2943**	**1.8757**	**2.5277**	**0.0120**	**0.8755**	**0.0187**	**0.8941**	**0.2370**	**0.0177**	**0.2547**		**1,243.3055**	**1,243.3055**	**0.0221**	**0.1215**	**1,280.0719**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	**1.8555**	**14.6040**	**14.3533**	**0.0250**		**0.7022**	**0.7022**		**0.6731**	**0.6731**	**0.0000**	**2,289.2813**	**2,289.2813**	**0.4417**		**2,300.3230**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0567	1.7012	0.5076	6.5100e-003	0.2101	0.0153	0.2254	0.0605	0.0146	0.0751		687.1642	687.1642	2.8900e-003	0.1040	718.2247
Worker	0.2376	0.1745	2.0201	5.4700e-003	0.6654	3.3600e-003	0.6688	0.1765	3.1000e-003	0.1796		556.1414	556.1414	0.0193	0.0175	561.8472
Total	**0.2943**	**1.8757**	**2.5277**	**0.0120**	**0.8755**	**0.0187**	**0.8941**	**0.2370**	**0.0177**	**0.2547**		**1,243.3055**	**1,243.3055**	**0.0221**	**0.1215**	**1,280.0719**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**		**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0343	1.4649	0.4629	6.2900e-003	0.2101	8.6300e-003	0.2187	0.0605	8.2500e-003	0.0687		664.4673	664.4673	1.8200e-003	0.1005	694.4634
Worker	0.2212	0.1549	1.8820	5.2900e-003	0.6654	3.1900e-003	0.6686	0.1765	2.9400e-003	0.1794		541.7561	541.7561	0.0175	0.0163	547.0511
Total	**0.2554**	**1.6198**	**2.3449**	**0.0116**	**0.8755**	**0.0118**	**0.8873**	**0.2370**	**0.0112**	**0.2482**		**1,206.2234**	**1,206.2234**	**0.0193**	**0.1168**	**1,241.5145**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	**1.7136**	**13.6239**	**14.2145**	**0.0250**		**0.6136**	**0.6136**		**0.5880**	**0.5880**	**0.0000**	**2,289.5233**	**2,289.5233**	**0.4330**		**2,300.3479**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0343	1.4649	0.4629	6.2900e-003	0.2101	8.6300e-003	0.2187	0.0605	8.2500e-003	0.0687		664.4673	664.4673	1.8200e-003	0.1005	694.4634
Worker	0.2212	0.1549	1.8820	5.2900e-003	0.6654	3.1900e-003	0.6686	0.1765	2.9400e-003	0.1794		541.7561	541.7561	0.0175	0.0163	547.0511
Total	**0.2554**	**1.6198**	**2.3449**	**0.0116**	**0.8755**	**0.0118**	**0.8873**	**0.2370**	**0.0112**	**0.2482**		**1,206.2234**	**1,206.2234**	**0.0193**	**0.1168**	**1,241.5145**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**		**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8802**	**8.6098**	**11.6840**	**0.0179**		**0.4338**	**0.4338**		**0.4003**	**0.4003**	**0.0000**	**1,709.9926**	**1,709.9926**	**0.5420**		**1,723.5414**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0410	0.0287	0.3485	9.8000e-004	0.1232	5.9000e-004	0.1238	0.0327	5.4000e-004	0.0332		100.3252	100.3252	3.2400e-003	3.0200e-003	101.3058
Total	**0.0410**	**0.0287**	**0.3485**	**9.8000e-004**	**0.1232**	**5.9000e-004**	**0.1238**	**0.0327**	**5.4000e-004**	**0.0332**		**100.3252**	**100.3252**	**3.2400e-003**	**3.0200e-003**	**101.3058**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**5.6225**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0437	0.0306	0.3718	1.0500e-003	0.1314	6.3000e-004	0.1321	0.0349	5.8000e-004	0.0354		107.0135	107.0135	3.4600e-003	3.2200e-003	108.0595
Total	**0.0437**	**0.0306**	**0.3718**	**1.0500e-003**	**0.1314**	**6.3000e-004**	**0.1321**	**0.0349**	**5.8000e-004**	**0.0354**		**107.0135**	**107.0135**	**3.4600e-003**	**3.2200e-003**	**108.0595**

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4308					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**5.6225**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0437	0.0306	0.3718	1.0500e-003	0.1314	6.3000e-004	0.1321	0.0349	5.8000e-004	0.0354		107.0135	107.0135	3.4600e-003	3.2200e-003	108.0595
Total	**0.0437**	**0.0306**	**0.3718**	**1.0500e-003**	**0.1314**	**6.3000e-004**	**0.1321**	**0.0349**	**5.8000e-004**	**0.0354**		**107.0135**	**107.0135**	**3.4600e-003**	**3.2200e-003**	**108.0595**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0861	0.1233	0.8078	1.3800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		142.6842	142.6842	0.0113	8.6000e-003	145.5290
Unmitigated	0.0861	0.1233	0.8078	1.3800e-003	0.1440	1.2800e-003	0.1452	0.0384	1.2000e-003	0.0396		142.6842	142.6842	0.0113	8.6000e-003	145.5290

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	34.80	8.57	1.42	51,445	51,445
Total	34.80	8.57	1.42	51,445	51,445

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Medical Office Building	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
NaturalGas Unmitigated	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	4.46575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Total		**5.0000e-005**	**4.4000e-004**	**3.7000e-004**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.5254**	**0.5254**	**1.0000e-005**	**1.0000e-005**	**0.5285**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Medical Office Building	0.00446575	5.0000e-005	4.4000e-004	3.7000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.5254	0.5254	1.0000e-005	1.0000e-005	0.5285
Total		**5.0000e-005**	**4.4000e-004**	**3.7000e-004**	**0.0000**		**3.0000e-005**	**3.0000e-005**		**3.0000e-005**	**3.0000e-005**		**0.5254**	**0.5254**	**1.0000e-005**	**1.0000e-005**	**0.5285**

6.0 Area Detail

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Unmitigated	0.0850	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0701					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Total	**0.0850**	**0.0000**	**2.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**4.4000e-004**	**4.4000e-004**	**0.0000**		**4.7000e-004**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0701					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Total	**0.0850**	**0.0000**	**2.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**4.4000e-004**	**4.4000e-004**	**0.0000**		**4.7000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Sutter Parking Garage Expansion & MOB 10 - Placer-Sacramento County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

ABBREVIATIONS

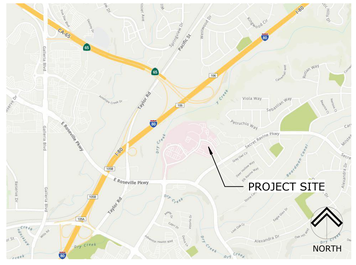
#	POUND/NUMBER	CPT.	CARPET	FLUOR.	FLUORESCENT	MTL.	METAL	SMS.	SHEET METAL SCREW
&	AND	CTSK.	COUNTERSINK	FPRF.	FIREPROOF	MUL.	MULLION	SPEC.	SPECIFICATION
(E)	EXISTING			FT.	FOOT/FEET			SQ.	SQUARE
(N)	NEW	D.F.	DRINKING FOUNTAIN	FTG.	FOOTING	N.	NORTH	STA.	STATION
<	ANGLE	D.O.	DOOR OPENING	FURR.	FURRING	N.I.C.	NOT IN CONTRACT	STD.	STANDARD
@	AT	D.S.P.	DRY STANDPIPE	FUT.	FUTURE	N.T.S.	NOT TO SCALE	STL.	STEEL
C/L	CENTERLINE	DBL.	DOUBLE			NO.	NUMBER	STOR.	STORAGE
P/L	PLATE/PROPERTY LINE	DEPT.	DEPARTMENT	G.B.	GRAB BAR/GRADE BREAK	NOM.	NOMINAL	STRUC.	STRUCTURAL
ø/DIA.	DIAMETER/ROUND	DET.	DETAIL	G.F.R.G.	GLASS FIBER REINFORCED GYPSUM			SUSP.	SUSPENDED
		DIA.	DIAMETER	G.I.	GALVANIZED IRON	O.A.	OVERALL	SYM.	SYMMETRICAL
A.B.	AGGREGATE BASE	DIM.	DIMENSION	GA.	GAUGE	O.C.	ON CENTER		
A.C.	ASHPHALT CONCRETE	DISP.	DISPENSER	GALV.	GALVANIZED	O.D.	OUTSIDE DIAMETER/DIMENSION	T.	TREAD
A.D.	AREA DRAIN	DN.	DOWN	GL.	GLASS	O.H.	OVERHEAD	T.&B.	TOP AND BOTTOM
A.F.F.	ABOVE FINISHED FLOOR	DR.	DOOR	GND.	GROUND	O/	OVER	T.&G.	TONGUE AND GROOVE
ACOUS.	ACOUSTICAL	DS.	DOWNSPOUT	GR.	GRADE	OFF.	OFFICE	T.C.	TOP OF CURB
ADJ.	ADJUSTABLE	DWG.	DRAWING	GYP.	GYPSUM	OPNG.	OPENING	T.O.	TOP OF
AHU.	AIR HANDLING UNIT	DWR.	DRAWER			OPP.	OPPOSITE	T.O.F.	TOP OF FRAMING
ALUM.	ALUMINUM			H.B.	HOSE BIBB			T.O.S.	TOP OF STEEL
APPROX.	APPROXIMATE	E.	EACH	H.C.	HOLLOW CORE/ACCESSIBLE CURB RAMP	P.C.	PRECAST	T.S.	TUBE STEEL
ARCH.	ARCHITECTURAL	E.J.	EXPANSION JOINT	H.G.	HARDWARE GROUP	P.I.V.	POST INDICATOR VALVE	T.V.	TELEVISION
ASB.	ASBESTOS	E.P.	ELECTRICAL PANELBOARD	H.M.	HOLLOW METAL	P.M.	PRESSED METAL	T.W.	TOP OF WALL
AUTO.	AUTOMATIC	E.W.C.	ELECTRIC WATER COOLER	HDWD.	HARDWOOD	P.O.C.	POINT OF CONNECTION	TEL.	TELEPHONE
		EA.	EACH	HDWE.	HARDWARE	P.T.	PRESSURE TREATED	TER.	TERAZZO
B.D.F.	BUILDING DISTRIBUTION FACILITY	EL.	ELEVATION	HORIZ.	HORIZONTAL	PL.	PLATE	THK.	THICK
B.F.P.	BACK FLOW PREVENTER	ELEC.	ELECTRICAL	HR.	HOUR	PLAS.	PLASTER/PLASTIC	TYP.	TYPICAL
BD.	BOARD	ELEV.	ELEVATION	HSS.	HOLLOW STEEL SECTION	PLYWD.	PLYWOOD		
BIT.	BITUMINOUS	EMER.	EMERGENCY	HT.	HEIGHT	PR.	PAIR	U.O.N.	UNLESS OTHERWISE NOTED
BLDG.	BUILDING	ENCL.	ENCLOSURE			PT.	POINT	UR.	URINAL
BLK.	BLOCK	EQ.	EQUAL	I.D.	INSIDE DIAMETER/DIMENSION	PTN.	PARTITION		
BLKG.	BLOCKING	EQUIP.	EQUIPMENT	I.D.F.	INTERMEDIATE DISTRIBUTION FACILITY	Q.T.	QUARRY TILE	VCT.	VINYL COMPOSITION TILE
BM.	BEAM	EXIST.	EXISTING	INSUL.	INSULATION	R.	RISER/RADIUS	VERT.	VERTICAL
BTM.	BOTTOM	EXP.	EXPANSION	INT.	INTERIOR	R.D.	ROOF DRAIN	VEST.	VESTIBULE
BW.	BACK OF WALK	EXT.	EXTERIOR			R.O.	ROUGH OPENING	VF	VENDOR FURNISHED
				JAN.	JANITOR	R.W.L.	RAIN WATER LEADER	VI	VENDOR INSTALLED
C.B.	CATCH BASIN	F.A.	FIRE ALARM	JT.	JOINT	REF.	REFRIGERATOR	W.	WEST
C.G.	CORNER GUARD	F.A.A.N.	FIRE ALARM REMOTE ANNUNCIATOR			REG.	REGISTER	W.C.	WATER CLOSET
C.I.	CAST IRON	F.B.	FLAT BAR	KIT.	KITCHEN	REINF.	REINFORCED	W/	WITH
C.I.D.	CLEAR INSIDE DIMENSION	F.D.	FLOOR DRAIN			REQD.	REQUIRED	W/O	WITHOUT
C.J.	CONTROL JOINT	F.D.C.	FIRE DEPARTMENT CONNECTION	LAB.	LABORATORY	RESIL.	RESILIENT	WD.	WOOD
C.L.	CENTERLINE	F.E.	FIRE EXTINGUISHER	LAM.	LAMINATE	RM.	ROOM	WP.	WATERPROOF/WORK POINT
C.M.U.	CONCRETE MASONRY UNIT	F.E.C.	FIRE EXTINGUISHER CABINET	LAV.	LAVATORY	RWD.	REDWOOD	WSCT.	WAINSCOT
C.O.	CASED OPENING/CLEAN OUT	F.F.	FINISH FLOOR	LKR.	LOCKER			WT.	WEIGHT
C/L	CENTERLINE	F.F.E.	FINISH FLOOR ELEVATION	LT.	LIGHT	S.	SOUTH		
CAB.	CABINET	F.H.	FIRE HYDRANT			S.C.	SOLID CORE	XFMR.	TRANSFORMER
CEM.	CEMENT	F.H.V.C.	FIRE HOSE VALVE CABINET	M.C.	MEDICINE CABINET	S.S.	STAINLESS STEEL		
CER.	CERAMIC	F.O.	FACE OF	M.O.	MASONRY OPENING	S.V.	SHEET VINYL		
CLG.	CEILING	F.O.C.	FACE OF CONCRETE/CURB	MAX.	MAXIMUM	SCHED.	SCHEDULE		
CLKG.	CAULKING	F.O.F.	FACE OF FINISH	MDF.	MEDIUM DENSITY FIBERBOARD	SECT.	SECTION		
CLO.	CLOSET	F.O.M.	FACE OF MASONRY	MECH.	MECHANICAL	SH.	SHELF		
CLR.	CLEAR	F.O.S.	FACE OF STUDS	MEMB.	MEMBRANE	SHT.	SHEET		
CNTR.	COUNTER	F.R.T.	FIRE RETARDANT TREATED	MFR.	MANUFACTURER	SHWR.	SHOWER		
COL.	COLUMN	F.S.	FULL SIZE	MH.	MANHOLE	SIM.	SIMILAR		
CONC.	CONCRETE	FDN.	FOUNDATION	MIN.	MINIMUM	SMH.	SEWER MANHOLE		
CONN.	CONNECTION	FIN.	FINISH	MIRR.	MIRROR				
CONSTR.	CONSTRUCTION	FL.	FLOW LINE	MISC.	MISCELLANEOUS				
CONT.	CONTINUOUS	FLASH.	FLASHING	MTD.	MOUNTED				
COORD.	COORDINATE	FLR.	FLOOR						
CORR.	CORRIDOR								



SYMBOLS

- GRID LINE TYPICAL
- WORK POINT, CONTROL POINT OR DATUM POINT
- ROOM NAME / ROOM NUMBER
- KEYNOTE TAG - CSI PREFIX — SEE NOTES ON SIDE OF SHEET
- DEMOLITION KEYNOTE TAG — SEE NOTES ON SIDE OF SHEET
- DOOR TAG — SEE DOOR SCHEDULE SHEET
- WINDOW TAG — SEE WINDOW SCHEDULE SHEET
- EQUIPMENT DESIGNATION — SEE EQUIPMENT SCHEDULE SHEET
- ACCESSORIES DESIGNATION — SEE EQUIPMENT SCHEDULE SHEET
- MILLWORK TYPE TAG — WI NUMBER, HEIGHT, DEPTH, WIDTH
- FINISH MATERIAL TAG
- FINISH MATERIAL TAG (CEILING)
- FINISH MATERIAL TAG (FLOOR)
- SIGNAGE TYPE TAG — SIGN NO., SIGN TYPE
- WALL TYPE TAG — SEE DETAILS
- REVISION TAG
- DETAIL TAG — REFERENCE NO., SHEET NO. — SEE SHEET INDICATED
- INTERIOR ELEVATION TAG — REFERENCE NO., SHEET NO. — SEE SHEET INDICATED
- SECTION CUT/EXTERIOR ELEVATION TAG — REFERENCE NO., SHEET NO. — SEE SHEET INDICATED

VICINITY MAP



PROJECT TEAM

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FACSIMILE: 916 453-1236
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ELECTRICAL
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PROJECT SUMMARY

PROJECT LOCATION: 12 MEDICAL PLAZA, ROSEVILLE, CA 95661

PROJECT DESCRIPTION:

EXPANSION OF EXISTING PARKING GARAGE ON AN EXISTING MEDICAL CENTER CAMPUS. EXISTING GARAGE IS 5 LEVELS AND THE PROPOSED EXPANSION WILL BE 6 LEVELS. THE GARAGE WILL BE LOCATED IMMEDIATELY TO THE EAST OF THE EXISTING GARAGE AND DIRECTLY NORTH OF AN EXISTING MEDICAL OFFICE BUILDING. THE EXPANSION WILL HAVE ONE ADDITIONAL ENTRY INTO THE GARAGE AT THE EAST WHILE STILL UTILIZING THE EXISTING GARAGE ENTRIES FROM THE NORTH AND WEST. SITE IMPROVEMENTS ARE INCLUDED IN THE SCOPE OF WORK AS WELL AS MECHANICAL, PLUMBING, AND ELECTRICAL UTILITIES.

TYPE OF CONSTRUCTION: TYPE IIB

OCCUPANCY: 'S-2' OCCUPANCY, WITH ADDITIONAL REQUIREMENTS LISTED IN CBC SECTION 406

BUILDING AREA:	EXISTING	NEW EXPANSION	TOTAL
LEVEL 01	33,295 SF	33,031 SF	66,326 SF
LEVEL 02	34,245 SF	32,640 SF	66,885 SF
LEVEL 03	34,245 SF	33,035 SF	67,280 SF
LEVEL 04	34,245 SF	33,035 SF	67,280 SF
LEVEL 05	31,498 SF	28,196 SF	59,694 SF
LEVEL 06	-	32,020 SF	32,020 SF
TOTAL	167,528 SF	191,957 SF	359,485 SF

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	CEC	CALIFORNIA ELECTRIC CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019		CALIFORNIA ENERGY CODE
2019	CFC	CALIFORNIA FIRE CODE WITH CITY OF ROSEVILLE AMENDMENTS
2019		CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NFPA 13	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

CFC SECTION 503 FIRE APPARATUS ACCESS ROAD:

PER CFC 503.1.1, EXCEPTION 1, THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FEET WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1, 903.3.1.2, OR 903.3.1.3.

BICYCLE PARKING CALCULATIONS

CALIFORNIA GREEN BUILDING STANDARDS CODE
5.106.4 BICYCLE PARKING

PARKING SPACES PROVIDED AT GARAGE EXPANSION: 463
PARKING SPACES REQUIRED FOR MOB 10: 332
463 - 332 = 131 PARKING SPACES NOT NEEDED FOR MOB 10

SHORT-TERM: 5% OF PARKING SPACES WITHIN 200 FEET OF VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.
5% OF 332 = 17 SHORT-TERM BICYCLE SPACES AT MOB 10
5% OF 131 = 7 SHORT-TERM BICYCLE SPACES AT PARKING GARAGE

LONG-TERM: 5% OF PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.
5% OF 463 = 24 LONG-TERM BICYCLE SPACES AT PARKING GARAGE.

VEHICLE PARKING CALCULATIONS

TOTAL PARKING COUNT

LEVEL	EXISTING GARAGE	EXPANSION	TOTAL
LEVEL 01	97	89	186
LEVEL 02	94	96	190
LEVEL 03	96	101	197
LEVEL 04	100	101	201
LEVEL 05	90	80	170
LEVEL 06	-	84	84
TOTAL	**477**	**551**	**1,028**

PARKING STALLS NEEDED IN THE GARAGE
[PER 2022 FEHR & PEERS TRAFFIC STUDY - 3.31 SPACES PER 1000 SF]
- TOTAL STALLS REQUIRED FOR MOB 10 (100,000 SF) = 332
- TOTAL SURFACE STALLS PROVIDED AT MOB 10 (PHASE 2) = - 8
- TOTAL STALLS REQUIRED IN PARKING GARAGE EXPANSION = **324**

PARKING STALLS PROVIDED IN THE GARAGE
- PARKING GARAGE EXPANSION COUNT = 551
- SURFACE STALLS LOST TO GARAGE EXPANSION = - 93
- SURFACE STALLS DISPLACED BY MOB 10 = - 90
- EXISTING GARAGE STALLS DISPLACED BY EXPANSION = - 14
- NET GAIN OF PARKING STALLS = **345**

PARKING COUNT - BY STALL TYPE

EXISTING GARAGE

LEVEL	STANDARD	COMPACT	CLEAN AIR/ CARPOOL/EV	CLEAN AIR	ACCESSIBLE
LEVEL 01	43	51	1	0	2
LEVEL 02	59	35	0	0	0
LEVEL 03	57	39	0	0	0
LEVEL 04	56	43	0	0	1
LEVEL 05	53	34	0	0	3
TOTAL	**268**	**202**	**1**	**0**	**6**

EXISTING SURFACE LOT -TO BE REMOVED

LEVEL	STANDARD	COMPACT	CLEAN AIR/ CARPOOL/EV	CLEAN AIR	ACCESSIBLE	TOTAL
LEVEL 01	41	29	1	0	22	93

EXPANSION

LEVEL	STANDARD	COMPACT	CLEAN AIR/ CARPOOL/EV	CLEAN AIR	ACCESSIBLE
LEVEL 01	11	13	34	11	20
LEVEL 02	52	12	28	0	4
LEVEL 03	52	43	0	0	6
LEVEL 04	51	43	1	0	6
LEVEL 05	39	34	1	0	6
LEVEL 06	47	37	0	0	0
TOTAL	**252**	**182**	**64**	**11**	**42**

ACCESSIBLE STALL COUNT - BY STALL TYPE

EXISTING GARAGE

LEVEL	STANDARD	VAN	EV - STANDARD	EV - VAN	EV - AMBULATORY
LEVEL 01	0	1	1	0	0
LEVEL 02	0	0	0	0	0
LEVEL 03	0	0	0	0	0
LEVEL 04	1	0	0	0	0
LEVEL 05	2	1	0	0	0
TOTAL	**5**	**2**	**1**	**0**	**0**

EXPANSION

LEVEL	STANDARD	VAN	EV - STANDARD	EV - VAN	EV - AMBULATORY
LEVEL 01	17	3	3	1	2
LEVEL 02	3	1	0	0	0
LEVEL 03	5	1	0	0	0
LEVEL 04	6	1	0	0	1
LEVEL 05	7	2	0	0	1
LEVEL 06	0	0	0	0	0
TOTAL	**38**	**9**	**4**	**1**	**4**

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CG5.02	PHOTOMETRICS PLAN
CG5.03	UTILITY EASEMENT EXHIBIT
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LANDSCAPE	
LG1.01	IRRIGATION PLAN
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PG2.11	LEVEL 01 FLOOR PLAN
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E3.60	LEVEL 06 ELECTRICAL PLAN
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Dreyfuss+Blackford architecture

CITY APPROVAL STAMP

City of Roseville Approval

THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT/ENGINEER

REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

COVER SHEET

C1009.00
AS SHOWN
03/28/2022

PG0.00

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.
2. FOR ELEVATIONS REFER TO BENCHMARK REFERENCED ON SHEET C2.01.
3. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT CITY OF ROSEVILLE STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE CITY OF ROSEVILLE STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE "CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND PLANS".
4. DRAWING NUMBERS SHOWN ON THE PLANS REFER TO CITY OF ROSEVILLE STANDARD PLANS, SHOWN THUS: C.O.R. DETAIL NO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
6. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS.
7. EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
8. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE WITHIN THE CITY RIGHT-OF-WAY FROM THE CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT, AND NOTIFY THE CITY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CITY OF ROSEVILLE.
10. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.
11. ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

    "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
12. THE CONTRACTOR SHALL CONTACT THE CITY OF ROSEVILLE AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.
13. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800-227-2600).
14. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
15. WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER IF LOCATED WITHIN CITY RIGHT-OF-WAY.
16. PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
17. THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
18. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
19. CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.
20. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF ROSEVILLE FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE CITY OF ROSEVILLE FIRE DEPARTMENT.
21. THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-08-DWQ COMPLIANCE IS MANDATORY PER THE CITY OF ROSEVILLE'S GRADING AND EROSION CONTROL STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE CITY.
23. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF ROSEVILLE.
24. THE CONTRACTOR SHALL FURNISH, INSTALL OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
25. SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ONSITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.
26. ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEANED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILLED THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.
27. THE SUBGRADE SOILS BENEATH ALL PAVING AREAS SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.
28. ANY SOFT OF LOOSE SOIL POCKETS FOUND ONSITE DURING THE STRIPPING OR RECOMPACTION PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.
29. ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS A MAXIMUM OF 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE OWNER'S SOIL ENGINEER.
30. SUBGRADE SOILS UNDER EXTERIOR CONCRETE SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.
31. CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.

GRADING NOTES

1. GRADING AND LAND STABILIZATION SHALL INCLUDE EXCAVATION AND FILL OF STREETS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SOILS ENGINEER AND UNDER THE DIRECTION, SUPERVISION, MONITORING, TESTING AND APPROVAL OF THE OWNER AND OWNER'S SOILS ENGINEER.
2. GRADING AND LAND STABILIZATION SHALL INCLUDE COST OF DEWATERING; REMOVING FROM THE SITE ALL STRIPPED VEGETATION, DEBRIS, STRUCTURES, POWER POLES, EXISTING PAVEMENT, BUILDINGS, TREES, AND OTHER DELETERIOUS MATERIALS.
3. STOCKPILES OF EXISTING DELETERIOUS MATERIAL SHALL BE DISPOSED OF UNDER THE DIRECTION AND SUPERVISION OF THE OWNER AND OWNER'S SOILS ENGINEER.
4. ALL IMPORTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER.
5. TOPOGRAPHICAL INFORMATION SHOWN REFLECTS A TOPOGRAPHY SURVEY PERFORMED BY SIEGFRIED ENGINEERING AND RECORD INFORMATION, CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
6. ANY AND ALL SEDIMENT AND/OR EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TO BE CONSIDERED AS "REFERENCE DETAILS" ONLY AND THE CITY'S APPROVAL OF THESE PLANS AND "REFERENCE DETAILS" DOES NOT RELIEVE THE OWNER/DEVELOPER FROM COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS APPROVED BY THE CITY'S STORM WATER DIVISION.

UTILITY NOTES

WATER

1. ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED FOR BACTERIA IN CONFORMANCE WITH THE CITY OF ROSEVILLE SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE BY THE CITY.
2. ALL WATER SERVICES SHALL BE 1" MINIMUM. WATER SERVICE SHALL BE CONNECTED TO WATER MAINS WITH TWO-STRAP BRONZE SADDLES. CITY SHALL MAKE ALL TAPS ON EXISTING WATER MAINS ONLY.
3. ALL VALVES, TEES AND CROSSES TO BE FLANGED TO THEIR RESPECTIVE FITTINGS. WATER VALVES TO BE RESILIENT SEAT ONLY.
4. WATER LINES, VALVES, BACKFLOW PREVENTER DEVICES, FIRE HYDRANTS, ETC. SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
5. ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF 4' BELOW FINISH GRADE WITH STEM EXTENSION UNITS.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL REQUIRED LOCATIONS ON WATER LINE IN ACCORDANCE WITH THE CITY OF ROSEVILLE SPECIFICATIONS AND DETAILS.

STORM DRAIN

1. STORM DRAIN PIPE SIZES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE DESIGN ENGINEER.
2. STORM DRAIN PIPE ALTERNATIVES:
    a. PRECAST REINFORCED CONCRETE PIPE (RCP), PER CITY OF ROSEVILLE STANDARD
    b. HIGH DENSITY POLYETHYLENE PIPE (HDPE), PER CITY OF ROSEVILLE STANDARD
    c. POLYVINYL CHLORIDE PIPE (PVC), PER CITY OF ROSEVILLE STANDARD
    d. STEEL REINFORCED HIGH DENSITY POLYETHYLENE PIPE (SRHDPE), PER CITY OF ROSEVILLE STANDARD
    e. CAST-IN-PLACE CONCRETE PIPE, PER CITY OF ROSEVILLE STANDARD
3. CATCH BASINS TO BE CONSTRUCTED PER CITY STANDARD DETAILS.
4. ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF PROJECT SIZE, SHALL CONFORM TO CHAPTER 16 OF THESE STANDARDS. PROJECTS GREATER THAN ONE (1) ACRE SHALL ALSO CONFORM TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES AND PIPE SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.

ABBREVIATION / DESCRIPTION

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BCR	BEGINNING OF CURB RETURN
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
C & G	CURB AND GUTTER
C,G, & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
COR	CITY OF ROSEVILLE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
ECR	END OF CURB RETURN
EL	ELEVATION
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POT	POINT OF TANGENCY
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

LEGEND

EXISTING		PROPOSED
100	CONTOUR MAJOR	100
95	CONTOUR MINOR	95
11.93EC	CONCRETE ELEVATION	11.93C
11.93ETC / 11.43EP	TOP OF CURB ELEVATION / PAVEMENT ELEVATION	11.93TC / 11.43P
12.05EP	PAVEMENT ELEVATION	12.05P
11.93ETC / 11.43EFL	TOP OF CURB ELEVATION / FLOW LINE ELEVATION	11.93TC / 11.43FL
12.05EFL	FLOWLINE ELEVATION	12.05FL
12.05EFG	FINISHED GRADE ELEVATION	12.05FG
	PROPERTY & R/W LINE	
	EASEMENT LINE	
8"SS	SANITARY SEWER LINE	8"SS
8"SD	STORM DRAIN LINE	8"SD
12"W	WATER LINE	12"W
6"FS	FIRE SERVICE LINE	6"FS
	AREA DRAIN	
	DRAIN INLET	
	CATCH BASIN	
	CONCRETE WALK	
	6" VERTICAL CURB	
	GATE VALVE	
	SITE LIGHT	
	FIRE HYDRANT	
	UTILITY POLE	
	ANCHOR GUY	
	SIGN	
B	BOLLARD	
	TREE	
BFP	BACKFLOW PREVENTER	BFP
	FIRE DEPARTMENT CONNECTION	
E E	ELECTRICAL BOX	E E
W	WATER METER	W
	MAINTENANCE HOLE PER COR STD DETAIL NO. DR-4	
TSB T	TRAFFIC SIGNAL BOX/VAULT	TSB T
C	CABLE BOX	C
	TRUNCATED DOMES PER ARCHITECTURAL PLAN DETAILS	

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

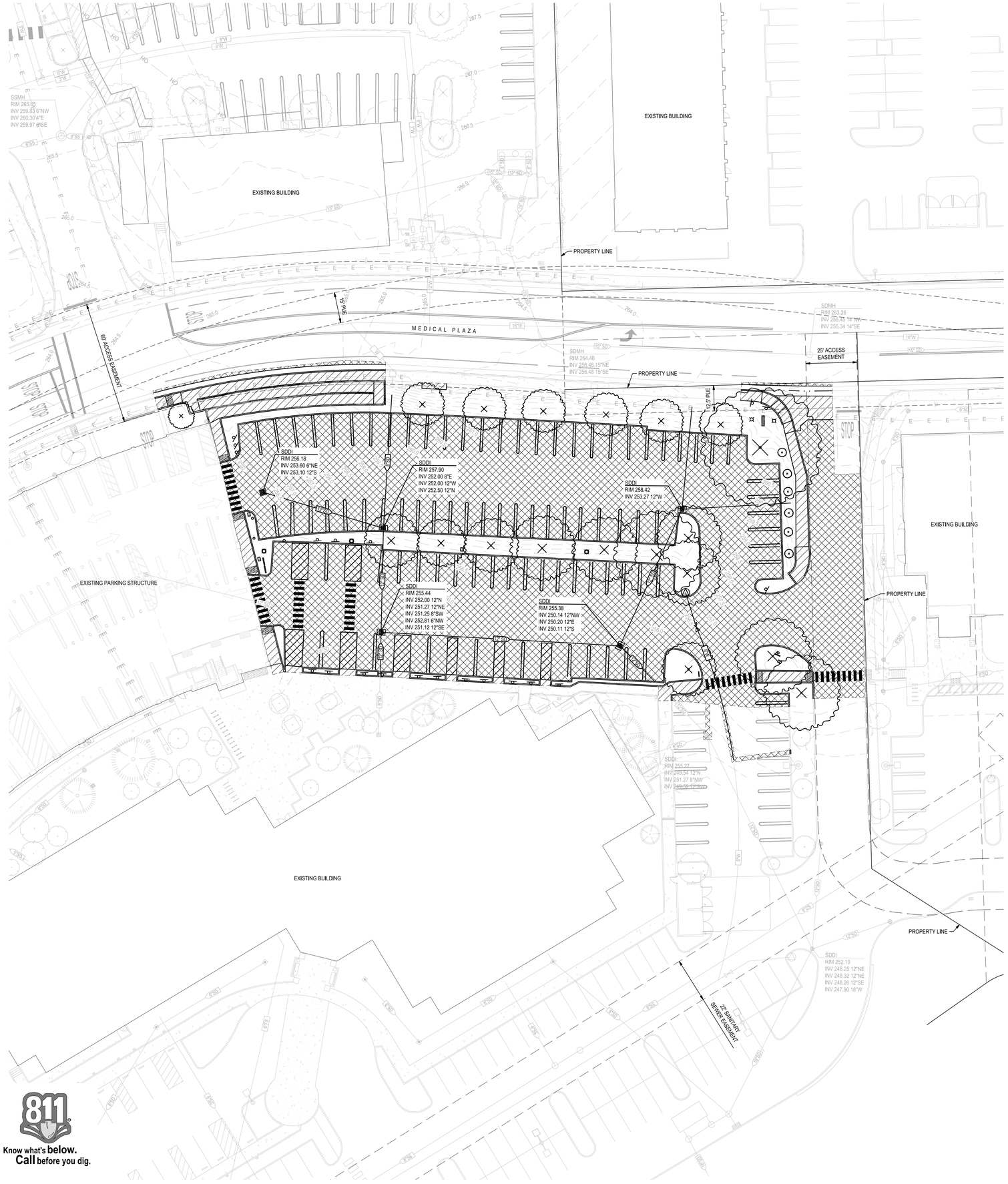
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

GENERAL NOTES

C1009.00
AS SHOWN
3/28/2022

CG1.01

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DEMOLITION LEGEND:

- CLEAR AND GRUB EXISTING UNDEVELOPED AREAS, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS.
- REMOVE AND DISPOSE OF EXISTING CONCRETE, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS.
- REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT, REMOVAL DEPTH SHALL ACCOMMODATE DEPTH OF PROPOSED IMPROVEMENTS.
- EXISTING CONCRETE TO REMAIN

DEMOLITION NOTES:

1. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL HAVE THE EXISTING DRY UTILITIES POT HOLED FOR VERIFICATION OF LOCATION AND DEPTH. AT SUCH TIME, POT HOLE DATA SHALL BE PROVIDED TO THE ENGINEER FOR DETERMINATION OF ADEQUATE CLEARANCE AND SEPARATION.
2. ALL EXCAVATIONS SPOILS, INCLUDING, BUT NOT LIMITED TO CONCRETE AND PAVEMENT EXCAVATION, SHALL BE EXPORTED AND DISPOSED OF BY THE CONTRACTOR.
3. EXISTING STRUCTURES, CONCRETE, PAVEMENT, FENCES, CURBS, UTILITY BOXES, LIGHTS, GATES, ETC. NOT CALLED OUT IN PLANS TO BE REMOVED OR TO REMAIN SHALL BE PROTECTED IN PLACE.
4. CONTRACTOR TO PROVIDE TREE PROTECTION AS NECESSARY DURING CONSTRUCTION TO PRESERVE EXISTING TREES. TREES NOT IDENTIFIED AS TO BE REMOVED OR TO REMAIN ARE ASSUMED TO REMAIN.

0' 10' 20' 40'
SCALE: 1"=20'

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

TOPOGRAPHY & DEMOLITION PLAN

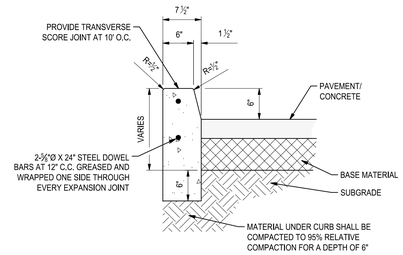
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CG2.01

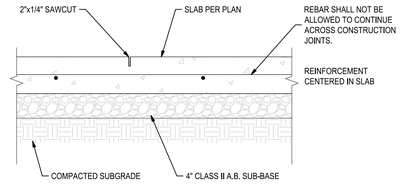


PAVING LEGEND:

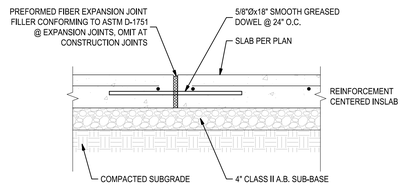
- CONCRETE
- ASPHALT PAVEMENT
- TRUNCATED DOMES
  TRUNCATED DOMES COMPLYING WITH CBC 11B-705.
- EXISTING CONCRETE
  CONCRETE TO REMAIN



1 6" VERTICAL CONCRETE CURB
NOT TO SCALE



2 WEAKEND PLANE JOINT
NOT TO SCALE



3 CONSTRUCTION JOINT
NOT TO SCALE

GENERAL PAVING AND DIMENSIONING NOTES:

ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION).

1. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
3. ALL COORDINATE POINTS ARE AT FACE OF CURB OR RADIUS POINT. BUILDING CONTROL POINTS ARE AT THE OUTER MOST EDGE OF THE BUILDING ENVELOPE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
7. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
8. REFER TO SITE PAVING PLAN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, IRRIGATION AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
9. SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
12. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND WHITE ON TOP OF 6" WIDE BLACK STRIPE ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
13. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
14. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
15. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
16. ALL CONCRETE SIDEWALK SHALL BE 5' MIN. WIDTH UNLESS OTHERWISE SPECIFIED. SLOPED AT 1.25% TOWARDS CURB.
17. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
18. FOR ACCESSIBLE PATH OF TRAVEL, SEE SHEET C4.0, OVERALL GRADING PLAN.

0' 10' 20' 40'
SCALE: 1"=20'

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

PAVING & DIMENSIONING PLAN

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CG3.01

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LEGEND

%	GRADE SLOPE PERCENTAGE
3.0	EXISTING GROUND CONTOUR
3.0	PROPOSED GROUND CONTOUR
G.B.	GRADE BREAK
RIDGE	RIDGE

GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

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SCALE: 1"=20'

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PARKING GARAGE 12 EXPANSION

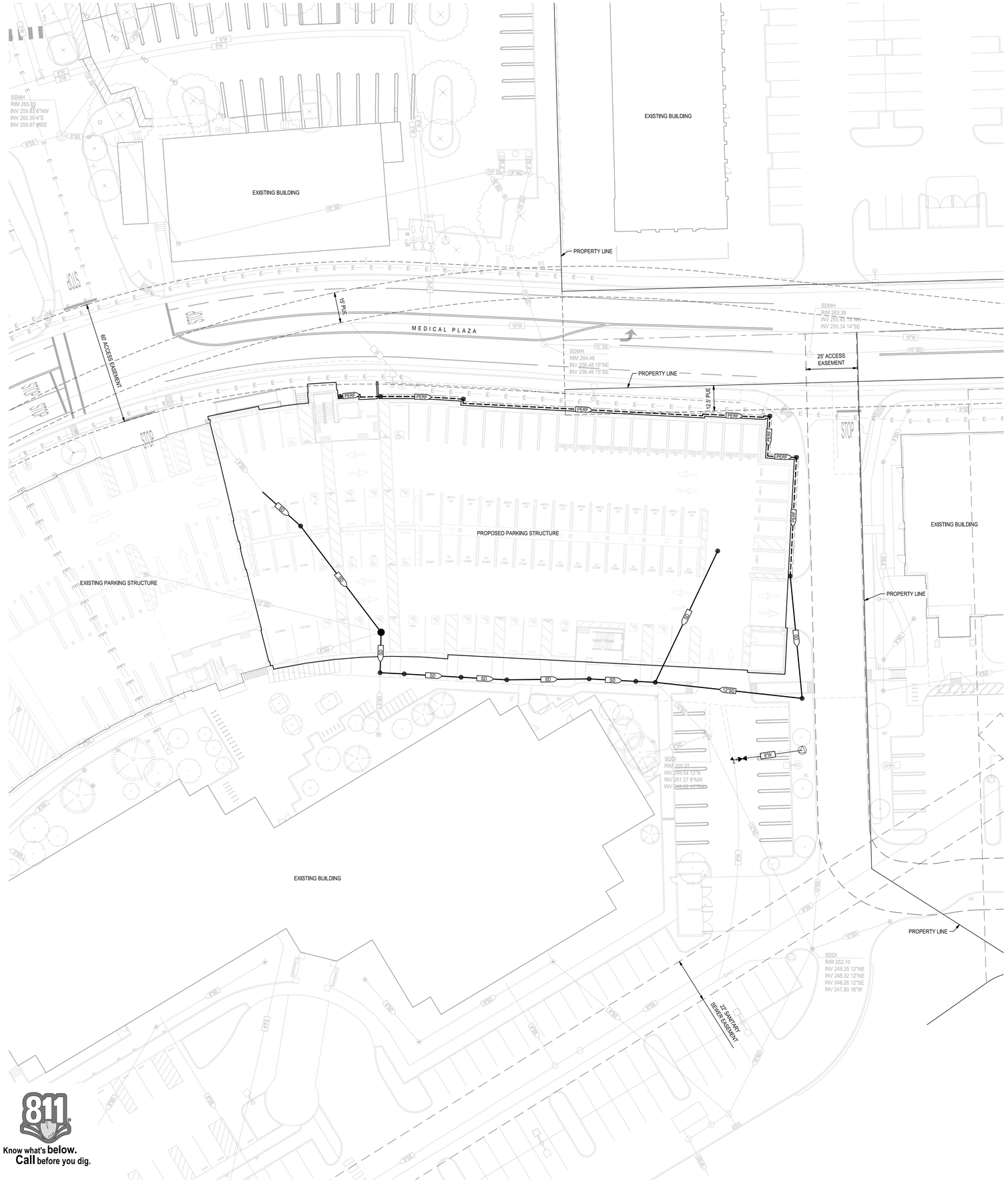
12 MEDICAL PLAZA
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GRADING PLAN

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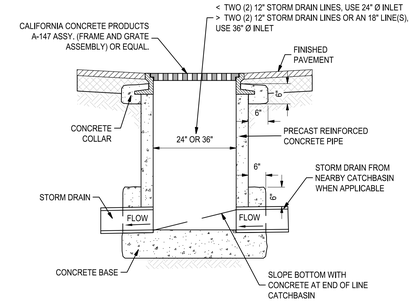
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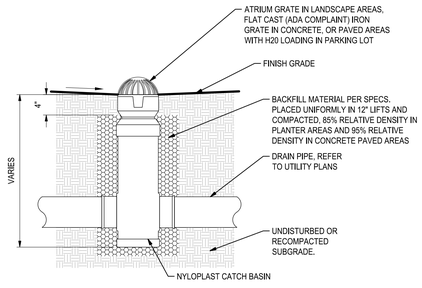


UTILITY LEGEND:

- PROPOSED MANHOLE
- PROPOSED DRAIN INLET
- SHUT OFF VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTION DEVICE
- EXISTING MANHOLE
- EXISTING UTILITY BOX/VAULT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED FIRE HYDRANT LINE
- PROPOSED IRRIGATION LINE
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER LINE
- EXISTING OVERHEAD LINE
- EXISTING AT&T LINE
- EXISTING PG&E LINE



1 STORM DRAIN INLET
NOT TO SCALE



2 AREA DRAIN
NOT TO SCALE

UTILITY CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
4. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN
8. WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF STOCKTON FOR THIS WORK.
9. PROVIDE AN 18 GAUGE (BLUE) TRACER WIRE WITH SITE PVC PIPING

EXISTING UTILITIES:

1. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FORM UTILITY COMPANIES.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR OF CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

0' 10' 20' 40'
SCALE: 1"=20'

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PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
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UTILITY PLAN

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LIGHTING LEGEND

0.50 FT-CDL COVERAGE AREA

0.50 FT-CDL CONTOUR

PARKING LOT LIGHTING
KIM LIGHTING VL SERIES VLA29W5 750W HPS 480V FIXTURES ON A 30 POLE WITH A 2 FOOT CONCRETE BASE. CUT OFF SHIELD WILL BE UTILIZED AS REQUIRED TO PREVENT SPILL OVER LIGHTING.

EXISTING PROPOSED

KIM LIGHTING - CURVILINER VL SERIES LIGHT FIXTURES



0' 10' 20' 40'
SCALE: 1"=20'

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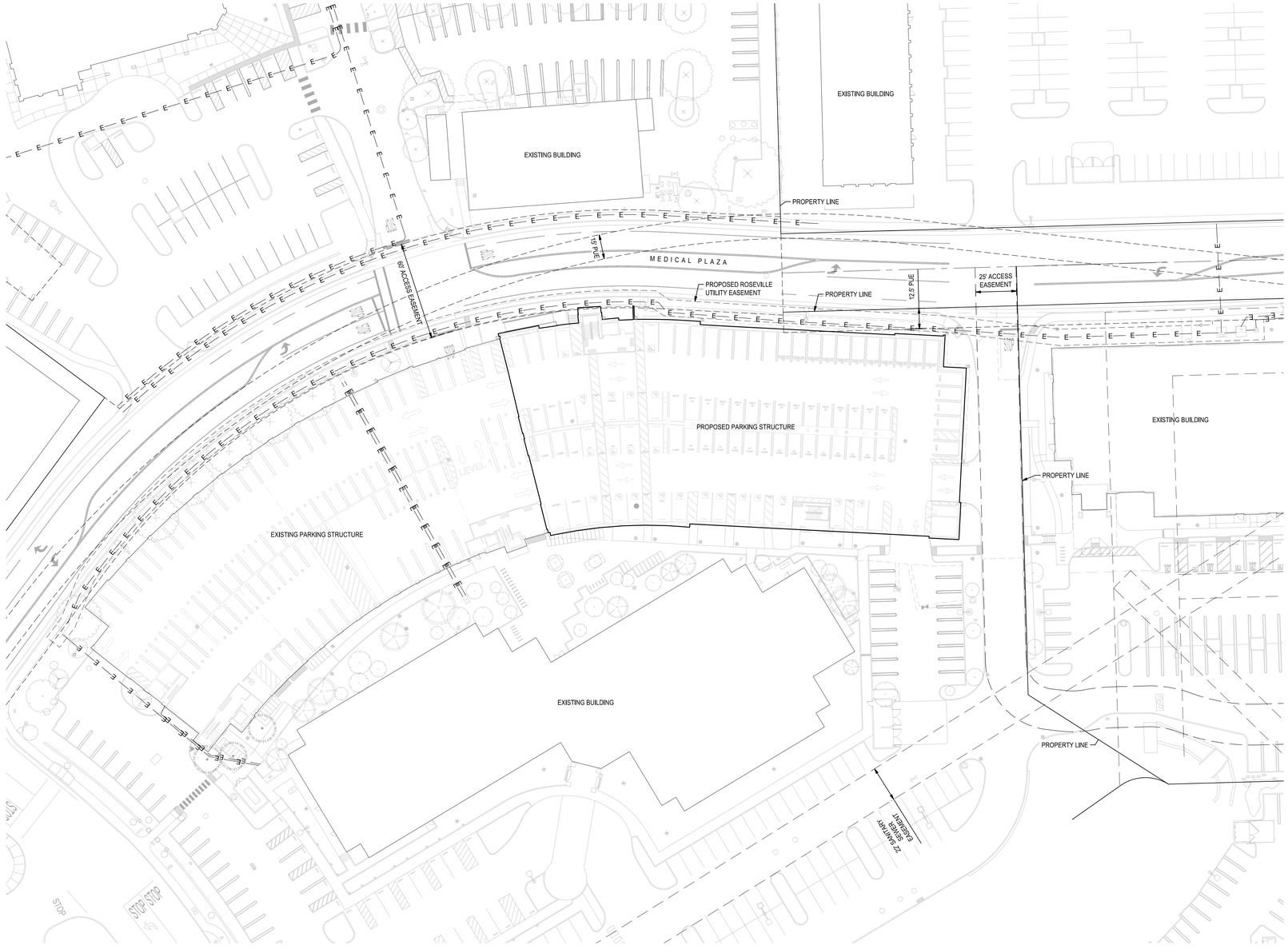
PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

PHOTOMETRICS PLAN

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CG5.02



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12 MEDICAL PLAZA
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UTILITY EASEMENT EXHIBIT

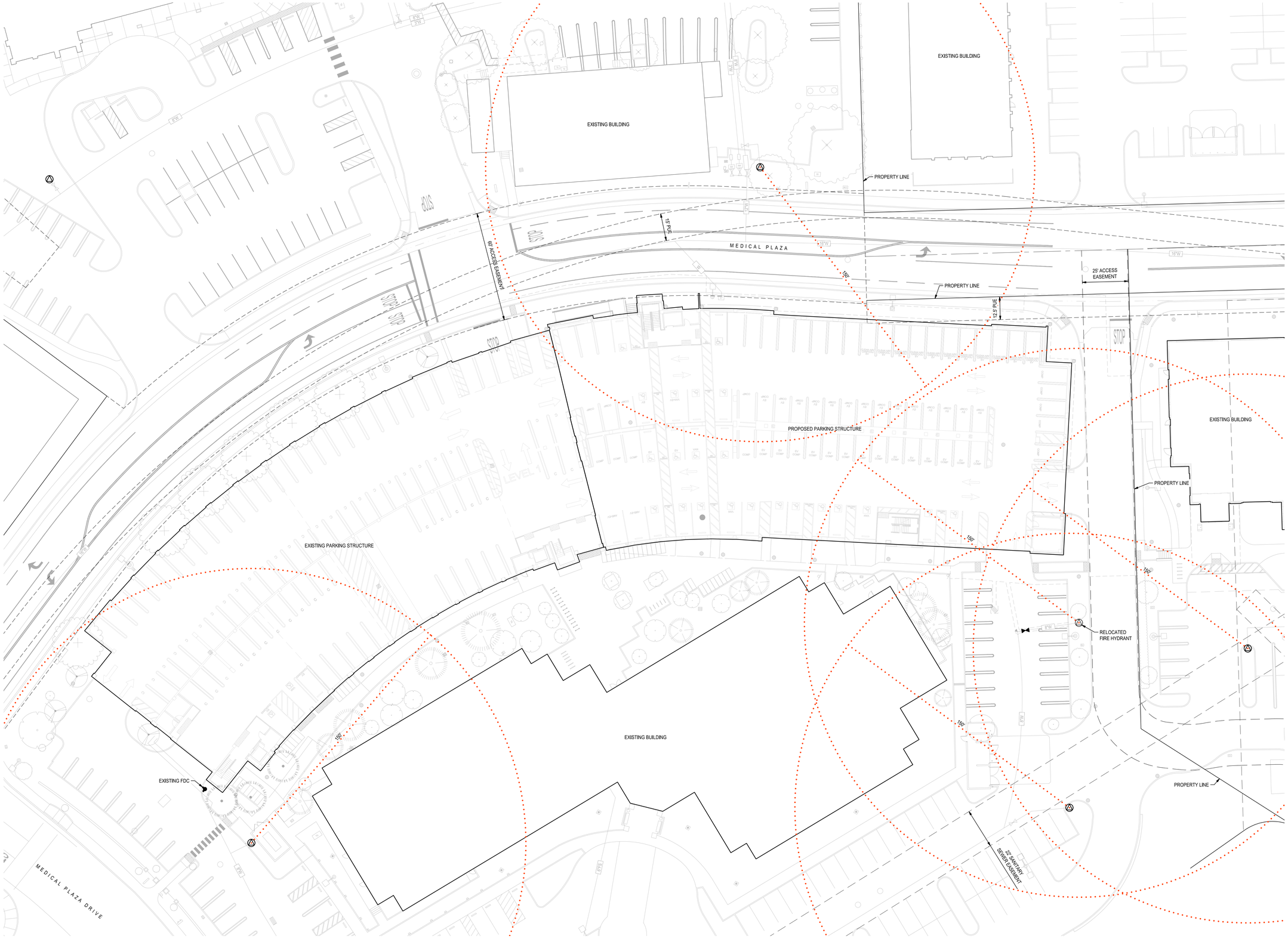
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CG5.03

0' 15' 30' 60'
SCALE: 1"=30'

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LEGEND

- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT WITH 150' HOSE SWEEP

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0' 10' 20' 40'
SCALE: 1"=20'

Dreyfuss+Blackford architecture

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

FIRE PROTECTION PLAN

C1009.00
AS SHOWN
3/28/2022

CG6.01

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EROSION CONTROL PLAN
SCALE: 1" = 30'

EROSION CONTROL GENERAL NOTES:

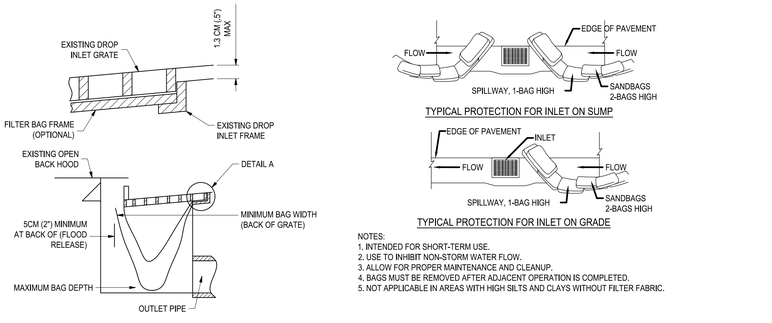
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS. CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED, PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS

EROSION CONTROL LEGEND:

SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
—— X ——	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)
	GRAVEL BAGS

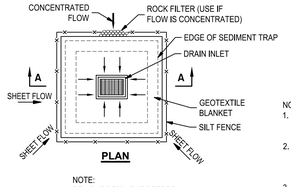


TYPICAL PROTECTION FOR INLET ON SUMP

TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

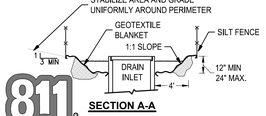
5 CATCH BASIN FILTER BAGS & PROTECTION
NO SCALE



PLAN

NOTE:
REMOVE SEDIMENT BEFORE REACHING 1/3 FULL.

NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATION WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.



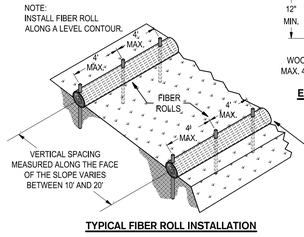
SECTION A-A

811 Know what's below. Call before you dig.

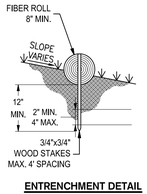
1 INLET PROTECTION - TYPE 2
SCALE: NTS

SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OF GREATER	10 FT

NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.

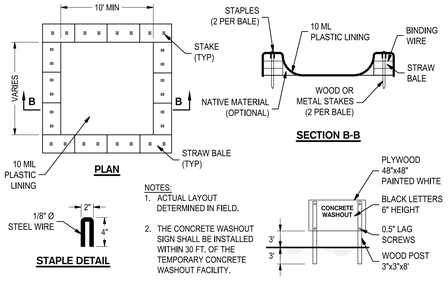


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

2 FIBER ROLLS
SCALE: NTS



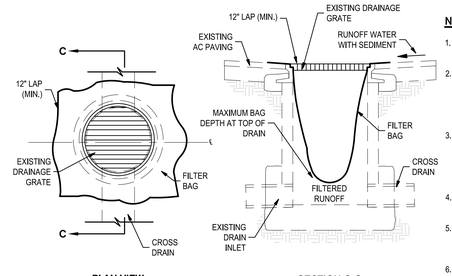
PLAN

SECTION B-B

STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 CONCRETE WASHOUT
SCALE: NTS



PLAN VIEW

SECTION C-C

NOTES:
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN .06 HECTACRES (2 ACRES).
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLON/SQFT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DRAINAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1.3CM (.5") ABOVE THE INLET FRAME (SEE DETAIL A).
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR IT'S FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.

4 TEMPORARY GRAVEL BAG FILTER AT DROP INLET
SCALE: NTS

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

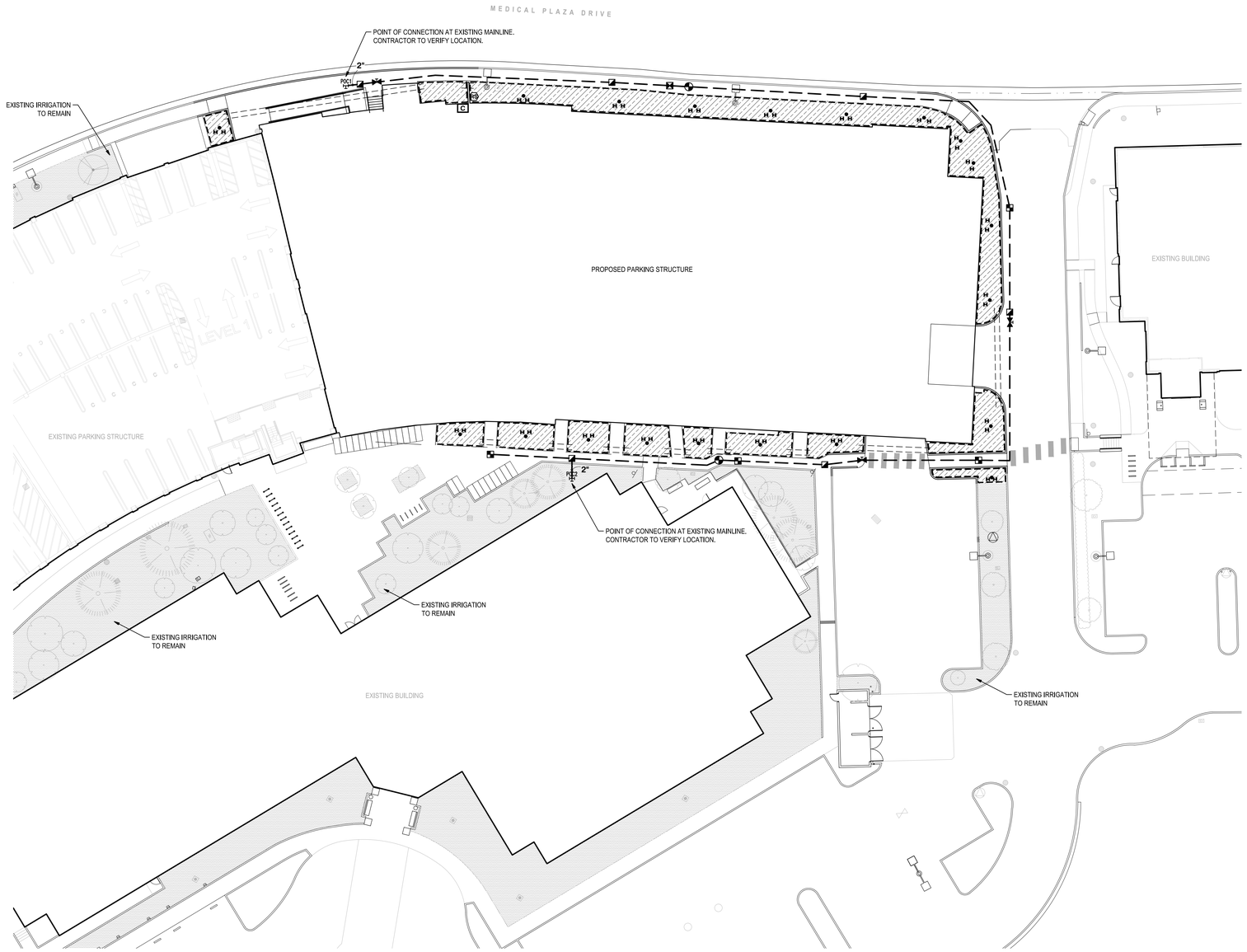
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

EROSION CONTROL PLAN

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3/28/2022

CG7.01

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IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING IRRIGATION Existing landscape areas that are altered or modified by the new project. Existing irrigation system and stationing to remain. Modifications to be made by Contractor to existing system, mainline, laterals and heads in existing landscape areas effected by construction.
	SHRUB DRIPLINE 0.9 GPH @ 12" O.C. Dripline with 0.90 gph emitters at 12" O.C., row spacing at 12" O.C.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
1401 1402 1404 1406	Rain Bird RWS-B-C-SOCK Root Watering System with 4" diameter x 36" long with locking grate, semi-rigid mesh tube.1402 at 0.5 GPM, 2 per tree, typical.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM
	Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating 40psi Quick-Check Basket Filters, Flow range: 15-40 GPM.
A	Rain Bird ARV050 1/2" Air Relief Valve.
O	Rain Bird OPERIND Drip System Operation Indicator. Place within 8` of valve.
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	Rain Bird PESB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
C	Rain Bird ESP8LXME with (01) ESPLXMSM4 12 Station Commercial Controller. Locked, metal enclosure.
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.
POC1 1"	Point of Connection Point of connection at exsiting Class 315 2" Mainline.
POC2 1"	Point of Connection Point of connection at exsiting Class 315 2" Mainline.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Class 315 SDR 13.5 (2")
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Min. size 2x diameter of pipe being sleeved. Extend sleeves 24" beyond edges of paving or construction.
	Valve Callout Valve Number Valve Flow Valve Size
	TREE LOCATION (PROPOSED) Layout reference of proposed trees. See sheet LG2.01.

GENERAL IRRIGATION NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND STANDARDS.
2. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. LANDSCAPE SUBCONTRACTOR SHALL GUARANTEE 100% COVERAGE OF SYSTEM.
3. INSTALL NEW REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, EQUIPMENT, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
4. ALL PVC SLEEVES UNDER PAVEMENT AND ROADWAYS TO BE SCH. 40. SLEEVES TO BE TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE THAT WILL PASS THROUGH SLEEVE. CHANGE ALL RING-TITE PIPE THAT WOULD PASS THROUGH SLEEVES TO CLASS 315 SOLVENT WELD PIPE OF SAME SIZE.
5. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT IDENTIFIED IN THE DRAWINGS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. OTHERWISE, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

IRRIGATION DESIGN SUMMARY

1. NEW IRRIGATION SYSTEM SHALL TAP INTO EXISTING IRRIGATION MAINLINE.
2. NEW PEDESTAL, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR.
3. IRRIGATION SHALL CONSIST OF DRIP FOR SHRUBS AND GROUNDCOVERS AND AN ISOLATED VALVE WITH DRIP BUBBLERS FOR TREES.

IRRIGATION SCHEDULING NOTE

PROJECT INCLUDES A NEW IRRIGATION SYSTEM AND REQUIRES THE FOLLOWING MEASURES TO BE MET:

1. IRRIGATION MUST BE SCHEDULED BETWEEN 9:00 P.M. AND 6:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT.
2. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
3. TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AS CALCULATED PER THE POTABLE WATER USE REDUCTION REQUIREMENTS.

EXISTING IRRIGATION NOTES

1. EXISTING LAYOUT MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. MAINLINE AND LATERAL LAYOUT IS TO BE FIELD VERIFIED BY CONTRACTOR.
3. CONTRACTOR RESPONSIBLE FOR MODIFICATIONS TO EXISTING IRRIGATION ADJACENT TO PROJECT AREA. CONTRACTOR TO REMOVE IRRIGATION SYSTEM AND VALVES WITHIN PROJECT AREA AND CAP MAINLINE SYSTEM ACCORDINGLY. EXISTING IRRIGATION TO BE MODIFIED TO MAINTAIN IRRIGATION TO EXISTING PLANT MATERIAL. CONTRACTOR TO COORDINATE EXISTING MAINLINE SYSTEM, SHUT-OFF AND CONTROLLER WITH OWNER.

811 Know what's below. Call before you dig.

LANDSCAPE SUMMARY

TOTAL IRRIGATED AREA	4,644 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXX GALLON/YR

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 10' 20' 40'
SCALE: 1"=20'

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PARKING GARAGE 12 EXPANSION

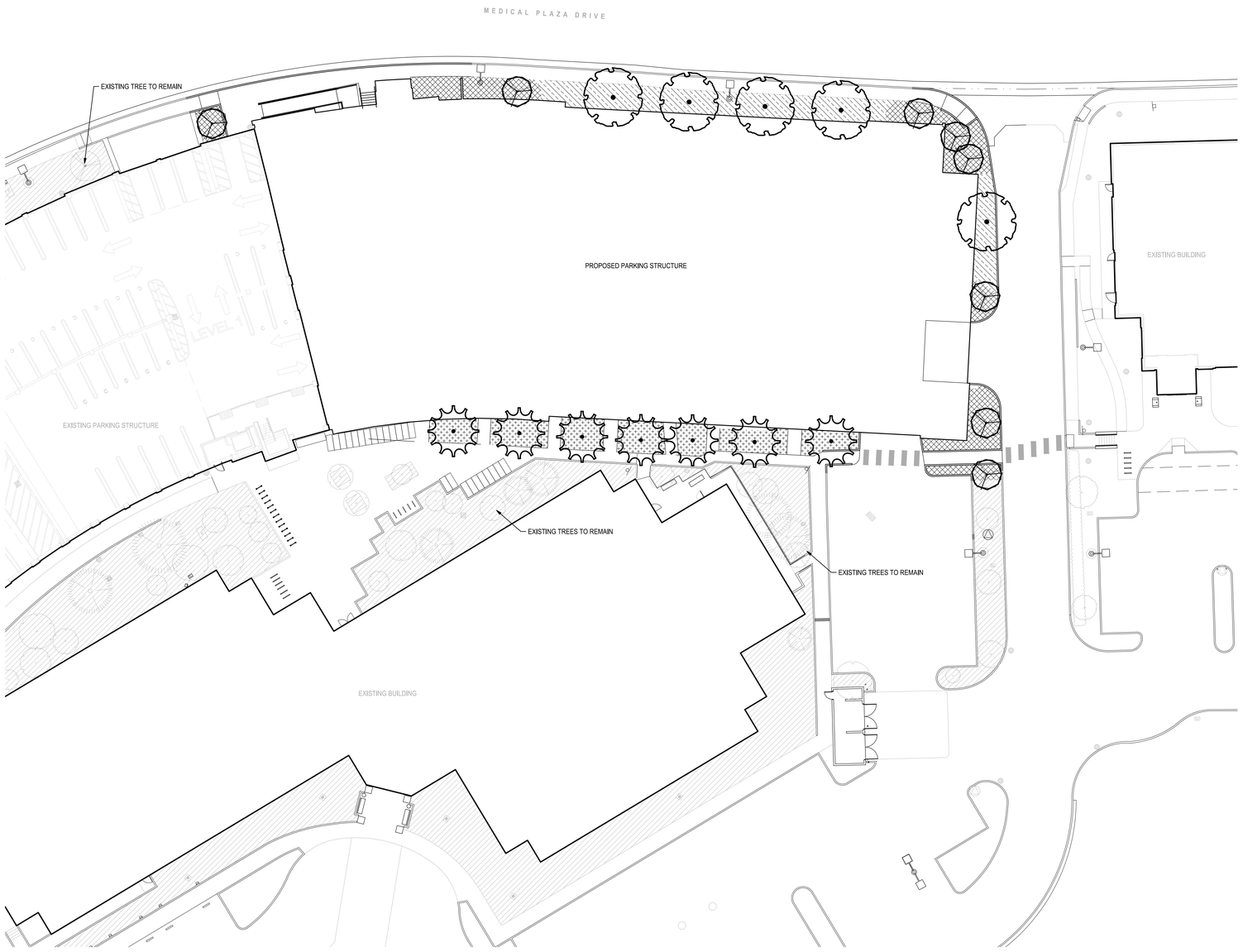
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IRRIGATION PLAN

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GENERAL PLANTING NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS AND CODES.
2. ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
4. THE CONTRACTOR SHALL FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
5. THE CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING A SOILS TEST AND PROVIDING THE APPROPRIATE AMENDMENTS BASED ON THE TEST RESULTS.
6. FINISH GRADE OF PLANTED AREAS TO BE ONE (1) INCH BELOW PAVING. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.

TREE NOTES

1. EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CARE SHOULD BE TAKEN WHEN GRADING OCCURS WITHIN THE DRIPLINE OF THE TREE.
2. CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY DISCREPANCIES OR QUESTIONS REGARDING TREE PROTECTION OCCUR AT TIME CONSTRUCTION.
3. ALL WORK WITHIN THE EXISTING TREE ROOT ZONES SHALL BE DONE USING ALL POSSIBLE CARE TO AVOID INJURY TO ROOTS.
4. NO ROOTS LARGER THAN 2" SHALL BE CUT WITHOUT APPROVAL. CONTACT LANDSCAPE ARCHITECT IF PLANT MATERIAL PLACEMENT IS IN CONFLICT WITH EXISTING ROOTS.
5. ROOT BARRIER,10 LINEAL FEET CENTERED ON TREES, TO BE INSTALLED WHEN TREE IS WITHIN 5' OF SIDEWALKS, ROADWAYS, BUILDING OR CURBS.

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CONCEPTUAL PLANT LEGEND

MEDIUM SHADE TREES — 5 — WATER USE — MATURE SIZE
15 gallon trees.
Low water use plants. Install medium sized trees in the street frontage areas.
Drip bubbler irrigation.

Laurus nobilis / Sweet Bay	L	35'H X 20'W
Pistacia chinensis `Keith Davey` / Chinese Pistache	M	30'H X 25'W
Pyrus calleryana / Callery Pear	L	30'H X 20'W
Quercus rubra / Red Oak	L	40'H X 30'W
Robinia pseudoacacia 'Purple Robe' / Black Locust	L	30'H X 20'W
Ulmus parvifolia / Lacebark Elm	M	40'H X 30'W

NARROW SCREEN TREES — 7 — WATER USE — MATURE SIZE
15 gallon trees.
Low/medium water use trees. Perimeter areas requiring narrow, upright growth and screening.
Drip bubbler irrigation.

Acer platanoides `Columnare` / Norway Maple	M	40'H X 15'W
Acer rubrum 'Armstrong' / Armstrong Red Maple	M	40'H X 15'W
Alnus cordata / Italian Alder	M	40'H X 20'W
Cedrus atlantica 'Fastigiata' / Columnar Atlas Cedar	M	40'H X 15'W
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree	M	40'H X 20'W

ACCENT - SMALL TREES — 8 — WATER USE — MATURE SIZE
15 gallon trees.
Small space planting areas, entry and building accent. Spacing per plan.
Drip bubbler irrigation.

Cercis occidentalis / Western Redbud	VL	20'H X 15'W
Lagerstroemia x `Tuscarora` / Crape Myrtle Coral Pink	L	20'H X 15'W
Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	M	15'H X 10'W
Prunus cerasifera `Atropurpurea` / Purple-leaf Plum	L	20'H X 15'W

ENTRY AND ACCENT SHRUBS — 1,710 sf — WATER USE — MATURE SIZE
5 gallon and 1 gallon shrubs.
Install entry and accent (6"-4' high) in entry perimeter planter areas.
Medium and small sized shrubs, groundcovers and grasses
Drip Irrigation.

Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	M	1'H X 5'W
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	M	2'H X 4'W
Festuca amethystina 'Superba' / Rainbow Fescue	L	1'H X 2'W
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	L	1.5'H X 1'W
Gazania rigens leucolaena / Trailing Gazania	M	1'H X 1'W
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	M	1'H X 1.5'W
Hesperaloe parviflora 'Perpa' TM / Brakelights Red Yucca	L	2.5'H X 4'W
Penstemon heterophyllus 'Margarita BOP' / Margarita BOP Penstemon	L	1'H X 2'W
Phormium tenax 'Amazing Red' / Dwarf Red Flax	L	1.5'H W 2'W
Phormium x 'Platt's Black' / Platt's Black New Zealand Flax	L	3'H X 2'W
Salvia spathacea / Hummingbird Sage	L	2'H X 4'W

INTERIOR SITE SHRUBS AND GROUNDCOVERS — 1,453 sf — WATER USE — MATURE SIZE
5 gallon and 1 gallon shrubs.
Install interior shrubs (6"-4' high) in interior planter areas.
Medium and small sized shrubs, groundcovers and grasses.
Drip Irrigation.

Baccharis pilularis / Coyote Brush	L	2'H X 7'W
Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	L	2'H X 7'W
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	M	2'H X 4'W
Dietes vegeta / African Iris	L	3'H X 3'W
Erigeron karvinskianus 'Profusion' / Profusion Santa Barbara Daisy	L	1'H X 3'W
Lantana montevidensis / Trailing Lantana	L	1.5'H X 3'W
Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	L	2'H X 3'W
Lomandra longifolia 'Platinum Beauty' / Platinum Beauty Dwarf Mat Rush	L	2'H X 3'W
Loropetalum chinense rubrum 'Ruby' / Ruby Fringe Flower	M	3'H X 4'W
Mahonia aquifolium 'Compacta' / Compact Oregon Grape	M	2.5'H X 3'W
Muhlenbergia capillaris 'Lenca' TM / Regal Mist Pink Muhly Grass	L	4'H X 4'W
Myoporum parvifolium / Trailing Myoporum	L	.5'H X 1'H
Nandina domestica / Heavenly Bamboo	L	4'H X 4'W
Osteospermum fruticosum 'African Queen' / Trailing African Daisy	L	1'H X 1'W
Salvia greggii / Autumn Sage	L	2'H X 2'W
Xylosma congestum 'Compacta' / Compact Xylosma	L	6'H X 5'W

STREETSCAPE SHRUBS AND GROUNDCOVERS — 1,656 sf — WATER USE — MATURE SIZE
1 and 5 gallon shrubs.
Drought tolerant, low water-use plants.
Install streetscape shrubs(18"-4' high) in streetscape planter areas, in curb planter strips and at back of walk.
Drip irrigation.

Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	M	1'H X 5'W
Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	L	2'H X 7'W
Berberis aquifolium 'Compacta' / Compact Oregon Grape Holly	L	2'H X 3'W
Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	L	2'H X 7'W
Erigeron karvinskianus 'Profusion' / Profusion Santa Barbara Daisy	L	1'H X 3'W
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	L	1'H X 6'W
Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	L	3'H X 3'W
Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	M	3'H X 4'W

BARK MULCH
Natural chip bark mulch. 3" thick layer minimum. Landscape planting areas within the project site to receive chip bark mulch.

EXISTING LANDSCAPE
Existing planting to remain and be protected during construction.

EXISTING TREES TO REMAIN

LANDSCAPE SUMMARY

TOTAL IRRIGATED AREA	4,644 SF
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	XXX GALLON/YR
ESTIMATED TOTAL WATER USE (ETWU)	XXX GALLON/YR

I SHALL COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

ROBERT J. NORBUTAS, JR., RLA 5595

0' 10' 20' 40'
SCALE: 1"=20'

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

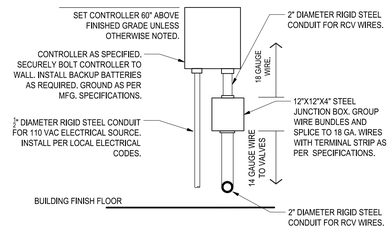
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

PLANTING PLAN

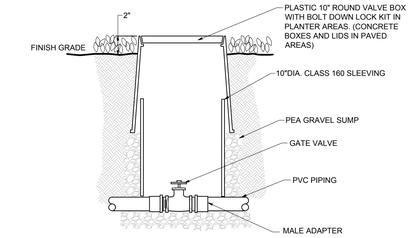
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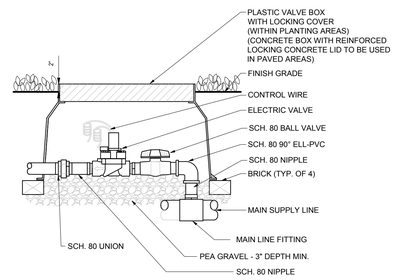
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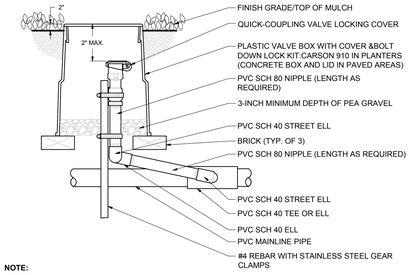
1 WALL-MOUNTED CONTROLLER
NO SCALE



2 GATE VALVE
NO SCALE

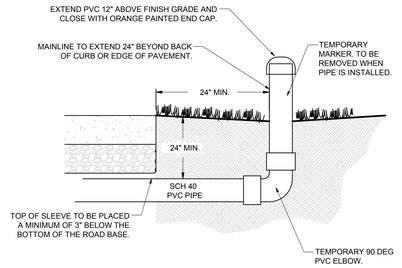


3 REMOTE CONTROL VALVE
NO SCALE

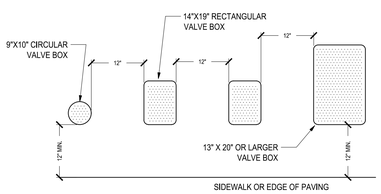


NOTE:
1. FITTINGS TO BE SAME SIZE AS QUICK COUPLING VALVE.

4 QUICK COUPLER
NO SCALE

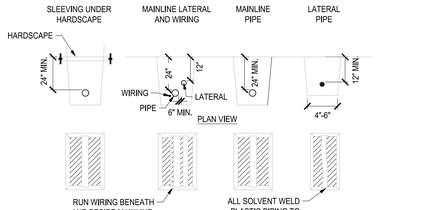


5 PIPE SLEEVE WITH 90 ELBOW
NO SCALE



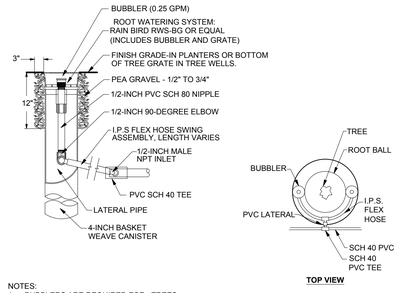
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.

6 VALVE BOX
NO SCALE



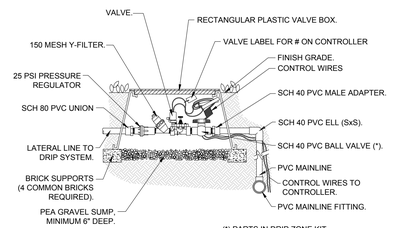
NOTES:
1. SLEEVE 24" BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. SNAKE ALL PLASTIC PIPING IN TRENCHES FROM SIDE TO SIDE AS SHOWN, AT A 50' INTERVAL.

7 PIPE AND WIRE TRENCHING
NO SCALE



NOTES:
1. BUBBLERS ARE REQUIRED FOR TREES. TWO BUBBLERS PER TREE ARE TO BE PLACE ON OPPOSITE SIDES OF ROOTBALL.
2. USE PROPER RATED GLUE FOR I.P.S. FLEX HOSE.

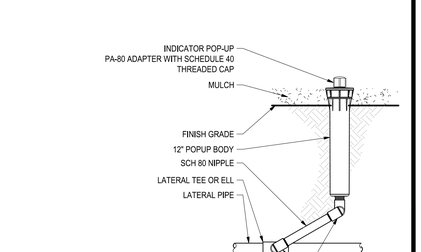
8 DEEP ROOT WATERING SYSTEM
NO SCALE



(*) PARTS IN DRIP ZONE KIT.

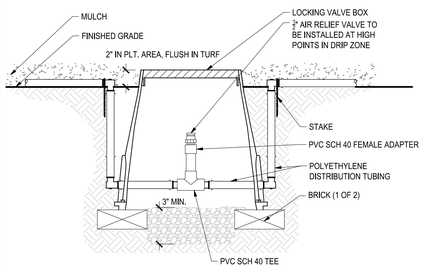
NOTES:
A. MIN. AND MAX. FLOW RATE - PER MANUFACTURER
B. (*) PARTS IN DRIP ZONE KIT.

9 REMOTE CONTROL VALVE-DRIP
NO SCALE

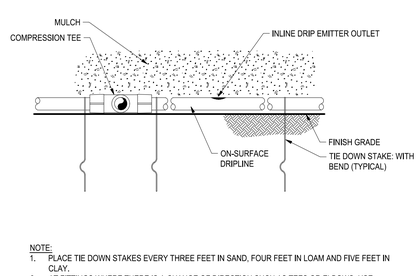


NOTES:
1. CONTRACTOR TO LOCATE THE OPERATION INDICATOR(S) IN AN INCONSPICUOUS LOCATION AS TO AVOID BEING VANDALIZED.
2. ONE PER DRIP VALVE STATION.
3. LOCATED WITHIN 8 FEET OF VALVE BOX.

10 DRIP SYSTEM OPERATION INDICATOR
NO SCALE

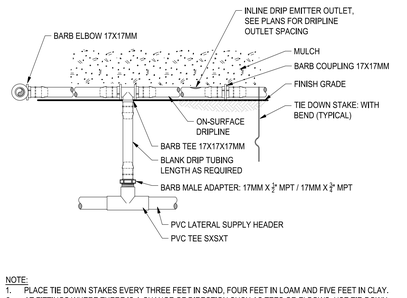


11 AIR RELIEF VALVE
NO SCALE



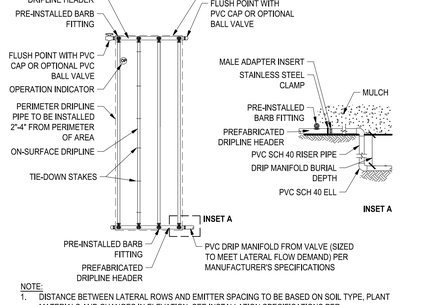
NOTE:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

12 ON-SURFACE DRIPLINE STAKING
NO SCALE



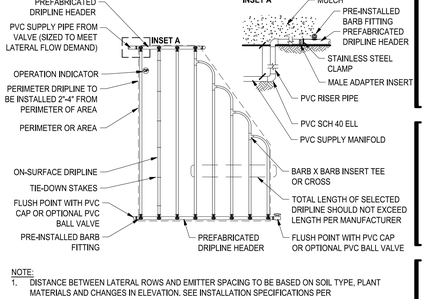
NOTE:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

13 ON-SURFACE DRIPLINE - DRIPLINE RISER ASSEMBLY
NO SCALE



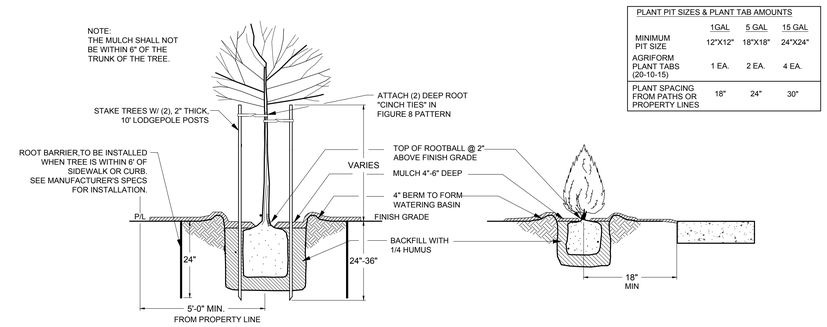
NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

14 ON-SURFACE DRIPLINE - END FEED LAYOUT
NO SCALE



NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS PER MANUFACTURER.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.

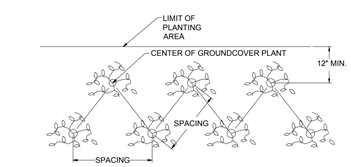
15 ON-SURFACE DRIPLINE - IRREGULAR SHAPED LAYOUT
NO SCALE



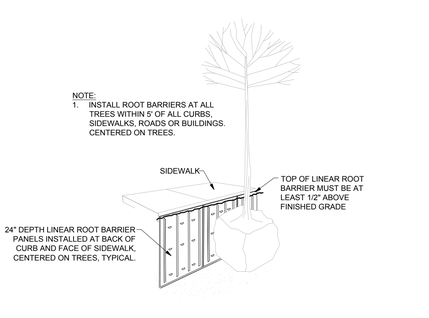
PLANT PIT SIZES & PLANT TAB AMOUNTS			
	1GAL	5 GAL	15 GAL
MINIMUM PIT SIZE	12"X12"	18"X18"	24"X24"
AGRIFORM PLANT TABS (20-10-15)	1 EA.	2 EA.	4 EA.
PLANT SPACING FROM PATHS OR PROPERTY LINES	18"	24"	30"

16 TREE/SHRUB PLANTING & STAKING
NO SCALE

NOTE:
AFTER ALL TREES, SHRUBS AND GROUNDCOVER HAVE BEEN PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS PER MANAFACTURER'S SPECIFICATIONS.
IN ALL AREAS TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING DUST THE PLANT PITS WITH ACTIVATED CARBON AT A RATE OF 50 LBS. PER 1000 SF BEFORE PLANTING ANY GROUNDCOVER.



17 GROUNDCOVER SPACING
NO SCALE



18 LINEAR ROOT BARRIER
NO SCALE

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

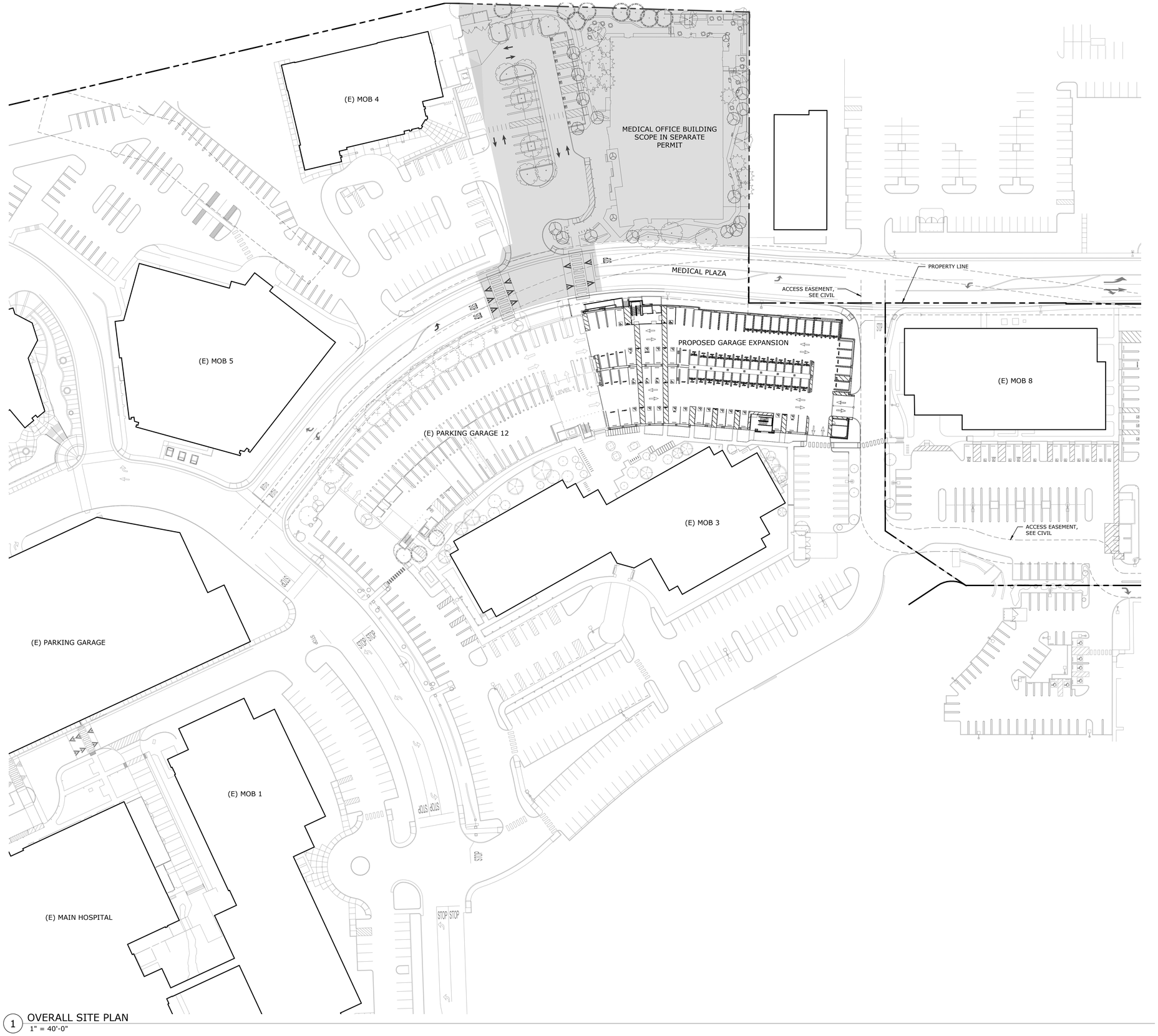
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LANDSCAPE DETAILS

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LG3.01

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1 OVERALL SITE PLAN
1" = 40'-0"

GENERAL NOTES

1. THE ACCESSIBLE ROUTE OF TRAVEL (OR PATH OF TRAVEL) IS A CONTINUOUS UNOBSTRUCTED WALKWAY (OR PATH) CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES AS INDICATED ON THIS SHEET. THE CONTRACTOR SHALL VERIFY THAT A PERSON CAN NEGOTIATE THE ACCESSIBLE ROUTE WITH A DISABILITY USING A WHEELCHAIR AND THAT THE ROUTE IS ALSO SAFE AND USABLE BY PERSONS WITH OTHER DISABILITIES.
2. ALL WALKS, SIDEWALKS AND LANDINGS THAT ARE PART OF THE ACCESSIBLE ROUTE OF TRAVEL SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL HAVE A MINIMUM WIDTH OF 48 INCHES, UNLESS NOTED OTHERWISE. THE SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 1:20 (5%) WITH A MAXIMUM CROSS SLOPE OF 1/4 INCH PER FOOT (2%), UNLESS OTHERWISE NOTED.
3. ALL DESIGNATED ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) IN THE DIRECTION OF TRAVEL WITH A MAXIMUM CROSS SLOPE OF 1/4 INCH PER FOOT (2%), UNLESS OTHERWISE NOTED.
4. SEE CIVIL DRAWINGS FOR FULL EXTENT OF SITE WORK IN THIS CONTRACT.

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PARKING GARAGE 12
EXPANSION

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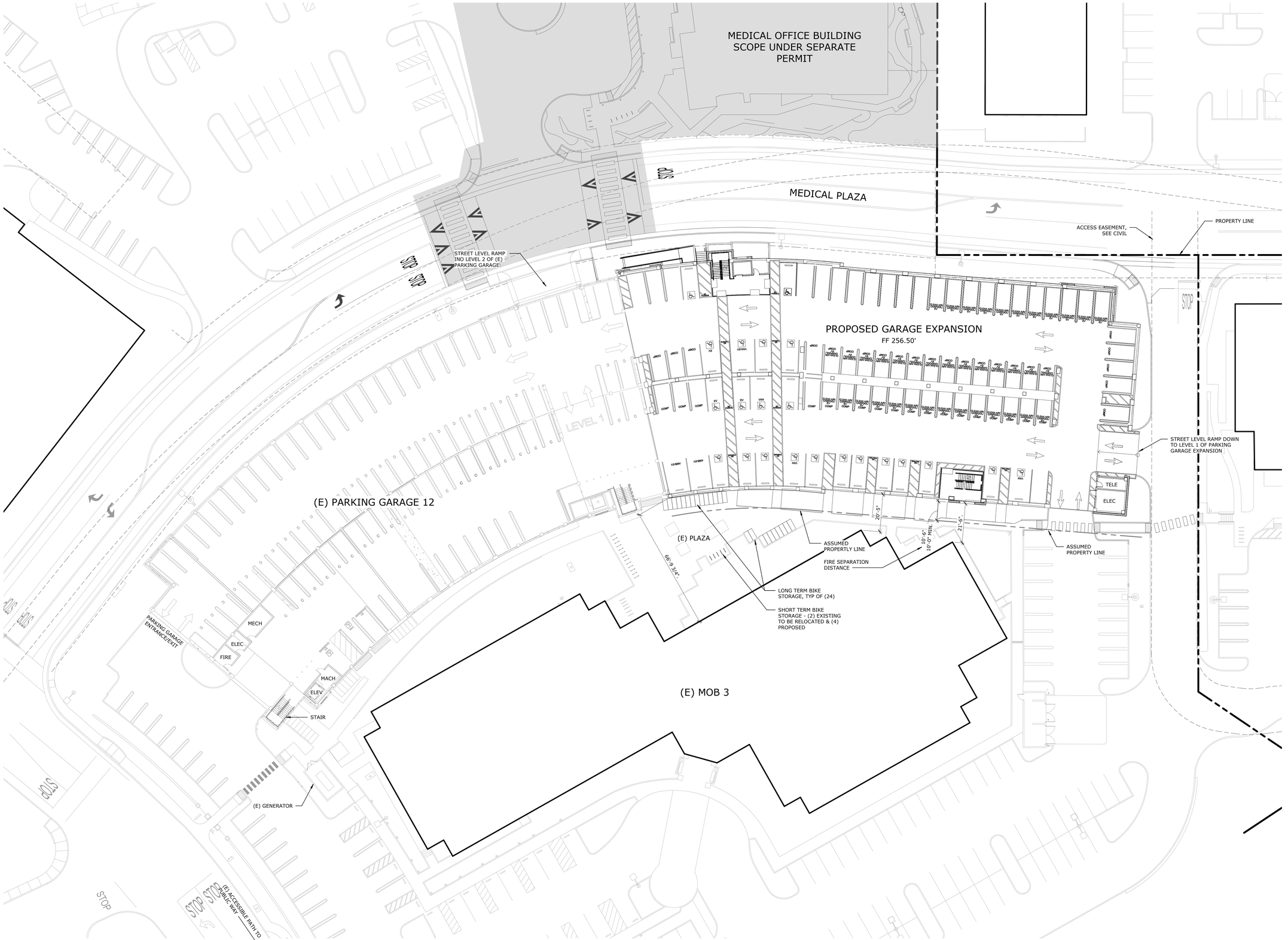
OVERALL SITE PLAN

NORTH

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AS SHOWN
03/28/2022

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1 ENLARGED SITE PLAN
1" = 20'-0"

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SUTTER HEALTH

PARKING GARAGE 12
EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

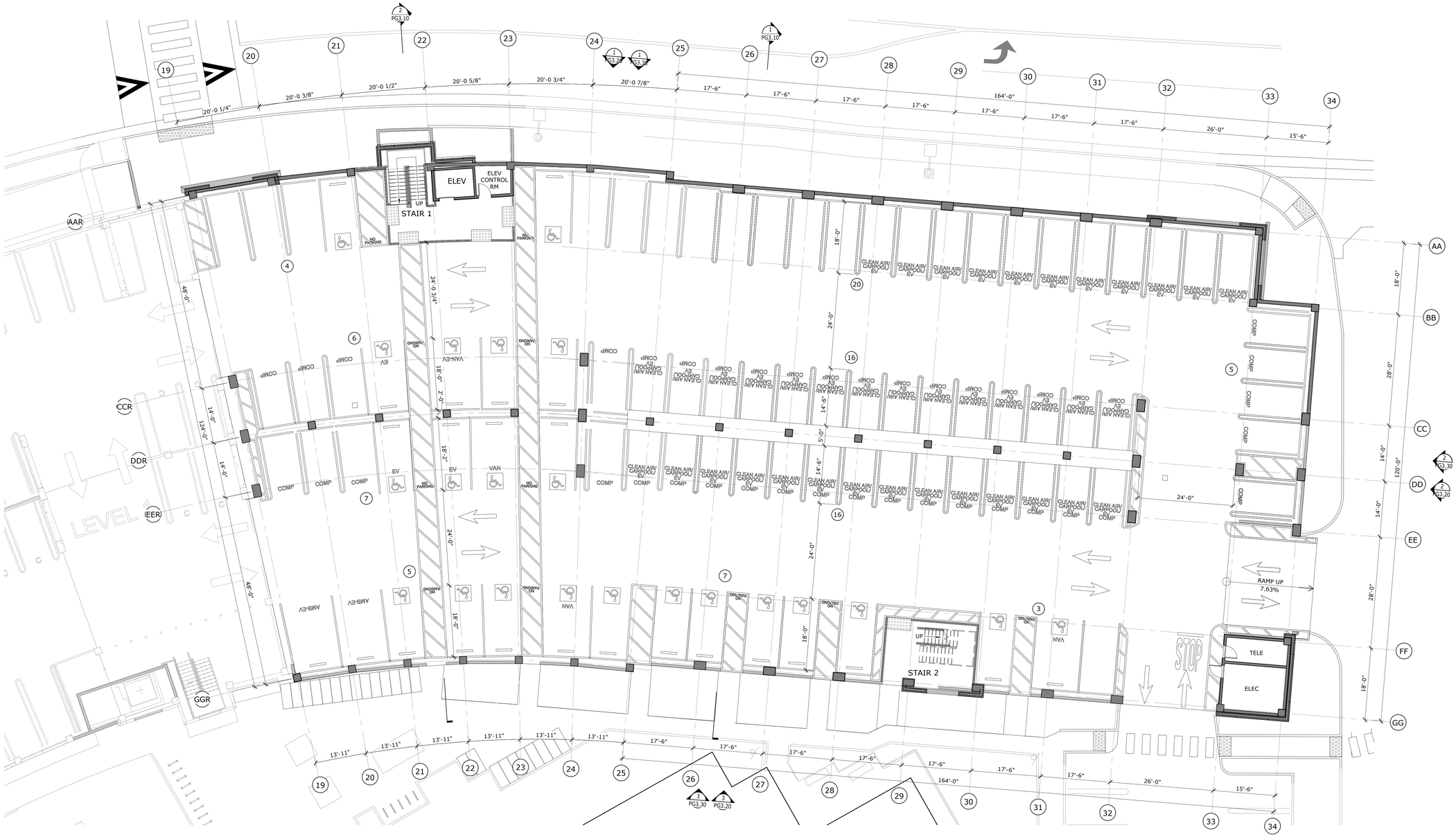
ENLARGED SITE PLAN

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AS SHOWN
03/28/2022

NORTH

PG1.20

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1 LEVEL 01-FLOOR PLAN
3/32" = 1'-0"

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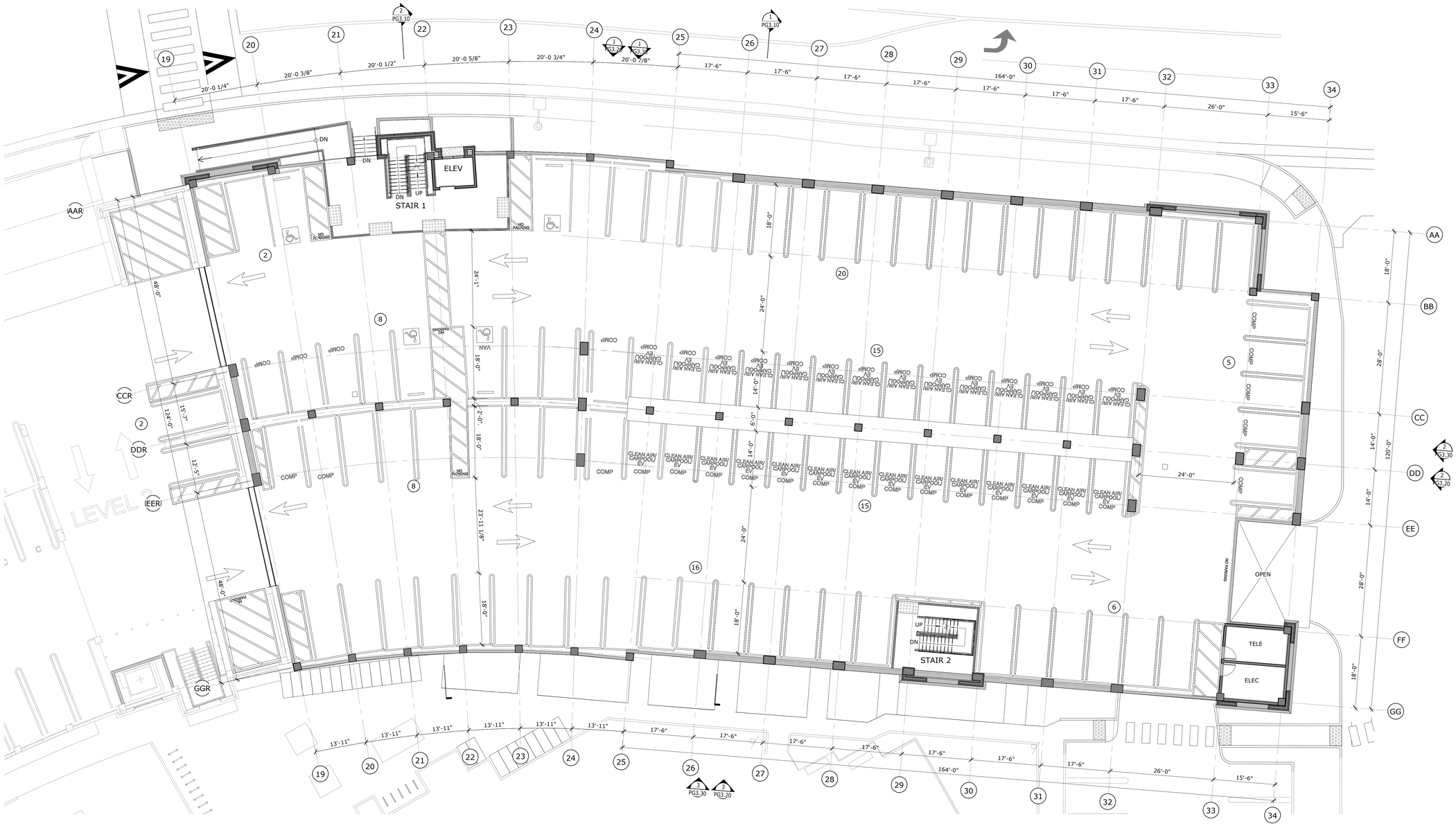
LEVEL 01 FLOOR PLAN

NORTH

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AS SHOWN
03/28/2022

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1 LEVEL 02-FLOOR PLAN
3/32" = 1'-0"

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PARKING GARAGE 12 EXPANSION

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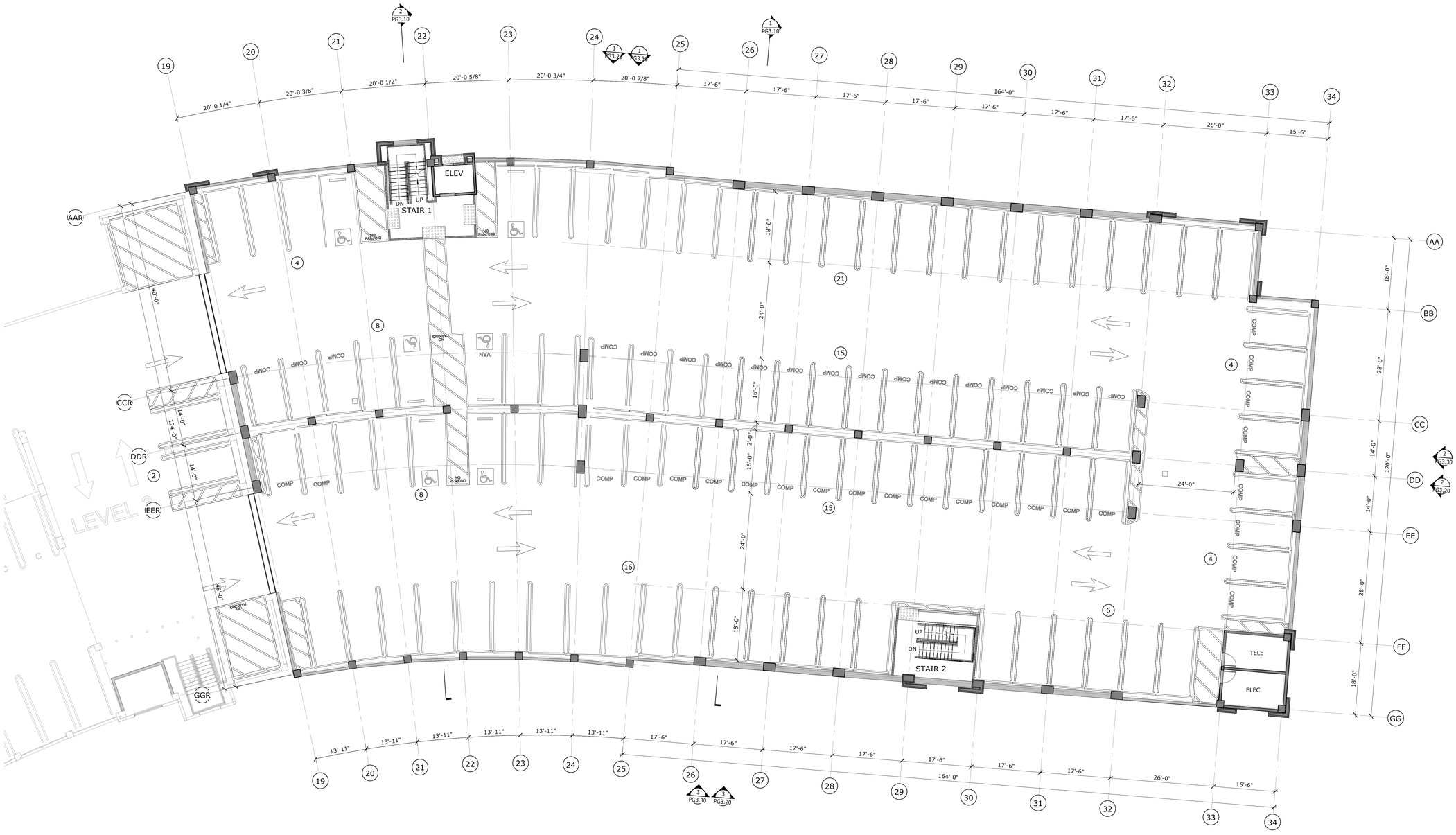
LEVEL 02 FLOOR PLAN

NORTH

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1 LEVEL 03-FLOOR PLAN
3/32" = 1'-0"

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PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
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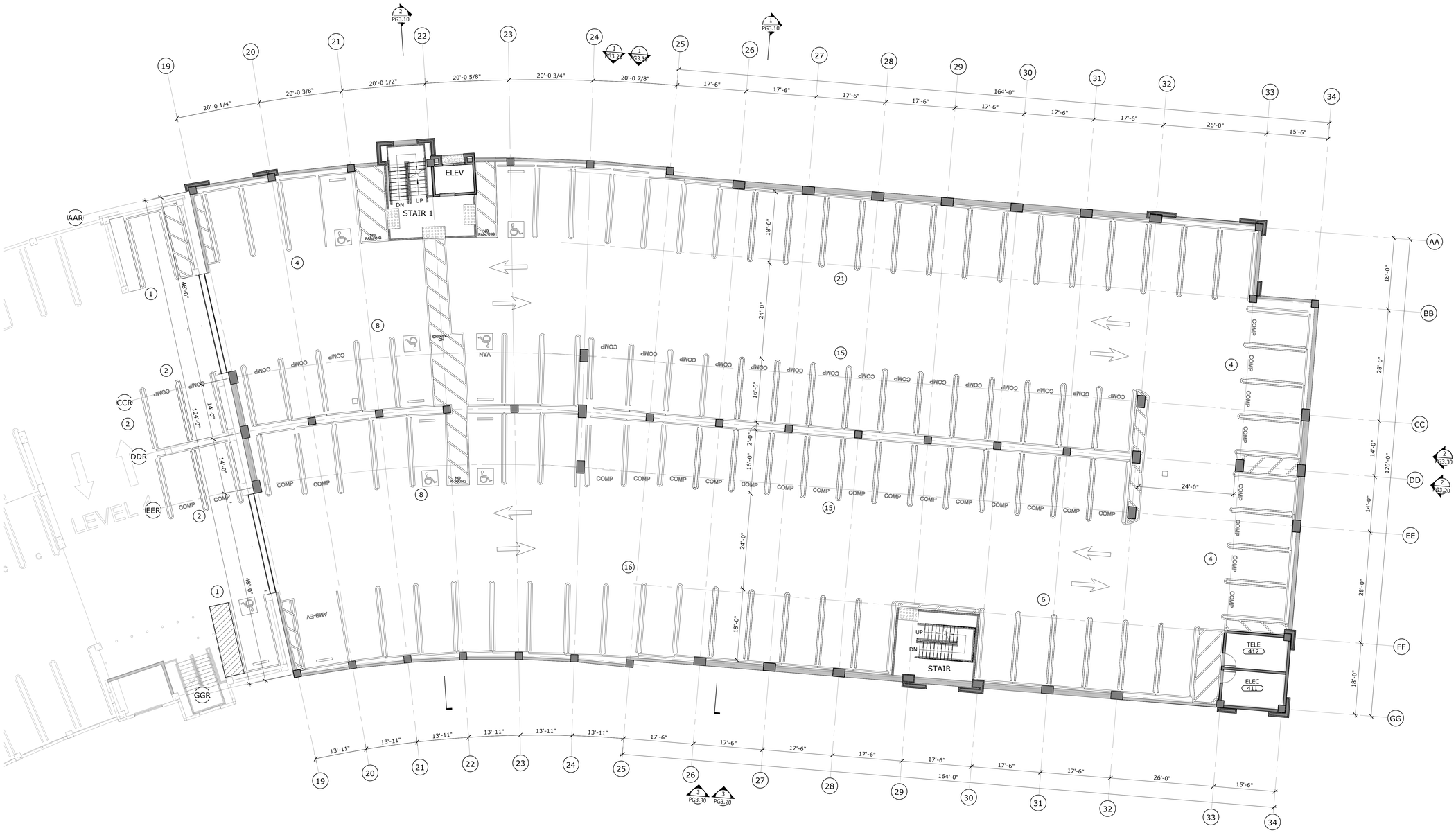
LEVEL 03 FLOOR PLAN

NORTH

C1009.00
AS SHOWN
03/28/2022

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1 LEVEL 04-FLOOR PLAN
3/32" = 1'-0"

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12 MEDICAL PLAZA
ROSEVILLE, CA 95661

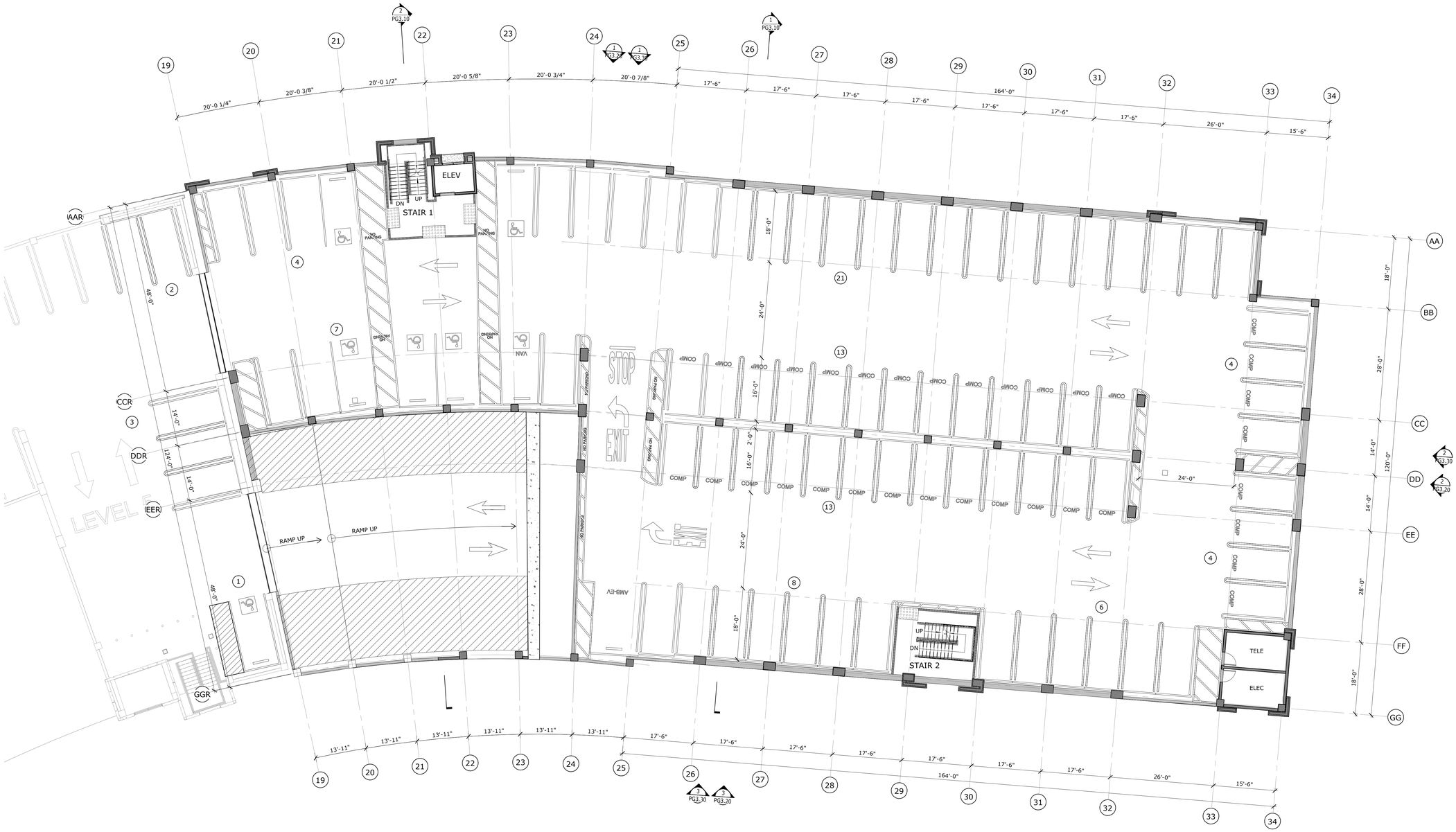
LEVEL 04 FLOOR PLAN

NORTH

C1009.00
AS SHOWN
03/28/2022

PG2.41

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1 LEVEL 05-FLOOR PLAN
3/32" = 1'-0"

Dreyfuss+Blackford
architecture

CITY APPROVAL STAMP

City of Roseville Approval

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

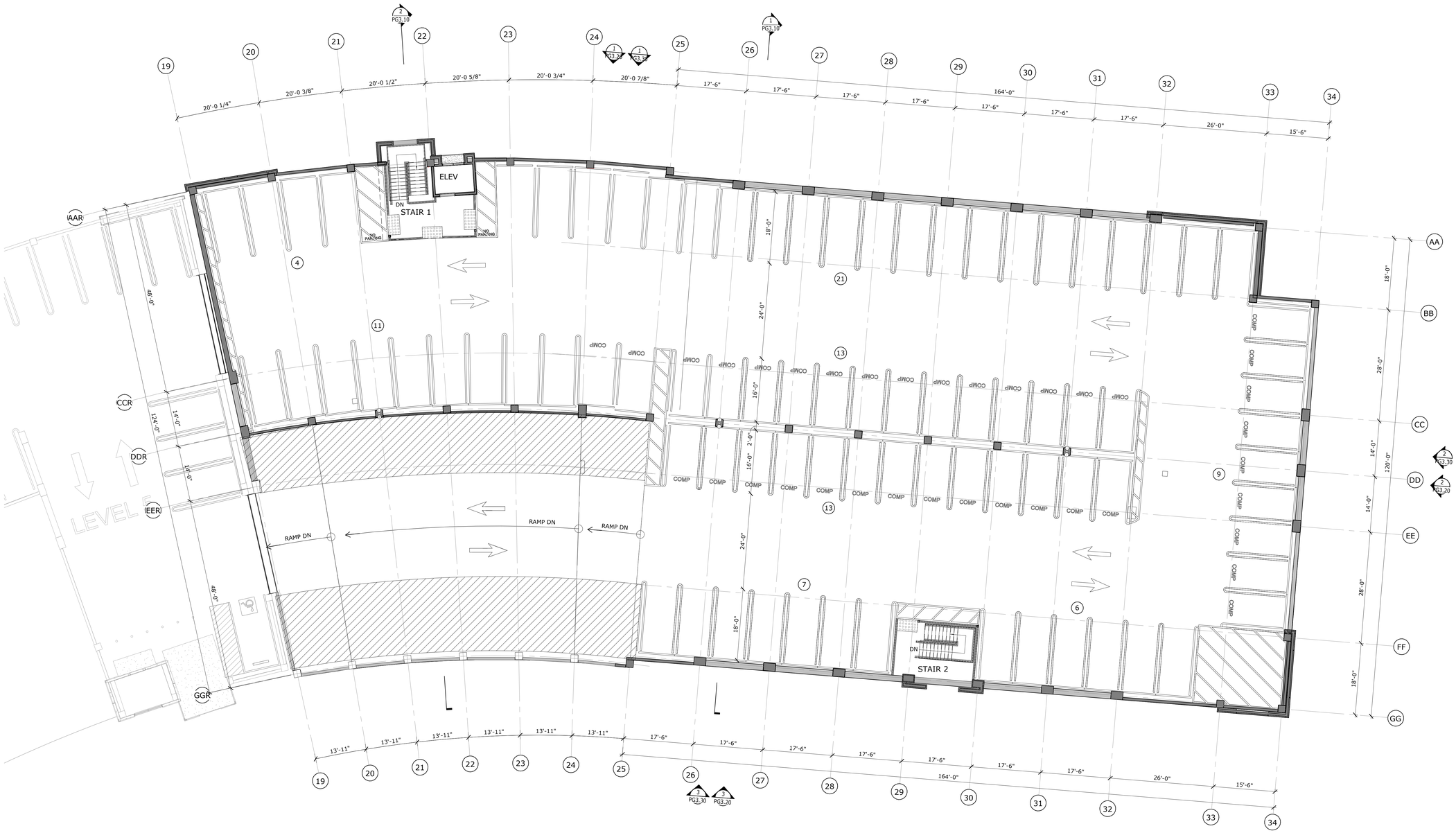
LEVEL 05 FLOOR PLAN

NORTH

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03/28/2022

PG2.51

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1 LEVEL 06-FLOOR PLAN
3/32" = 1'-0"

Dreyfuss+Blackford
architecture

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SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

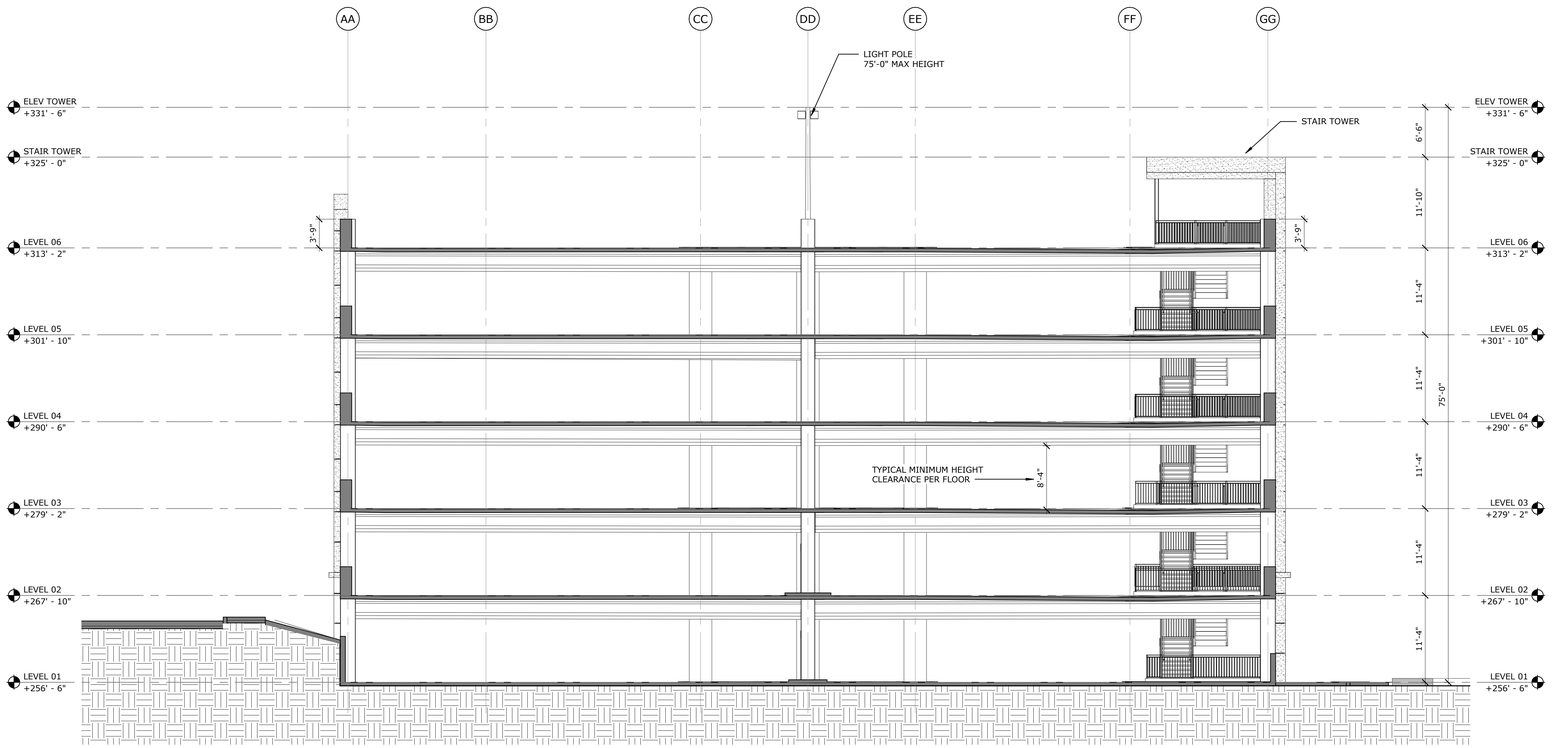
LEVEL 06 FLOOR PLAN

NORTH

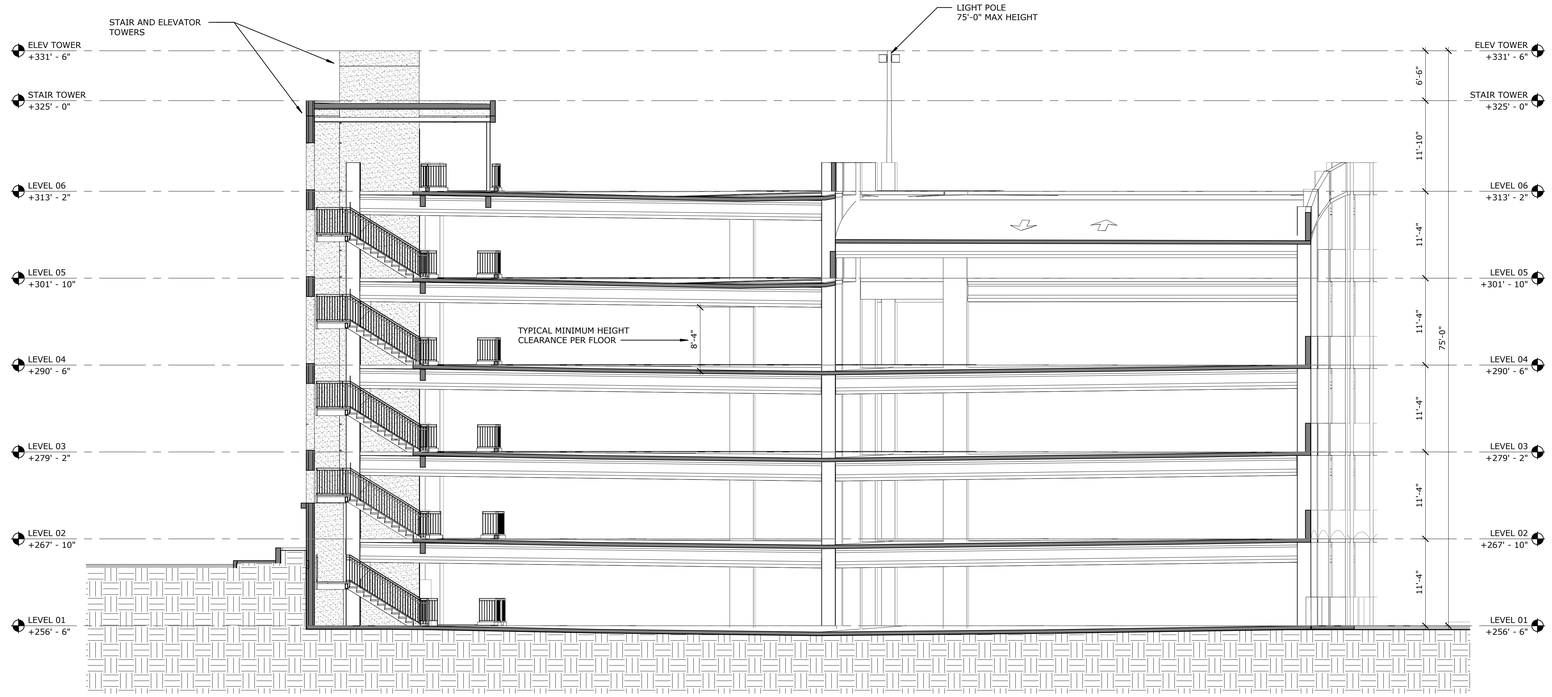
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1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

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architecture

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REVISION	BY	DATE

SUTTER HEALTH

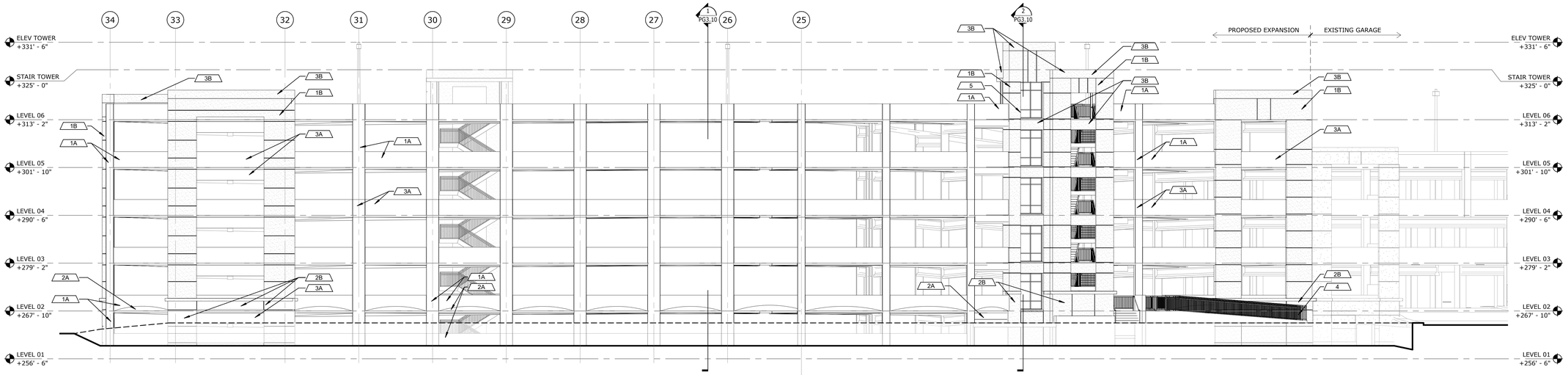
PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

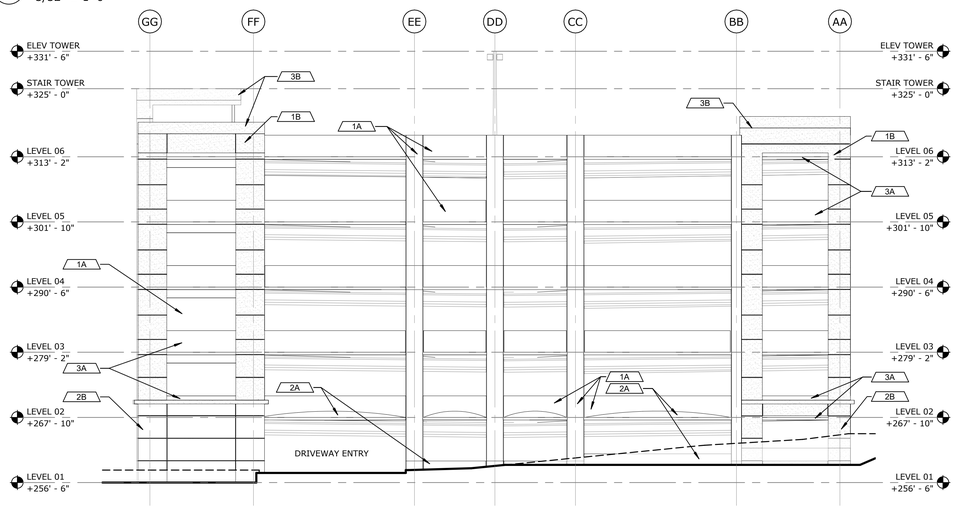
BUILDING SECTIONS

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03/28/2022

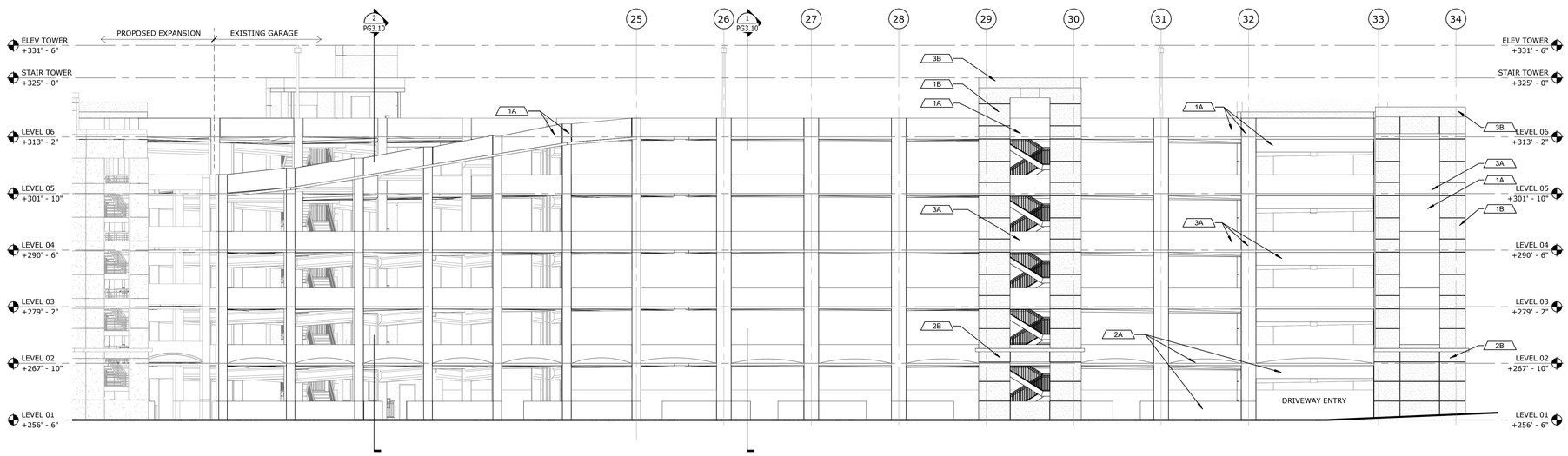
PG3.10



1 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



2 BUILDING ELEVATION - EAST
3/32" = 1'-0"



3 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

1A	PAINTED CONCRETE PANEL - BEIGE
1B	PAINTED EIFS FINISH - BEIGE
2A	PAINTED CONCRETE PANEL - BROWN
2B	PAINTED EIFS FINISH - BROWN
3A	PAINTED CONCRETE PANEL - GREEN
3B	PAINTED EIFS FINISH - GREEN
4	PAINTED METAL FINISH - CHARCOAL GRAY
5	CLEAR ANODIZED ALUMINUM STOREFRONT

Dreyfuss+Blackford
architecture

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REVISION BY DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

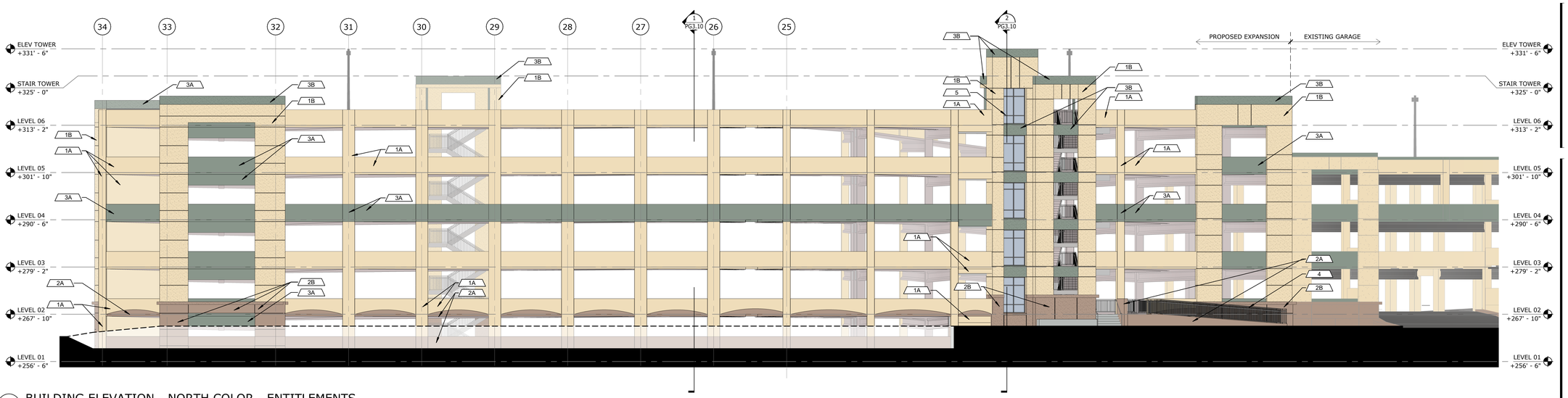
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

BUILDING EXPANSION ELEVATIONS

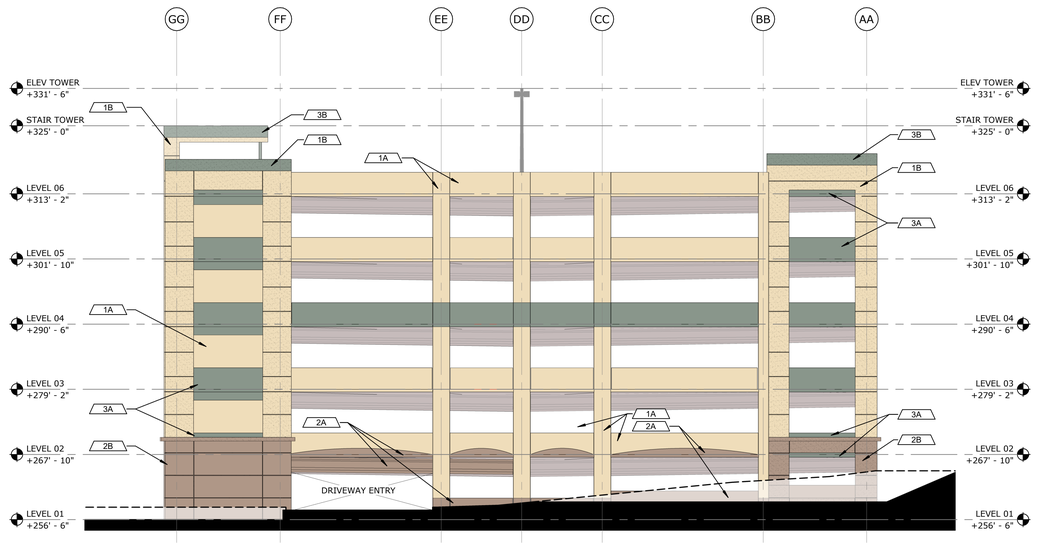
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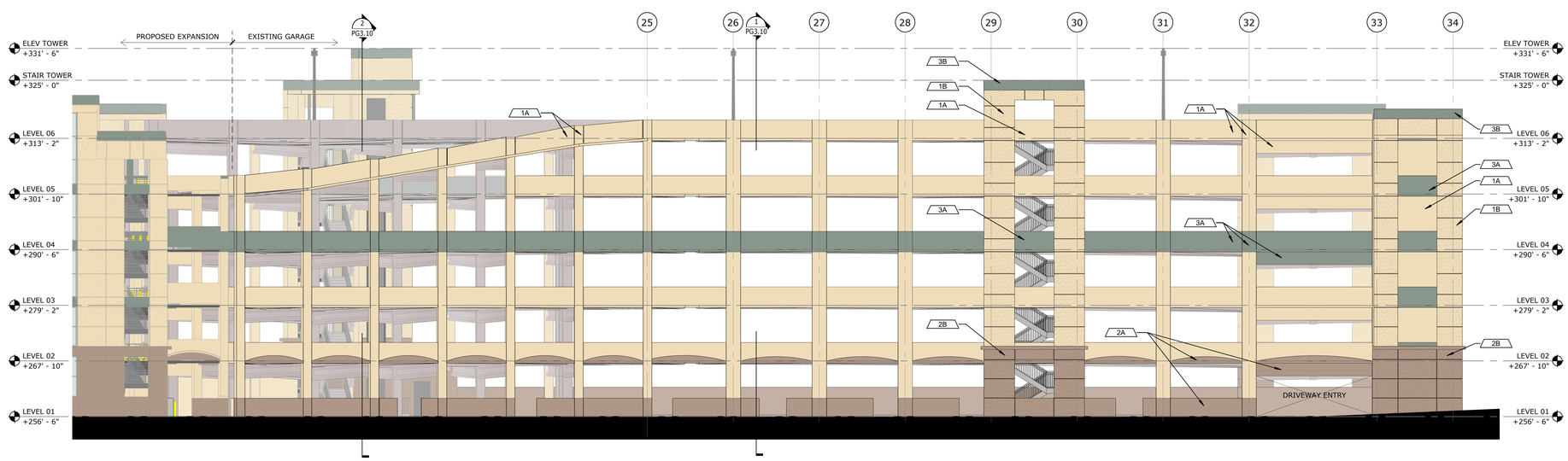
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1 BUILDING ELEVATION - NORTH COLOR - ENTITLEMENTS
3/32" = 1'-0"



2 BUILDING ELEVATION - EAST COLOR - ENTITLEMENTS
3/32" = 1'-0"



3 BUILDING ELEVATION - SOUTH COLOR - ENTITLEMENTS
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

1A	PAINTED CONCRETE PANEL - BEIGE
1B	PAINTED EIFS FINISH - BEIGE
2A	PAINTED CONCRETE PANEL - BROWN
2B	PAINTED EIFS FINISH - BROWN
3A	PAINTED CONCRETE PANEL - GREEN
3B	PAINTED EIFS FINISH - GREEN
4	PAINTED METAL FINISH - CHARCOAL GRAY
5	CLEAR ANODIZED ALUMINUM STOREFRONT

Dreyfuss+Blackford architecture

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REVISION	BY	DATE

SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

BUILDING EXPANSION COLOR ELEVATIONS

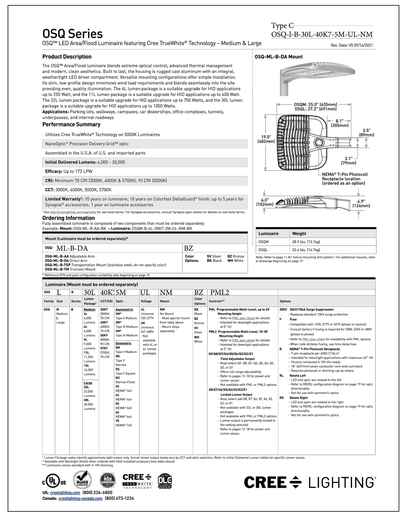
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AS SHOWN
03/28/2022

PG3.30

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SHEET NOTES

1. VERIFY EXACT LOCATION OF ALL ROOFTOP FLIGHT LIGHTS PRIOR TO ROUGH-IN.
2. STAIRWAY LIGHTING CIRCUIT TO CONTINUE DOWNSTAIRS.



Type C
OSQ-3-B-30L-40K7-5M-UL-NM

Rev. Date: V5 09/14/2021

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Product Description

The OSQ™ Area/Flood Luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 4L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 30L lumen package is a suitable upgrade for HID applications up to 700 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 4,000 – 30,000

Efficacy: Up to 172 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on ColorFast DetaGuard® finish; up to 5 years for Synapse® accessories, 1 year on luminaire accessories.

[1] See Cree lighting terms and conditions for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: Mount: OSQ-ML-B-DA **+ Luminaire:** OSQ4-B-3L-30K7-5M-UL-NM-BZ

Mount Luminaire must be ordered separately*

OSQ	ML-B-DA
OSQ-ML-B-DA Direct Arch **OSQ-ML-B-DS** Direct Spike **OSQ-ML-B-TSP** Transportation Mount Stainless steel, do not specify color)	**Color Options:** BZ Bronze, BK Black, SV Silver, WH White

* Mounts fit 4 inch (102 mm) outside diameter poles. See ordering on page 10.

OSQ-ML-B-DA Mount

Luminaire	Weight
OSQM	28.9 lbs, 13.1kg
OSQL	33.4 lbs, 15.1kg

Note: Refer to page 11 for future mounting kit) pattern. For additional mounts, refer to drawings beginning on page 12

Luminaire (Mount must be ordered separately)

OSQ	L	4	30L	40K7 5M	UL	NM	BZ	PML2
Family	Size	Series	Lumen Package	CCT/CRI	Optic	Voltage	Mount	Control**	Options

Family: OSQ

Size: M (Medium), L (Large)

Series: 4

Lumen Package:
- **Medium:** 2L (2,000 lumens), 3L (3,000 lumens), 4L (4,000 lumens), 5L (5,000 lumens), 7L (7,000 lumens), 9L (9,000 lumens), 11L (11,000 lumens), 14L (14,000 lumens), 18L (18,000 lumens), 24L (24,000 lumens), 30L (30,000 lumens)
- **Large:** 18L (18,000 lumens), 24L (24,000 lumens), 30L (30,000 lumens)

CCT/CRI:
- **Medium:** 30K7 (3000K 70 CRI), 40K7 (4000K 70 CRI), 50K7 (5000K 70 CRI), 57K7 (5700K 70 CRI), 30K9 (3000K 90 CRI), 40K9 (4000K 90 CRI), 50K9 (5000K 90 CRI), 57K9 (5700K 90 CRI)
- **Large:** 30K7 (3000K 70 CRI), 40K7 (4000K 70 CRI), 50K7 (5000K 70 CRI), 57K7 (5700K 70 CRI)

Optic:
- **Symmetric:** 3M* (Medium Symmetric), 5M* (Medium Symmetric), 7M* (Medium Symmetric), 9M* (Medium Symmetric), 11M* (Medium Symmetric), 14M* (Medium Symmetric), 18M* (Medium Symmetric), 24M* (Medium Symmetric), 30M* (Medium Symmetric), 5W* (Type V Medium Symmetric), 7W* (Type V Medium Symmetric), 9W* (Type V Medium Symmetric), 11W* (Type V Medium Symmetric), 14W* (Type V Medium Symmetric), 18W* (Type V Medium Symmetric), 24W* (Type V Medium Symmetric), 30W* (Type V Medium Symmetric), 5R* (Narrow Flood Symmetric), 7R* (Narrow Flood Symmetric), 9R* (Narrow Flood Symmetric), 11R* (Narrow Flood Symmetric), 14R* (Narrow Flood Symmetric), 18R* (Narrow Flood Symmetric), 24R* (Narrow Flood Symmetric), 30R* (Narrow Flood Symmetric)
- **Asymmetric:** 3AT* (Type V Medium Asymmetric), 5AT* (Type V Medium Asymmetric), 7AT* (Type V Medium Asymmetric), 9AT* (Type V Medium Asymmetric), 11AT* (Type V Medium Asymmetric), 14AT* (Type V Medium Asymmetric), 18AT* (Type V Medium Asymmetric), 24AT* (Type V Medium Asymmetric), 30AT* (Type V Medium Asymmetric)
- **Square:** 3SQ* (Type V Medium Square), 5SQ* (Type V Medium Square), 7SQ* (Type V Medium Square), 9SQ* (Type V Medium Square), 11SQ* (Type V Medium Square), 14SQ* (Type V Medium Square), 18SQ* (Type V Medium Square), 24SQ* (Type V Medium Square), 30SQ* (Type V Medium Square)
- **Forward Throw:** 3FT* (Forward Throw Medium), 5FT* (Forward Throw Medium), 7FT* (Forward Throw Medium), 9FT* (Forward Throw Medium), 11FT* (Forward Throw Medium), 14FT* (Forward Throw Medium), 18FT* (Forward Throw Medium), 24FT* (Forward Throw Medium), 30FT* (Forward Throw Medium)

Voltage: UL (universal 120-277 Medium and Large), HV (347-480 Medium and Large), 3A (347-480 Medium and Large, 4L or 7L lumen packages)

Mount: NM (No Mount - Must specify mount when ordering), DM (Direct Mount - Factory Assembly)

Control:
- **BC:** Basic
- **BZ:** 0-10V
- **DA:** DALI
- **WH:** White

PML Programmable Multi-Level, up to 6' Mounting Height
- Motion Sensor, 360° coverage
- Utilizes OSQ_mod_sensor for simple installation and setup
- Not available with 3SQ, or 3FT optics

PML2 Programmable Multi-Level, 15-30' Mounting Height
- Motion Sensor, 360° coverage
- Standard for downlight applications at 15'-30'

DVSB/DTSB/DVSS/DTSS/DLSS/DLSD
Field Adjustable Output
- Must select DF, SB, DT, DA, DS, SA, SS, DL, or DD
- Offers full range adjustability
- Refer to pages 13-16 for power and lumen values
- Not available with PML or PML2 options

AS/ATS/ATD/ATT/ATQ/ATH/ATV/ATW/ATX/ATZ/ATU/ATR/ATP/ATN/ATM/ATL/ATK/ATJ/ATG/ATF/ATE/ATC/ATB/ATA/AT9/AT8/AT7/AT6/AT5/AT4/AT3/AT2/AT1/AT0/AS9/AS8/AS7/AS6/AS5/AS4/AS3/AS2/AS1/AS0
Asymmetric Adjustable Output
- Must select AS, AT, 3A, 4L, 5L, 7L, 9L, 11L, 14L, 18L, 24L, or 30L
- Offers full range adjustability
- Refer to pages 13-16 for power and lumen values
- Not available with PML or PML2 options

Options

DSCI Surge Protection
- Replaces standard 10kV surge protection

F Fusing
- Compatible with 120V, 277V or 347V (phase to neutral)
- Consult factory if fusing is required for 208V, 240V or 480V (phase to phase)

P Photocell Receptacle
- Refer to page 11 for availability with PML options
- When node access fusing, see trim along fuse

8 NEMA® 7-Pin Photocell Receptacle
- Refer to page 11 for availability
- Intended for downlight applications with maximum 20' tip
- Factory connected 5-7W dim leads
- Not available with motion sensing luminaire
- Requires photocell or ordering cap by others

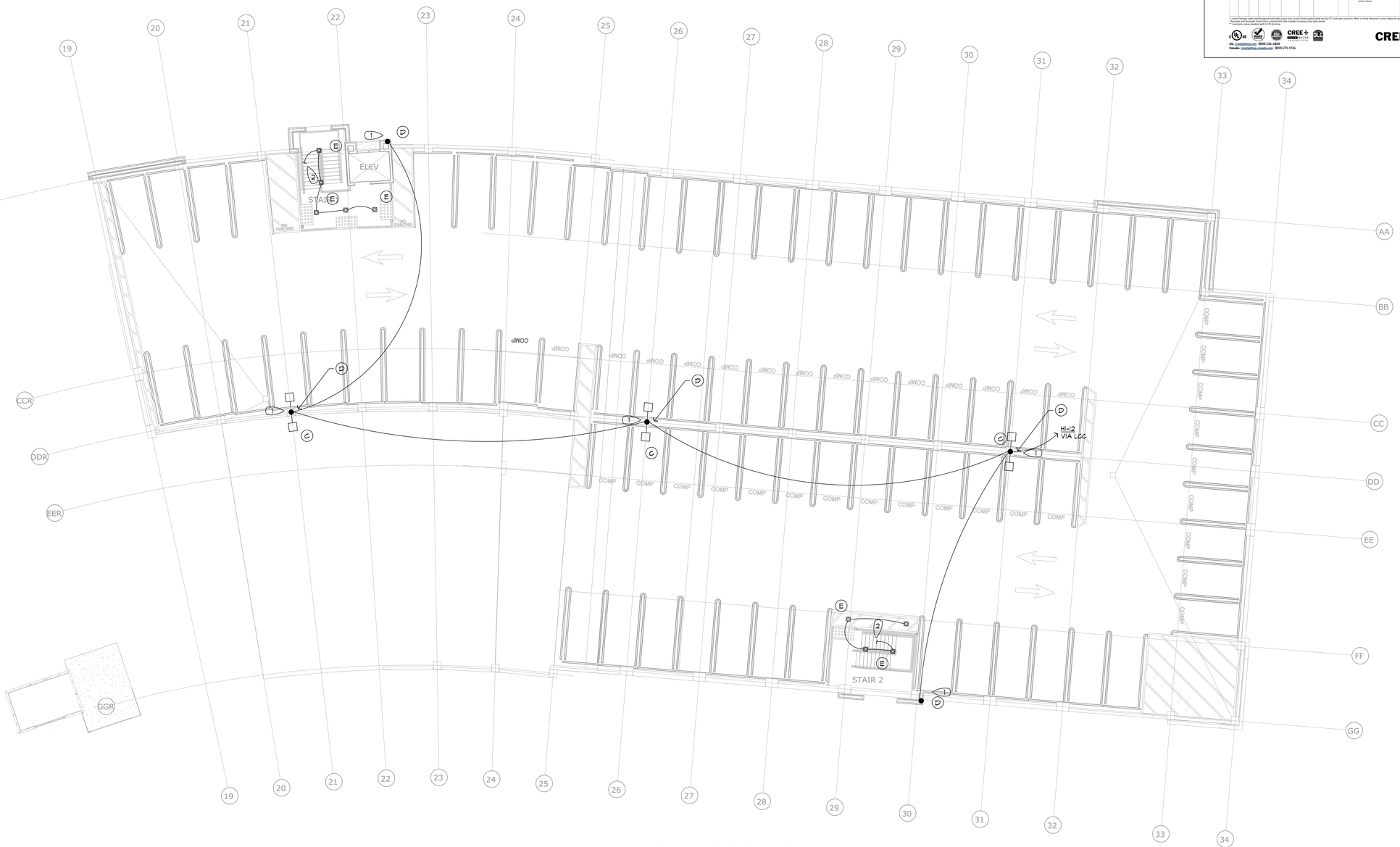
RL Rotate Left
- Mount lights are rotated to the left
- Refer to ORDRL configuration diagram on page 19 for optic directionality
- Not available with symmetric optics

RR Rotate Right
- Mount lights are rotated to the right
- Refer to ORDRR configuration diagram on page 19 for optic directionality
- Not for use with symmetric optics

* Lumen Package ratings identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Available with Backlight Shield when ordered with field installed accessory (see table above)
** Luminaire comes standard with 0-10V dimming

CREE LIGHTNING

US: creelighting.com (800) 236-6800
Canada: creelighting.canada.com (800) 473-1234



LEVEL 06 ELECTRICAL PLAN

SCALE: 3/32"=1'-0"

Dreyfuss+Blackford architecture

VASKO Electric INC.
THE POWER TO SERVE YOU!

4300 ASTORIA ST SACRAMENTO CA 95838
(916) 568-7700
LICENSE #471434

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Signature

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City of Roseville Approval

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REVISION	BY	DATE

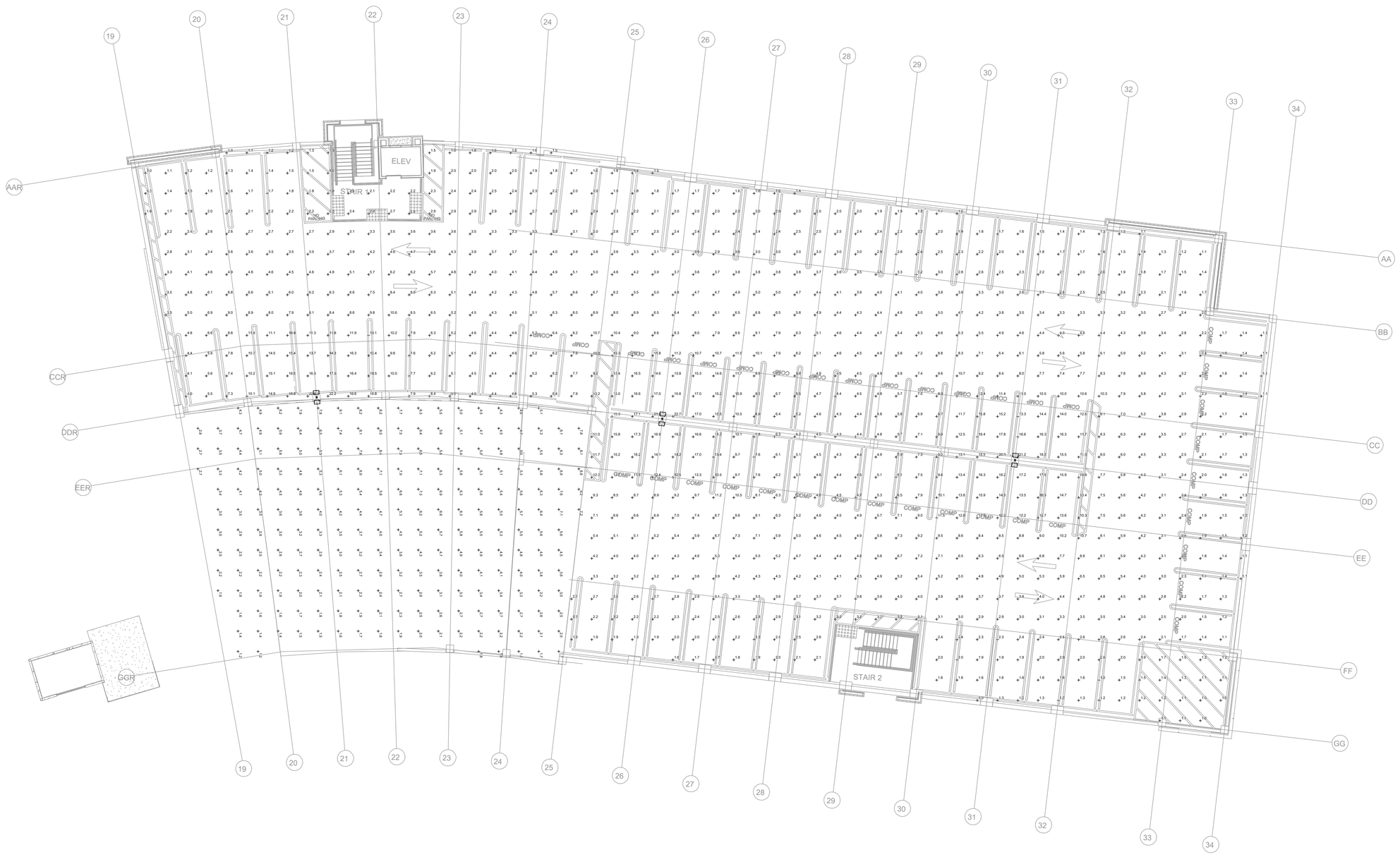
SUTTER HEALTH

PARKING GARAGE 12 EXPANSION

12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LEVEL 06 ELECTRICAL PLAN

E3.60



LEVEL 06 PHOTOMETRIC PLAN

SCALE-3/32"=1'-0"

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architecture

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SUTTER HEALTH

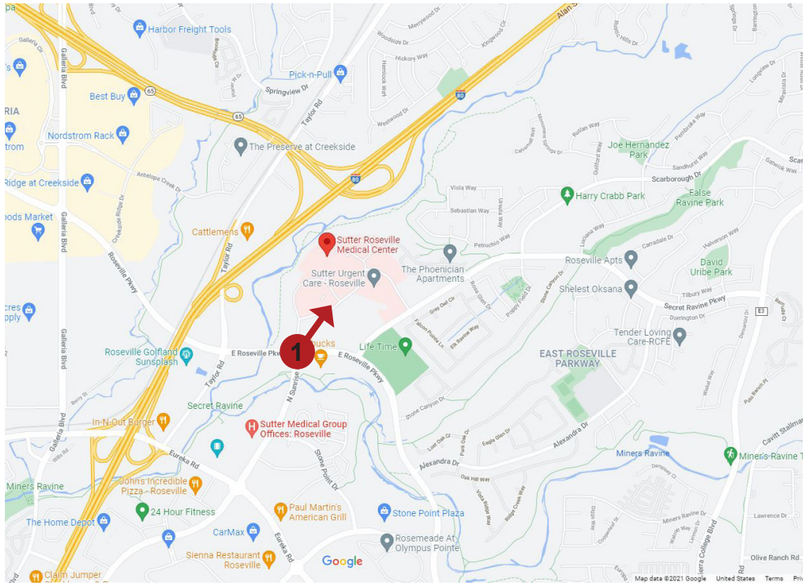
PARKING GARAGE 12
EXPANSION

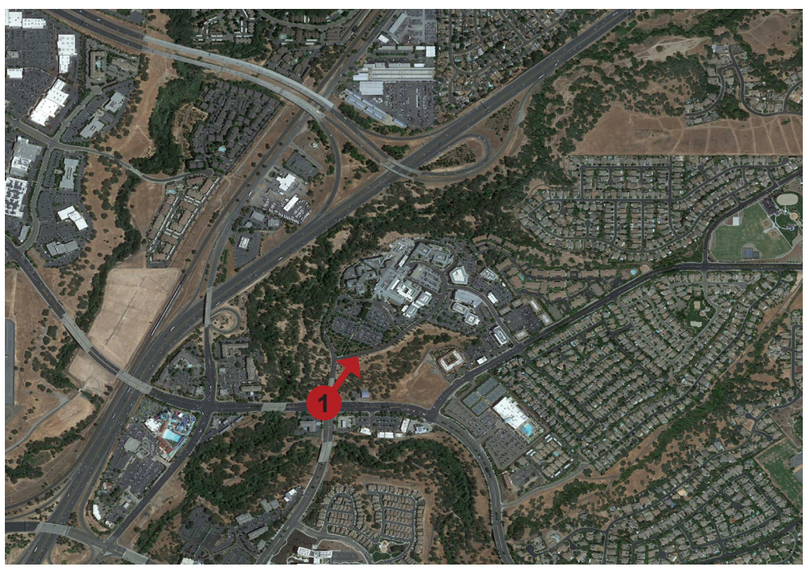
12 MEDICAL PLAZA
ROSEVILLE, CA 95661

LEVEL 06 PHOTOMETRICS

E4.40

VIEW 1







E. Roseville Parkway & N. Sunrise Ave.

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

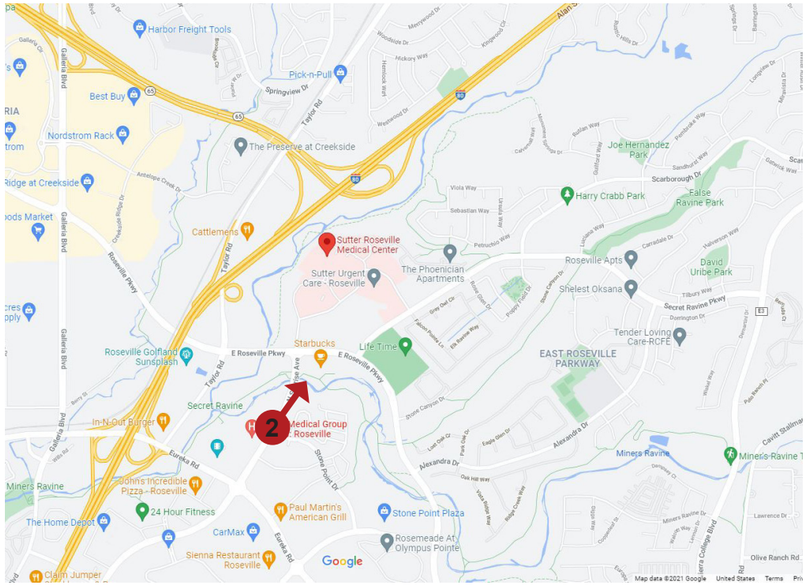
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

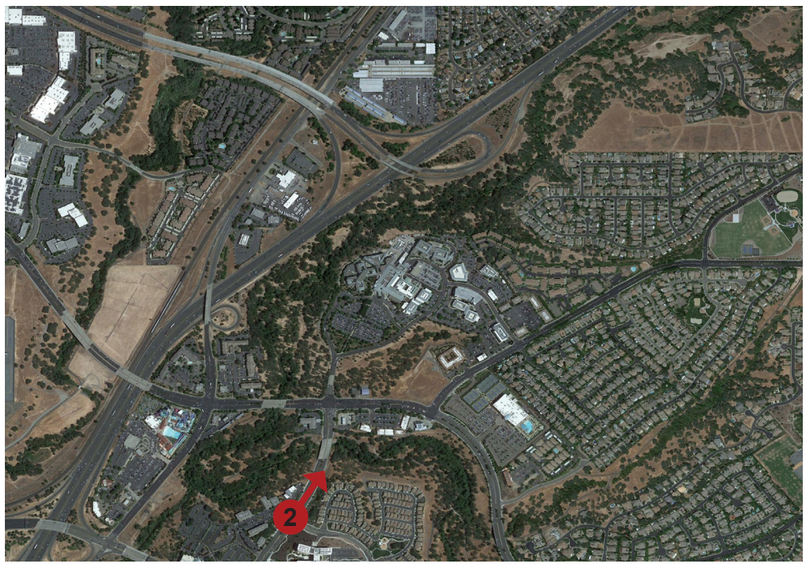
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 2

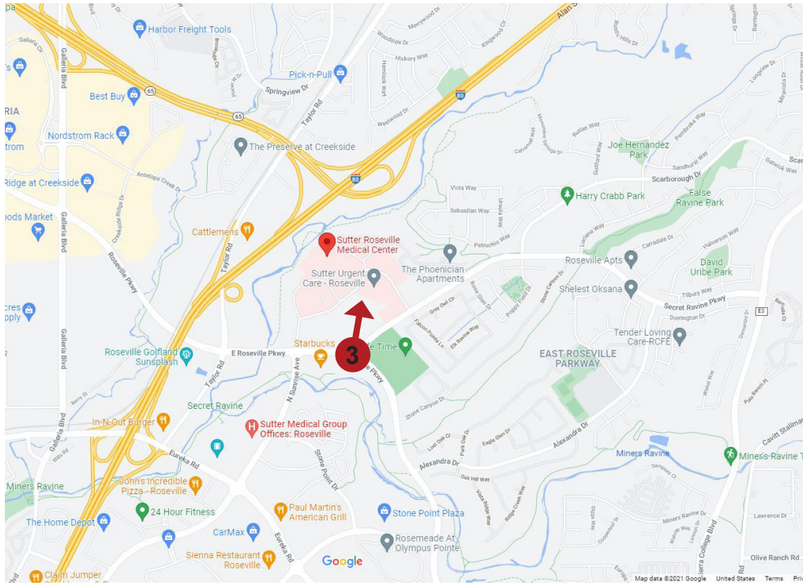


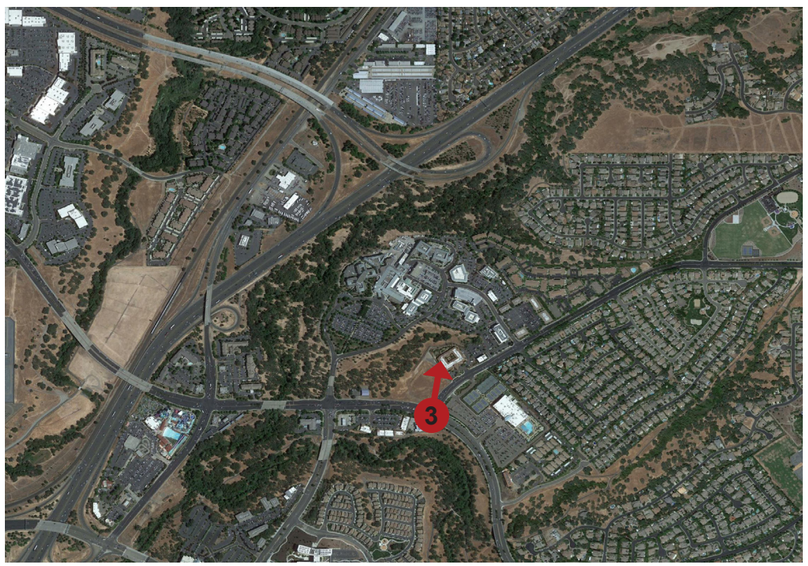




Stone Point Drive & N. Sunrise Ave.

VIEW 3

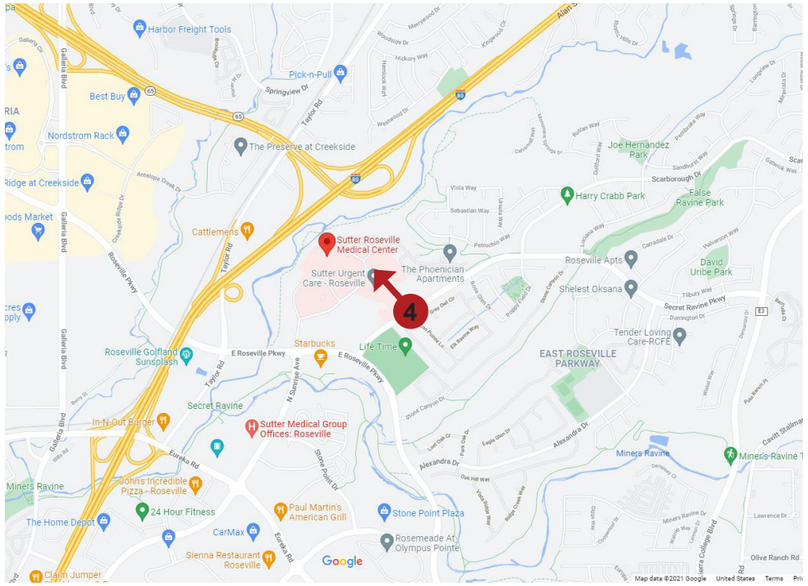


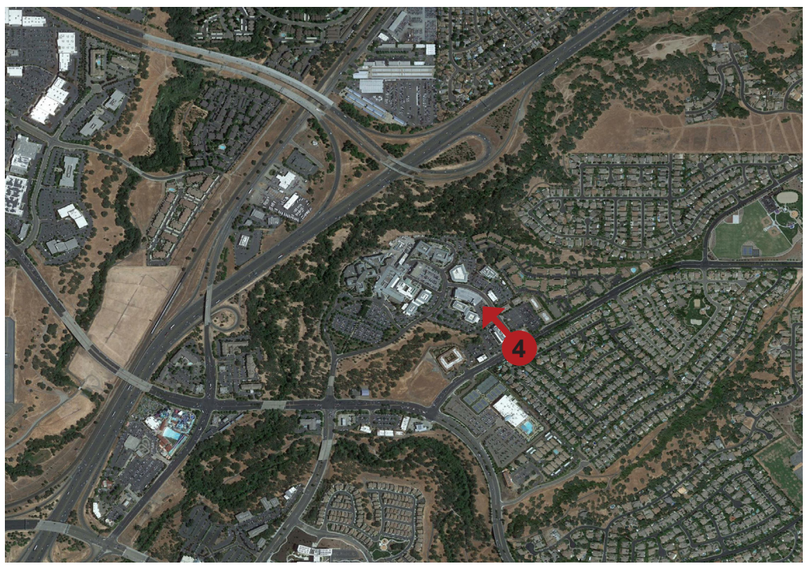




E. Roseville Parkway & Secret Ravine Parkway

VIEW 4







Secret Ravine Parkway & Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

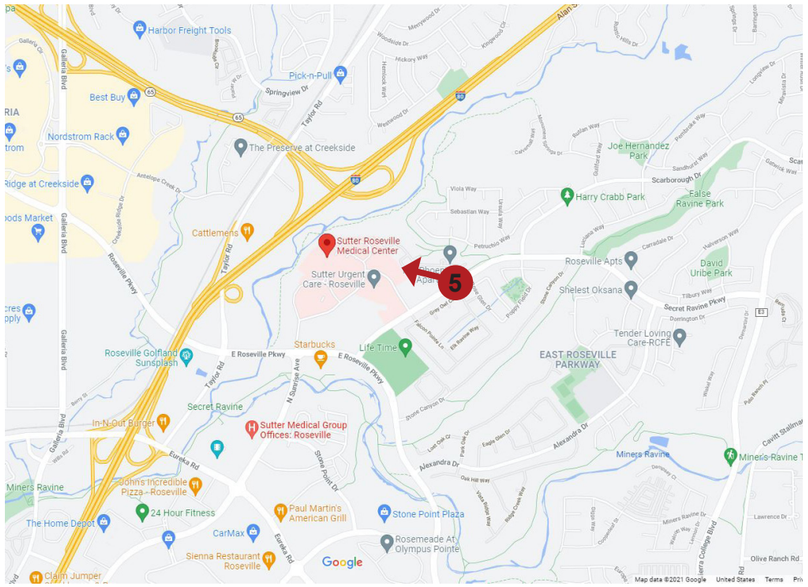
SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

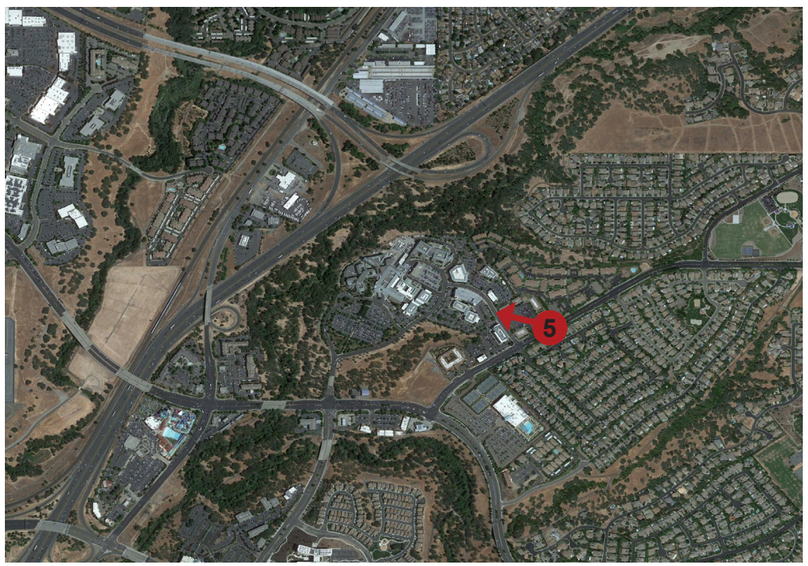
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 5







Secret Ravine Parkway North of Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

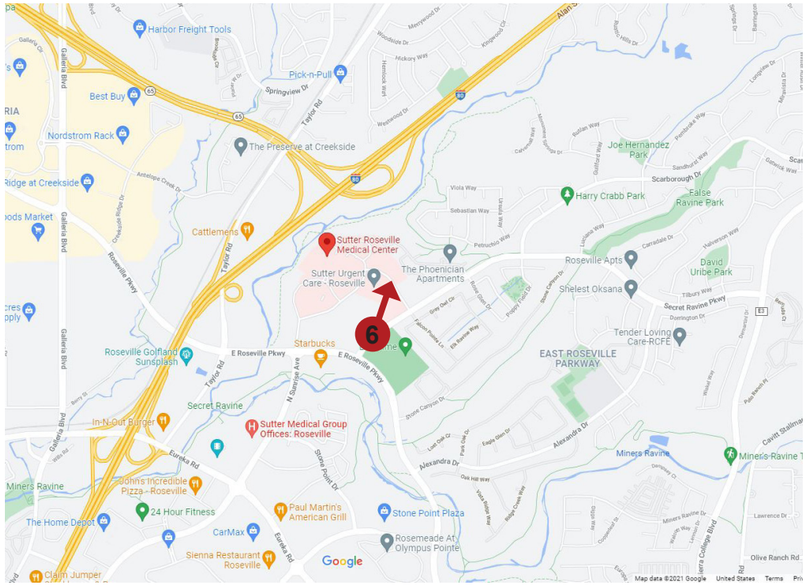
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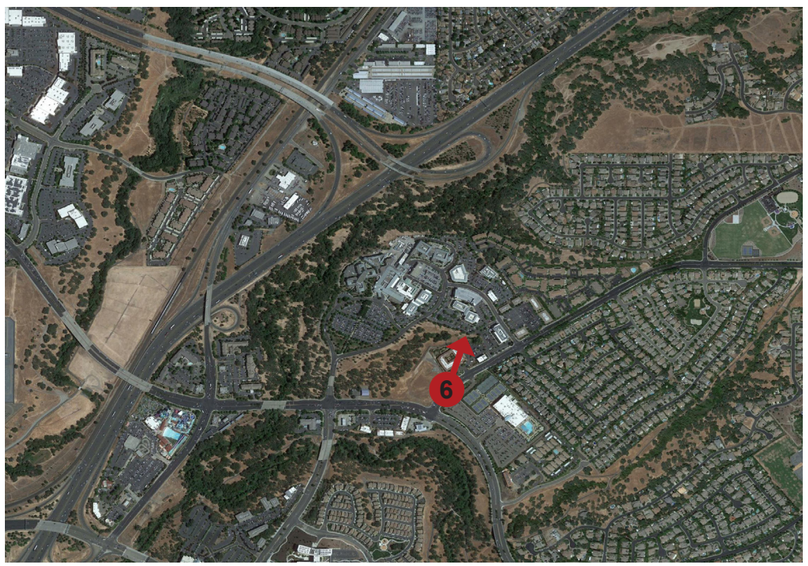
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 6







Secret Ravine Parkway - South

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

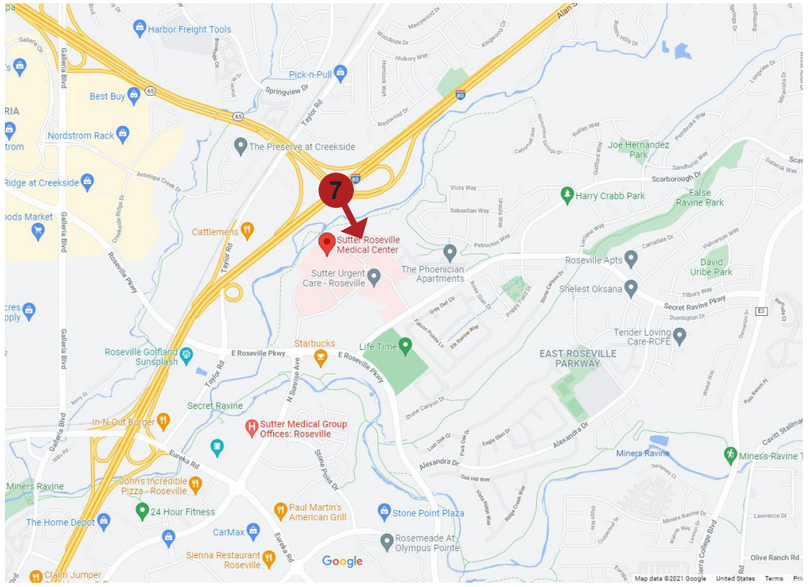
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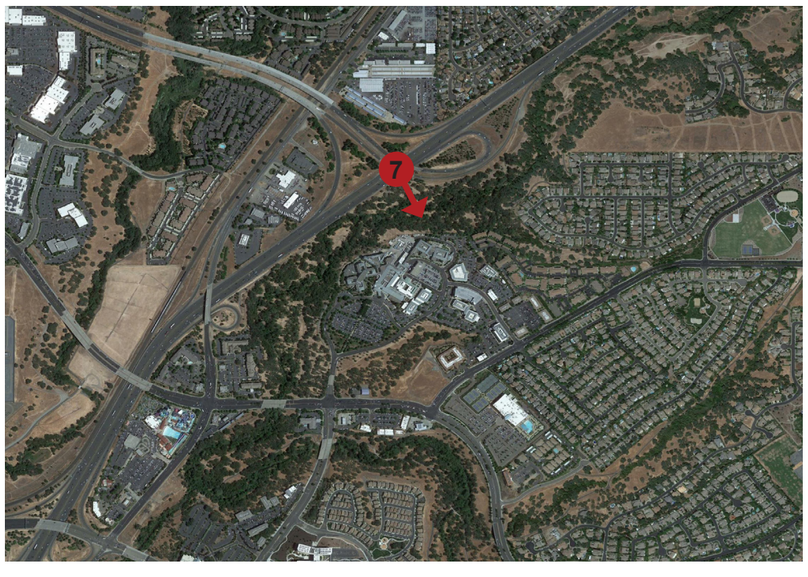
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 7







Interstate 80 & Highway 65

Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

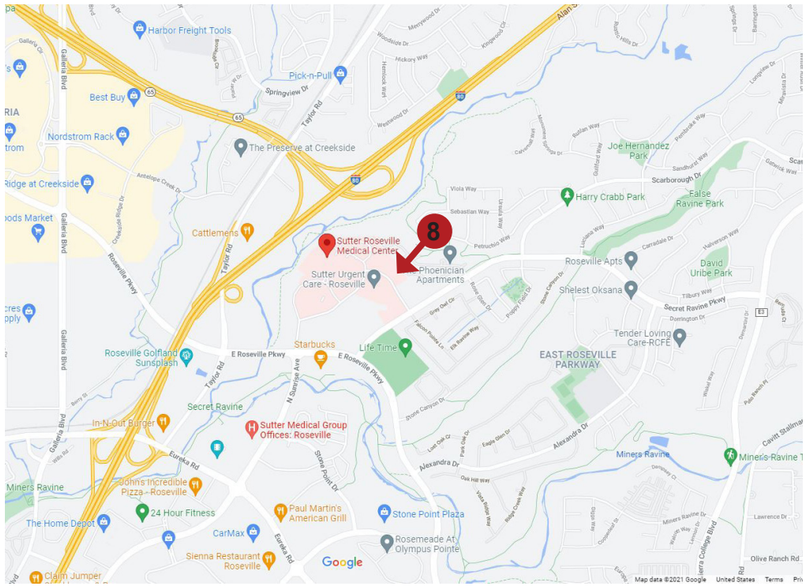
SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

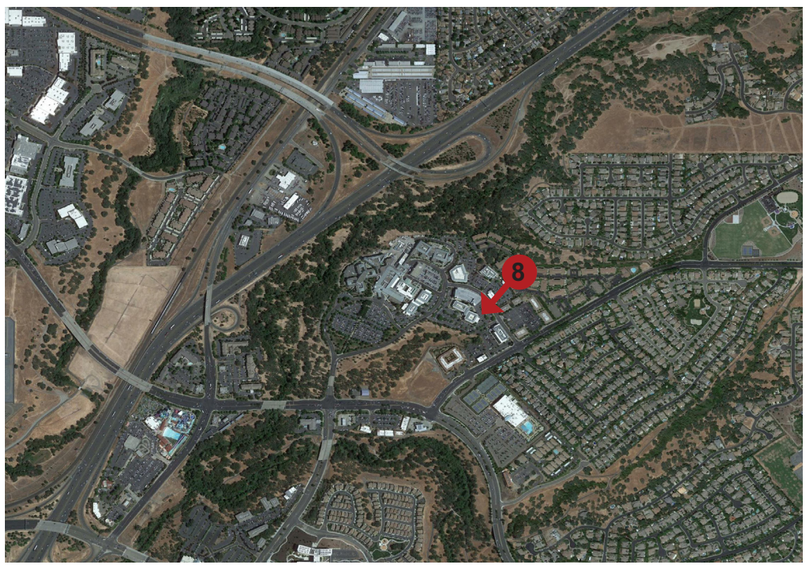
RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 8

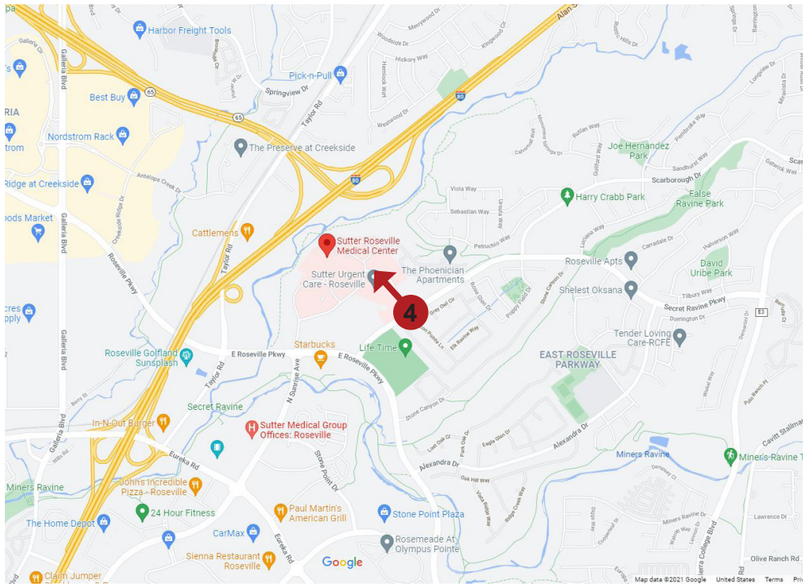


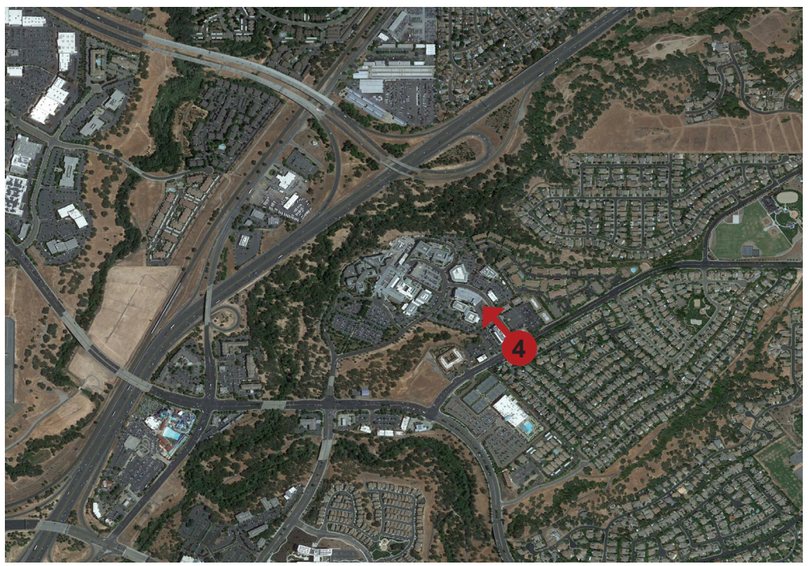




View from the Apartments

VIEW 9







Night View at Secret Ravine Parkway & Medical Plaza

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

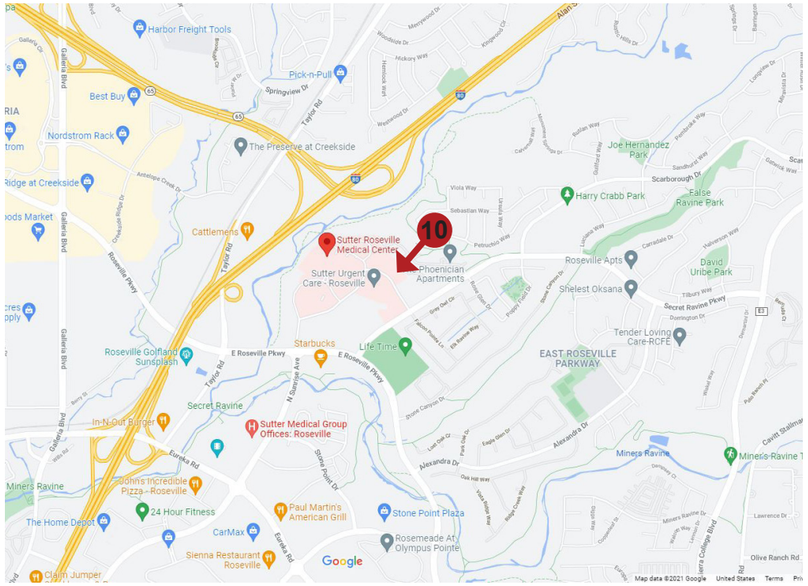
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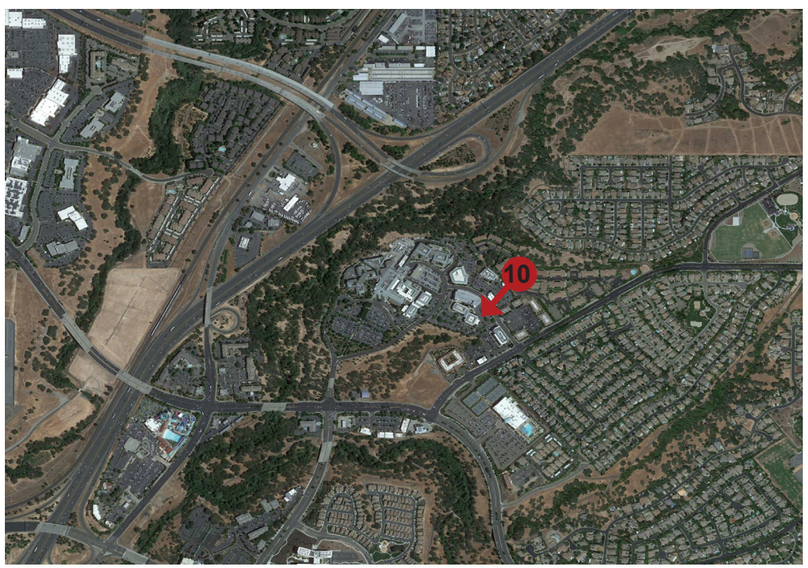
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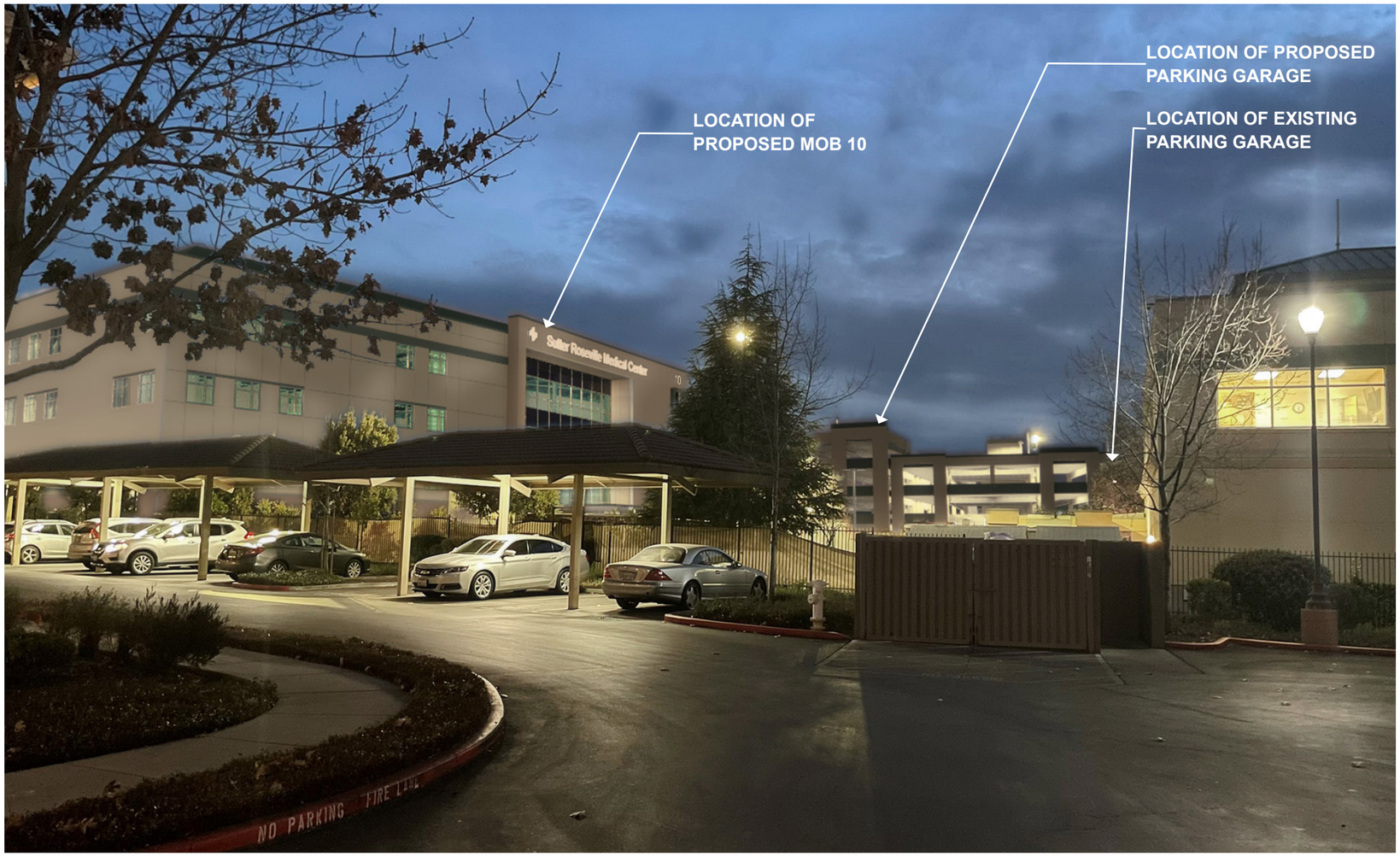
SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW 10







Night View from the Apartments

Sutter Health
Sutter Roseville Medical Center

Dreyfuss+ Blackford

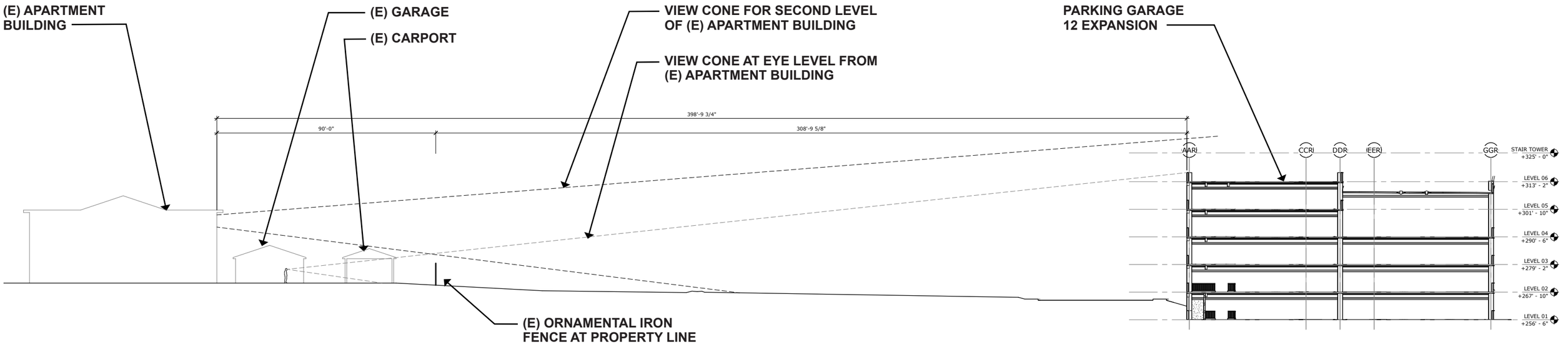
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RAVEL RASMUSSEN PROPERTIES

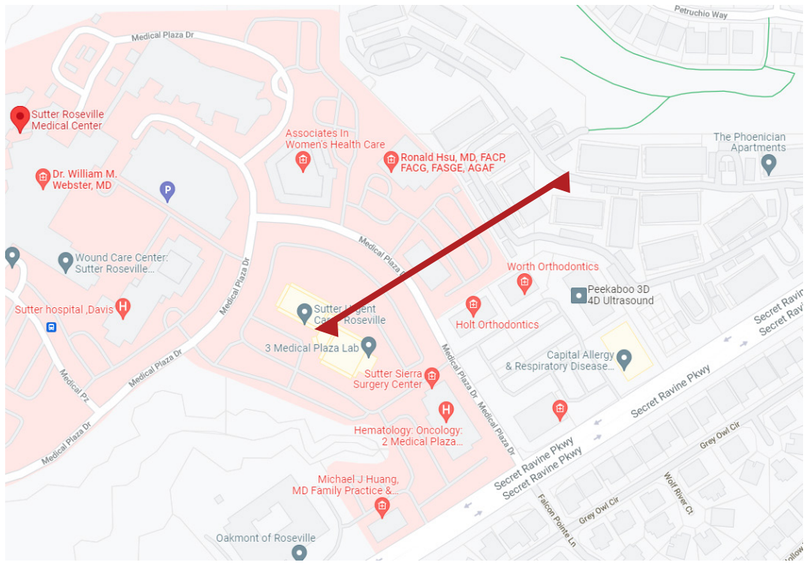
SRMC PARKING GARAGE EXPANSION

03/28/22

VIEW FROM APTS.







Sutter Health
Sutter Roseville Medical Center

Dreyfuss + Blackford

BUILDERS

SEPAROVICH/DOMICH REAL ESTATE DEVELOPMENT

RAVEL RASMUSSEN PROPERTIES

SRMC PARKING GARAGE EXPANSION

03/04/22

PLANNING COMMISSION COMMUNICATION

Title:	Zoning Ordinance Updates 2022, File # PL21-0318
Contact:	Escarlet Mar, emar@roseville.ca.us, (916) 774-5247

Meeting Date: 5/12/2022
Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Table listing proposed Zoning Ordinance updates

Exhibit A Ordinance identifying proposed Zoning Ordinance updates

ITEM 6.3: Zoning Ordinance Update – 311 Vernon Street (Citywide) – File #PL21-0318

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance) to enhance the readability and clarity of the regulations and definitions, and make additional code changes to address new State laws. The changes include: adding required findings for disapproval of qualifying Housing Projects based on the California Government Code (Chapter 19.78); updating the Commercial Zone Districts to allow Small Community Care facilities (Chapter 19.10) and multi-family in the Neighborhood and Community Commercial zoning districts (Chapter 19.12); updating the Residential development standards to require an Administrative Permit for additions greater than 700 square feet on single-family or two-family dwelling units (Chapter 19.10); clarifying how the Professional Office parking requirement is calculated and, modifying the requirements for loading areas (Chapter 19.26); updating the Fast Food Restaurant outdoor parking requirement to be consistent with the indoor parking requirement (Chapter 19.52); updating the Veterinary Hospital definition (Chapter 19.08); clarifying that patio covers constructed concurrently with the main residence are considered part of the primary structure for setback purposes (19.22); updating the Design Review process for Compact Residential Development to allow existing residential properties to expand their building without having to procure a Design Review for Residential Subdivision (DRRS) permit (Chapter 19.10); updating the Project Expiration section to allow the Planning Manager to grant extensions that are longer than one (1) year (Chapter 19.76); adding the Tower Theater to the list of significant buildings in the City (Chapter 19.61); and revise any typos throughout Zoning Ordinance. In addition, staff proposes to update various code sections based on new State Legislation related to Emergency Shelters parking requirements (AB 139), Transitional and Supporting Housing (AB 2162), Low-Barrier Navigation Centers (AB 101), Small Congregate Living Health Facility (State of California Health and Safety Code Section 1267.16), Antennas and Communications Facilities (AB 57), and Small and Large Family Day Care Homes (SB 234). Lastly, staff proposes to update the Large Community Care Facilities and Caretaker/Employee Housing to comply with the Housing Element Program 28 and 31.

Applicant – City of Roseville

SUMMARY RECOMMENDATION

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

1. Recommend the City Council adopt the two (2) findings of fact and approve the Ordinance Amendments to Title 19 of the Roseville Municipal Code.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Zoning Ordinance provides the implementing regulations for the General Plan, with the purpose of establishing regulations governing the use, placement, spacing and size of land and buildings. The current version of the Zoning Ordinance (Title 19 of the Roseville Municipal Code) is viewable online at http://qcode.us/codes/roseville/. The City's Planning Division is responsible for overseeing implementation of the Zoning Ordinance. Staff maintains a list of needed corrections to the Zoning Ordinance based on common questions or issues and observed inconsistencies. The purpose of the

proposed amendments to the Zoning Ordinance is to update the document based on the items identified by staff and update/remove sections of the Zoning Ordinance based on State regulations. This is a staff-initiated project intended to improve business practices and comply with the State regulations.

The purpose of the proposed amendments to the Zoning Ordinance is to enhance the readability and clarity of the regulations, definitions, and make a few additional code changes to address new laws affecting the Zoning Ordinance. The complete proposed redlines are attached (Exhibit A) along with a table (Attachment 1) summarizing each proposed amendment, by location in the Zoning Ordinance (Chapter and Section number). The staff report groups the proposed amendments based on their purpose: resolving discrepancies or adding clarity, achieving consistency with current law, and adding or changing regulations to address recent conflicts or new information.

DISCREPANCIES/CLARITY AMENDMENTS

- Loading Area – There has been a recent misinterpretation that assumed the zoning ordinance require loading areas with certain projects and that these loading areas be reviewed and approved via a design review permit. To ensure clarity regarding loading areas, the amended language will make it clear that if a loading area is proposed for a project, that loading area will be reviewed and approved pursuant to design review.
- Multi-Family Housing Permitted in Specific Commercial Zones – During the Housing Element review process, staff was approached by a group interested in allowing multi-family housing in conjunction with non-profit non-residential uses (i.e., Community Assembly uses, specifically churches). This group was looking to provide housing and supportive services to members of the community. In some instances and with appropriate housing development, housing on sites used by non-profit organizations can provide a benefit to the larger community. The proposed amendment would replace the requirement for a conditional use permit with the requirement for an administrative permit for multi-family housing in the Neighborhood Commercial and Community Commercial zoning districts so long as the housing development is constructed on or adjacent to a site occupied by a non-profit organization, and the non-profit organization will offer services to the future residents.
- Commercial Zone District Permitted Uses – Under the Residential Zones permitted use table, both Large and Small Family Daycare and Large and Small Community Care uses are listed as permitted. However, in the Commercial Zones table, Large and Small Community Care uses are not permitted. Staff believes this an omission and proposes to update the Commercial Zone permitted use table to allow Large and Small Community Care uses to be consistent with the Residential Use table.
- Update Fast Food Restaurant Off-Street Parking Requirement – Staff proposes to update the fast food establishment outdoor seating off-street parking requirement to be consistent with the indoor parking requirement.
- Veterinary Hospital – To clarify that the veterinary hospital definition includes having an outdoor area for animals that are being cared for at the facility long-term.
- Fix typo – Under the Residential Use Types table, the phrase Community Services has an extra s, staff proposes to remove the extra letter
- Clarify that additions to single-family or two-family primary structures greater than 700 square feet in area would require approval of an Administrative Permit.
- Design Review for Compact Residential Development – New language is proposed to exempt existing residential properties with a Medium Density Residential land use designation from a Design Review for Residential Subdivision (DRRS) when there is an existing residential dwelling unit and the project would add a second dwelling unit. This would expedite the review process for those properties with an existing residential dwelling unit on-site. Particularly, for sites within the Infill area of the City.
- Unenclosed Structures – Clarify and update that patio covers over seven (7) feet in height constructed with the main residence would be considered a part of the primary structure for purposes of setbacks. Many home builders offer patio covers as an option when they are

constructing new homes. This update would assist staff in regulating these type of structures. No change is proposed for a patio cover constructed after the initial construction of a home.

- Clarifying that the parking requirement for office users is calculated based on net leasable square footage at time of building permit application. Currently the section specifies that the square foot is determined at the initial building permit submittal. However, the original building square footage often changes when new users redesign the floor layout of the building. For example, a project may add or remove restrooms, office closets, storage areas, etc., which results in a change to the original office building square footage. .
- Project Application Extension & Expiration – The code currently permits the Planning Manager to grant a project entitlement extension for one (1) year. Given the economic uncertainty of commercial development, project financing and construction material and labor shortages, staff proposes to allow for more flexibility when determining the appropriate time for an entitlement extension.
- Significant Building – The Tower Theater is proposed to be added to the list of significant buildings in the City because of the building's historical significance to the Downtown. Adding the Tower Theatre to the list of significant buildings would require the approval of a Design Review Permit and compliance with the requirements of Chapter 19.61 if a future property owner proposed to demolish the building.

MODIFICATIONS TO REFLECT CURRENT LAW

- **Residential Density Bonus.** Staff proposes to include a new eligibility incentive to the list of housing incentives to allow projects which offer at least 20 percent of the project's total units for lower income students. The proposed amendment is a result of the series of recently enacted density bonus legislation. Additionally, staff worked with the California Department of Community Development to confirm that the City's Density Bonus Ordinance is in compliance with recently enacted legislation.

- **Affordable Housing Development & Emergency Shelters Required Findings**. Staff proposes to updated the title name of Section 19.78.070 to include the word "affordable" to clarify that any disapproval findings in this section apply only to "affordable" housing development projects and emergency shelters. This is a result of the new Section 19.78.080 being added per Government code Section 65589.5(j).

- **Findings To Deny a Housing Development.** Chapter 19.78.080 (*new)* – Per Government Code Section 65589.5(j), this section is proposed to provide a list of required findings for disapproval of housing development projects meeting applicable objective General Plan, zoning, and subdivision standards and criteria, and design review standards.

- **Emergency shelters parking requirement**. Consistent with Assembly Bill 139 (AB 139), the City can only impose development and management standards that apply to residential or commercial development within the same zone as an emergency shelter. As such, the City proposes to remove the parking requirement for temporary residents consistent with AB 139.

- **Transitional and Supportive Housing**. Consistent with Assembly Bill 2162, transitional and supporting housing uses would be permitted by right where multifamily and mixed uses are permitted.

- **Low-Barrier Navigation Centers (LBNC)**. Consistent with Assembly Bill 101, the City is required to allow LBNCs as a use by-right in areas zoned for mixed-use and nonresidential zones permitting multi-family uses. LBNC provides temporary room and board with limited barriers to entry while case managers work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter. Updates to the Zoning Ordinance include adding a LBNC definition, updating the residential and commercial zoning districts

permitted uses table to allow LBNC as an allowed use by right in the Multi-Family Housing (R3), Residential Mixed Use (RMU), and Commercial Mixed Use (CMU) zoning districts. Further, in Chapter 19.47 Article IV (Special Area and Specific Requirements) has been created to define and include development standards for LBNC.

- **Small long term care facility**. According to the State of California Health and Safety Code Section 1267.16, a congregate living health facility which serve six (6) or fewer persons shall be considered a residential use and permitted in residential zones. Per the City's Zoning Ordinance, a congregate living health facility falls under the definition of Long Term Care Facility. The City has no jurisdiction in applying development standards for these types of uses, so long as these restrictions are identical to those applied to single-family residences. Therefore, in accordance with State Law, the City proposes to create a new definition (i.e., Long Term Care Facility, Small) to distinguish between a Large Long Term Care Facility where six (6) or fewer persons are allowed and a Small Long Term Care Facility where six (6) or more persons who are terminally ill or catastrophically and severely disabled would be permitted in a residential zone with an administrative permit.

- **Antennas and Communications Facilities**. The Federal Communications Commission (FCC) throughout the years has issued opinions which establish clarification on certain regulations related to telecommunication facilities. As a result of recently issued opinions and Assembly Bill 57 (AB 57), staff proposes to update several sections of Chapter 19.34 to specify what constitutes a substantial change to the size of a telecommunications tower and an increase to the equipment shelters/cabinets. The FCC defines "substantial change" as an increase in height of no more than 10 percent of the height of one additional antenna array, but no more than 20-feet; and existing equipment shelters/cabinets may be modified by no more than 30-feet beyond existing site boundaries or no more than 10% larger in height. In response to AB 57, staff proposes to add language to Chapter 19.34 that would clarify what constitutes a "substantial change" to an existing telecommunications facility on private property and update the time frame requirement to comply with the FCC shot clock rulings.

- **Small and Large Family Day Care Homes**. In September 2019, the Governor approved Senate Bill 234 (SB 234) which modified how local governments could regulate Large Family Daycare Homes. Since its adoption and effective date, staff has complied with the new legislation and no longer requires new Large Family Day Care Homes to apply for an Administrative Permit. In addition the City does not impose business license, fees or taxes on the operation of either a Large or Small Family Daycare Home. The proposed changes include updates to both the Large and Small Family Daycare Home Sections of the ordinance so that both are now regulated in a similar manner. Both Large and Small Family Daycare Homes would be considered a residential use of property and be permitted in single family dwelling units, duplexes, apartments, condominiums, townhomes, or any other multi-family building. The City will no longer require an Administrative Permit for Large Family Day Care Homes, impose a business license, fee or tax on the operation of either a Large or Small Family Daycare Home, or require that additional off-street parking be required.

The above changes reflect updates required in order to ensure the Zoning Ordinance accurately reflects current state laws, and will not have substantial effects on current business practices.

MODIFICATIONS TO COMPLY WITH THE HOUSING ELEMENT PROGRAM

- **Large Community Care Facilities**. Consistent with Housing Element Program 28, the City proposes to change the approval process for Large Community Care Facilities from a Use Permit to an Administrative Permit in all residential zones (i.e., R1, RS, & R2). Further, staff established

objective standards to ensure reliability and transparency during the review process of these facilities.

- **Caretaker/Employee Housing**. Consistent with Housing Element Program 31, employee housing (for six or fewer people) would be permitted as a use by right in all residential zoning districts. Currently, caretakers and employee housing uses are permitted in commercially zoned properties through the issuance of a conditional use permit. At this time, staff does not propose to change the existing use permit requirement for commercially zoned properties.

EVALUATION

Section 19.86.050 of the City of Roseville Zoning Ordinance requires two findings be made in order to approve a zoning ordinance amendment. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to the findings.

1. ***The project is consistent with the public interest, health, safety, or welfare of the City.***

2. ***The project is consistent with the General Plan and any applicable specific plan of the City of Roseville.***

The proposed changes to the Zoning Ordinance will bring the City's regulations into consistency with enacted state law, compliance with the Housing Element Program, and will enhance the readability and clarity of the regulations and definitions of the Zoning Ordinance. Modifying the Zoning Ordinance for consistency with recent state law changes will establish a clear set of regulations for both the public and City staff. Modifying the Large Community Care Facilities and Caretaker/Employee Housing sections of the Zoning Ordinance will bring these sections into compliance with several Housing Element Programs. The amendments that encompass the bulk of the Zoning Ordinance updates will help staff clarify any discrepancies in the Zoning Ordinance. For these reasons, staff finds that the project is consistent with the public interest, health, safety, or welfare of the City and that the project is consistent with the General Plan and applicable specific plans.

PUBLIC OUTREACH

A notice of the proposed project was posted on the Roseville Collation of Neighborhood Associations (RCONA) website on April 29, 2022. To date, no comments have been received.

This Zoning Ordinance Amendment is not site specific, therefore, public hearing notices were not mailed to individual property owners. Consistent with noticing requirements for a citywide project, a public notice was published in the Roseville Press Tribune.

CONCLUSION

In conclusion, the proposed changes will improve business operations by improving the clarity and intent of the existing regulations. Where new or modified regulations are proposed, they are supported by current industry standards and/or are the outcome of recent projects. As mentioned, no concerns have been raised as a result of the public outreach. Planning staff has coordinated with the City Attorney's Office and applicable City Departments and any comments have been incorporated into the proposed amendments. As such, staff is requesting the Planning Commission consider the proposed Zoning Ordinance Update and recommend adoption by the City Council.

ENVIRONMENTAL DETERMINATION

The Zoning Ordinance updates are policy and procedure-making activities, and the California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity

in question may have a significant effect on the environment, the activity is not subject to CEQA (CEQA Guidelines §15061(b)(3)). The proposed amendments do not change existing Zoning District definitions or the Zoning Map, and have no effect on the intensity of use afforded by existing Zoning designations. Most of the proposed changes clarify existing regulations or update sections consistent with existing law; they do not change the manner in which the Zoning Ordinance is implemented or the way development is regulated, and therefore have no potential to result in physical changes in the environment.

RECOMMENDATION

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

1. Recommend that the City Council adopt the two (2) findings of fact and approve the Ordinance Amendments to Title 19 of the Roseville Municipal Code.

Attachment

1. Table listing proposed Zoning Ordinance updates

Exhibit

A. Ordinance identifying proposed Zoning Ordinance updates (redline/strikeout)

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

Zoning Ordinance Update; PL19-0230
Table of Amendments

ATTACHMENT 1

Section	Amendment	Comments
19.08.030	Add Long Term Care Facility, Small def.	
19.08.080(H), (I)	Update Small and Large Family Day Care Homes definition to align with State law	
19.08.080(K)	Add a definition for Low-Barrier Navigation Center	
19.08.090(B)(4)	Update Veterinary hospital definition to include outdoor space language	
19.08.090(Q)	Add Long Term Care Facility, Small def.	
19.10.020	Update the Residential Use Types table to allow Large Community Care Facilities as Administratively perrmited. Allow Caretaker/Employee Housing, Long Term Care Facility, Small Long Term Care Facility, and Low-Barrier Navigation Centers as uses permitted by right	
19.10.030	Update the Residential Zone General Development Standards table to require any single-family or two-family adding an addition of 700 sf or greater an Adminstrative Permit for all residential zones	
19.10.045	Update the Design Review for Residential Subdivisions (DRRS) applicability section to permit properties with an existing dwelling unit and a Medium Density Residential (MDR) land use designation to add additional dwelling unit/s without having to procure a DRRS permit.	
19.12.020	Update the table to allow Large and Small Community Care Facility as permitted and conditionally permitted consistent with the Residential Zone use tab	
19.12.020	Update table to allow Mulit-family uses permited in the NC and CC zones with an Administrative Permit	
19.12.020	Restrict or permit Large Family Day Care Home	
19.12.020	Permit Low-Barrier Navigation Centers in Commercial Mixed Use districts	
19.22.030(C)(2)(d)(ii)	Clarify that patio covers constructed concurrently with the main residence are considered part of the primary structure.	
19.26.030(A)(2)	Update Parking table to remove parking requirement for residents of Emergency Shelters	
19.26.030(A)(3)	Update Parking table to remove parking requirment for Small and Large Family Day Care	
19.26.030(A)(4)	Update the Parking table to clarify how professional offices parking requirement is calculated based on net leasable square footage	
19.26.040(F)(2)	Loading Requirement design clarification	
19.28.060	Updating the Residential Density Bonus section to include an incentive regarding student housing development.	
19.34.020(B)(1), (2), (3), & (C)	Details about telecommunication expansion allowed	
19.38.030(E)	Remove the parking requirement for residents of Emergency Shelters	
19.46.020	Update the Large Family Day Care general requirements	
19.46.030	Remove application procedure for a Large Family Day Care Home. Use is now permitted by right per State	
19.46.040	Remove pre-existing Large Family Day Care Homes section	
19.47	A new chapter was created for Low Barrier Navigation Centers	
19.52.020(F)	Fast food restaurant outdoor parking requirment to be consistent with the indoor parking requirement	
19.60.080(A)	Update to comply with AB 345 that prohibits the sale and conveuances of ADUs.	
19.61.030	Added the Tower Theater as significant building in the City.	
19.76.140	Expiration section removed.	
19.76.210	Time extension updated to be consistent with best practices for organic growth in the area.	
19.78.070	An amendment to the title of this section to clarify that the disapproval findings apply only to "affordable" housing development projects and emergency shelters.	
19.78.080	A new section being added detailing the required findings for disapproval of housing development projects meeting standards, consistent with Government Code Section 65589.5(j)	

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 19.08.030, 19.08.080 AND 19.080.090 OF CHAPTER 19.08 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING USE TYPE CLASSIFICATIONS, AMENDING SECTIONS 19.10.020, 19.10.030 AND 19.10.045 OF CHAPTER 19.10 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL ZONES, AMENDING SECTION 19.12.020 OF CHAPTER 19.12 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING COMMERCIAL ZONES, AMENDING SECTION 19.22.030 OF CHAPTER 19.22 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY USES AND STRUCTURES, AMENDING SECTIONS 19.26.030 AND 19.26.040 OF CHAPTER 19.26 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING OFF-STREET PARKING AND LOADING, AMENDING SECTION 19.28.060 OF CHAPTER 19.28 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL DENSITY BONUS, AMENDING SECTION 19.34.020 OF CHAPTER 19.34 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANTENNAS AND COMMUNICATIONS FACILLITIES, AMENDING SECTION 19.38.030 OF CHAPTER 19.38 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING EMERGENCY SHELTER, AMENDING SECTION 19.46.020 AND DELETING SECTIONS 19.46.030, AND 19.46.040 OF CHAPTER 19.46 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING LARGE FAMILIY DAY CARE, ADDING CHAPTER 19.47 OF TITLE 19 REGARDING LOW-BARRIER NAVIGATION CENTERS, AMENDING SECTION 19.52.020 OF CHAPTER 19.52 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL

CODE REGARDING OUTDOOR RESTAURANT SEATING, AMENDING SECTION 19.61.030 OF CHAPTER 19.61 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SIGNIFICANT BUILDINGS, DELETING SECTION 19.76.140 AND AMENDING SECTION 19.76.210 OF CHAPTER 19.76 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING APPLICATION PROCESSING PROCEDURES, AMENDING SECTION 19.78.070 AND ADDING SECTION 19.78.080 OF CHAPTER 19.78 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PUBLIC REVIEW PROVISIONS AND APPROVAL STANDARDS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.08.030 of Chapter 19.08 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

A. Agricultural and Open Space Use Types.

Agricultural

Animal Keeping

Resource Protection and Restoration

Resource Related Recreation

B. Civic Use Types.

Community Assembly

Community Services

Essential Services

Hospital Services

General Hospital Services

Psychiatric Hospital Services

Intensive Public Facilities

Libraries and Museums, Private

Power Generating Facilities

Public Parking Services

Schools

College and University

Public Elementary and Secondary

Private Elementary and Secondary

Social Services

Emergency Shelter

Food Distribution

Food Service

C. Residential Use Types.

Accessory Dwelling Units

Caretaker/Employee Housing

Community Care Facility, Small

Community Care Facility, Large

Dwelling

Multi-Family

Single-Family

Two-Family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobile Home Park

Rooming and Boarding Houses Short-Term Rental

Single Room Occupant

Supportive Housing

Transitional Housing

D. Commercial Use Types

Adult Oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

Automotive Rentals

Automotive Repairs

Automotive Sales

Car Wash and Detailing

- Commercial Parking
- Gasoline Sales
- Heavy Equipment Rental and Sales

- Banks and Financial Services
- Bars and Drinking Places
- Broadcasting and Recording Studios
- Building Material Stores
- Business Support Services
- Commercial Recreation
  - Amusement Center
  - Indoor Entertainment
  - Indoor Sports and Recreation
  - Large Amusement Complexes
  - Outdoor Entertainment
  - Outdoor Sports and Recreation
  - Residential Recreation Facilities
- Community Care Facility
- Day Care Centers
- Eating and Drinking Establishments
  - Convenience
  - Fast Food with Drive-Through
  - Full Service
- Food and Beverage Retail Sales

Funeral and Interment Services

Lodging Services

Long Term Care Facility

Long Term Care Facility, Small

Maintenance and Repair

Medical Services

- General
- Low Traffic Generating
- Medical Campus/Medical Office Building

Neighborhood Commercial

Nightclubs

Nursery, Retail

Offices, Professional

Personal Services

Retail Sales and Services

Single Room Occupant

Specialized Education and Training

- Specialty Schools
- Vocational Schools

Storage, Personal Storage Facility

E. Industrial Use Types

Day Care Center, Secondary (employees only)

Equipment and Materials Storage Yards

General Industrial

Hazardous Materials Handling

Impound Yards

Laundries, Commercial

Light Manufacturing

Printing and Publishing

Recycling, Scrap and Dismantling

Enclosed

Unenclosed

Research Services

Specialized Industrial

Wholesale and Distribution

Heavy

Light

F. Transportation and Communications Use Types

Antennas and Communications Facilities

Developed Lot

Undeveloped Lot

Heliport

Intermodal Facilities

SECTION 2. Section 19.08.080 of Chapter 19.08 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.08.080 Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

A. Accessory Dwelling Unit/Junior Accessory Dwelling Unit. An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family, two-family or multi-family dwelling unit is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. A junior accessory dwelling unit shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. A junior accessory dwelling unit may include

separate sanitation facilities, or may share sanitation facilities with the existing structure. (Also see Chapter 19.60.)

B. Caretaker/employee housing, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

C. Community Care Facility, Small. A dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.

D. Community Care Facility, Large. A dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

E. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

F. Dwelling, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units,

multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. Multi-family, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.

2. Single-family, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.

3. Two-family, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

G. Family day care homes, small, includes a ~~private single-family dwelling where~~dwelling unit where providers dwell in that provides care, protection and supervision ~~of seven~~for eight (8) or fewer ~~persons is provided~~children, including children under 10 years of age who reside at the home, for periods of less than 24 hours or as otherwise provided by state law.

H. Family day care homes, large, includes a ~~private single-family dwelling where~~ dwelling unit where providers dwell in that provides care, protection and supervision ~~of eight and up to, and including, 14 persons is provided for periods of less than 24 hours or as otherwise provided by state law~~for seven (7) to 14 children, inclusive, including children under 10 years of age who reside at the home, as set forth in Section 1597.465 of the Health and Safety Code, as may be amended from time to time. (Also see Chapter 19.46.)

I. Live/work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units functions primarily as a workspace with incidental residential accommodations.

J. Low-Barrier Navigation Centers, means a "Housing First", low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

~~J~~**K. Mobile home park,** includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

~~K~~**L. Rooming and boarding houses,** includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

~~L~~**M. Short-Term Rental.** As defined in Chapter 4.25 (Short-Term Rentals), any single-family dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.

~~M~~**N. Single Room Occupant.** Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may

have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

~~N~~O. **Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)

1. Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)

~~O~~P. **Transitional Housing and Transitional Housing Development.** Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).)

SECTION 3. Section 19.08.090 of Chapter 19.08 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.08.090 Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

A. Adult-oriented businesses, include those uses specifically referred to in Chapters 9.11 and 19.32 of this Code and include any adult arcade, adult bookstore, adult cabaret, adult hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein. Any reference in this Code to "adult business establishment" shall mean adult- oriented business, as provided herein.

B. Animal sales and services, includes establishments primarily engaged in animal- related sales and services. The following are animal sales and services use types:

1. Grooming and pet stores, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.

2. Kennels, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet hotels, and dog training centers.

3. Veterinary clinic, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.

4. Veterinary hospital, includes a veterinary facility conducted in an enclosed building and an outdoor space ~~in the open~~ which provides long-term medical care, boarding and grooming.

C. Automotive and equipment, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:

1. Automotive body and equipment repair, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

2. Automotive rentals, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.

3. Automotive repairs, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.

4. Automotive sales, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

5. Car wash and detailing, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.

6. Commercial parking, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.

7. Heavy equipment rental and sales, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.

8. Gasoline sales, includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.

D. Banks and financial services, includes financial institutions including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding, (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of "personal services."

E. Bars and drinking places, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.

F. Broadcasting and recording studios, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of "antennas, communications facilities."

G. Building material stores, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of "retail sales and services"). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

H. Business support services, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

1. Blueprinting;

2. Business equipment repair services (except vehicle repair, see "Automotive repair");

3. Commercial art and design (production);

4. Computer-related services (rental, repair, maintenance);

5. Equipment rental businesses within buildings;

6. Film processing laboratories;

7. Mail advertising services (reproduction and shipping);

8. Outdoor advertising services;

9. Photocopying; and

10. Photo-finishing.

I. Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

1. Amusement center, includes public places of amusement or public places of business in which four or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.

2. Indoor entertainment, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter 19.32.) Typical uses include motion picture theaters, and live theater.

3. Indoor sports and recreation, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.

4. Outdoor entertainment, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.

5. Outdoor sports and recreation, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.

6. Residential recreation facilities, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. Large amusement complexes, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:

a. Includes outdoor amusement attractions such as mechanized or carnival- type rides or water slides; and

b. Meets any two of the following three criteria:

i. The complex has a maximum daily capacity of more than 500 users per day,

ii. The complex is required to provide off-street parking for more than 200 vehicles, or

iii. The complex operates during any part of the year during the hours after 6:00 p.m.

This does not apply to publicly owned or operated parks or facilities.

J. Community care facility, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long term care facilities.

K. Day care centers, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools.

L. Eating and drinking establishments, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under “bars and drinking places” and “nightclubs.” An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Chapter 9.45 shall be considered a

nightclub per subsection T of this section. Eating and drinking establishment use types include:

1. Fast food with drive-through, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.

2. Convenience, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.

3. Full service, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants.

M. Food and beverage retail sales, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.

N. Funeral and interment services, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.

O. Lodging services, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services

includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and bed-and-breakfasts.

P. Long term care facility, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours as defined by the Health and Safety Code Section 1267.16, as may be amended from time to time. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.

Q. Long term care facility, small, includes any congregate living health facility of more than six (6) beds for persons who are terminally ill and any congregate living health facility of more than six (6) beds for persons who are catastrophically and severely disabled and are licensed by the State Department of Health Services.

~~Q~~**R. Maintenance and repair,** includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

~~R~~**S. Medical services**, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. Medical services use types include:

1. General, includes the range of medical services described above. Typical uses include individual medical and dental offices, dental and medical laboratories, health maintenance

organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.

2. Low traffic generating, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.

3. Medical campus/medical office building (MOB), includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.

~~S~~**T. Neighborhood commercial,** includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.

~~T~~**U. Nightclubs,** includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for "public dances" as per Chapter 9.45 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission may be charged. Excludes uses classified under this section as commercial use types as "eating or drinking

establishments," "commercial recreation," and Chapter 19.32, "Adult Oriented Businesses." Additional requirements are contained in Chapter 19.49.

~~U~~V. **Nursery, retail,** includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

~~V~~W.**Offices, professional,** includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;

2. Advertising agencies;

3. Architectural, engineering, interior design, and surveying services;

4. Attorneys;

5. Call and telemarketing centers;

6. Computer software designers;

7. Court reporting services;

8. Data processing and computer services;

9. Detective agencies and similar services;

10. Secretarial and word processing services;

11. Government offices including agency and administrative office facilities;

12. Insurance agencies;

13. Management, public relations and consulting services;

14. Real estate agencies; and

15. Writers, photographers and artists offices outside the home.

~~W~~X.**Personal services,** includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, tutoring services, and dry cleaning pick up stations.

~~X~~Y. **Retail sales and services,** includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;

2. Bakeries, retail;

3. Bicycle sales;

4. Department stores;

5. Drug and discount stores;

6. Furniture stores;

7. Hardware;

8. Orthopedic supplies;

9. Photography studios;

10. Self-service laundries/dry cleaning stores; and

11. Sporting goods and equipment.

~~Y~~Z. **Specialized education and training,** includes private establishments providing training or educational programs. Typical uses include:

1. Vocational schools, includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or on-line. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).

2. Specialty schools, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

~~Z~~AA. **Storage, personal storage facility,** includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54

SECTION 4. Section 19.10.020 of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.10.020 Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as "P";

B. Conditionally permitted use, designated as "CUP"; and

C. Administratively permitted use, designated as "A."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	CUP	CUP	P	P
Community Service~~s~~s	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Public/Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities (3)					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units (1)	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	~~CUP~~A	~~CUP~~A	~~CUP~~A	P	P
Dwelling (5)					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Caretaker/Employee Housing	P	P	P	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large (2)	~~A~~P	~~A~~P	~~A~~P	~~A~~P	P
Long Term Care Facility(7)	P	P	P	P	P
Long Term Care Facility, Small	A	A	A	A	A
Low-Barrier Navigation Centers(8)	-	-	-	P	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
Short-Term Rental (6)	P	P	P	P	P

	R1	RS	R2	R3	RMU
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial				CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities (4)	AP/CUP	AP/CUP	AP/CUP	AP/CUP	AP/CUP

Notes:

(1) Accessory dwelling/junior accessary dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.

(2) See Chapter 19.46 for large family day care home regulations.

(3) See Chapter 19.55 for power generating facilities requirements.

(4) See Chapter 19.34 for antennas and communications facilities requirements.

(5) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).

(6) Short-Term Rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional Short- Term Rental requirements.

(~~8~~7) A long term care facility which serves six (6) or fewer persons shall be considered a residential use of the property ~~pursuant to the State legislative~~.

(~~7~~8) Low-Barrier Navigation Centers are exempt from a Design Review Permit.

SECTION 5. Section 19.10.030 of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.10.030 Residential zone general development standards.

A. Residential Development Standards. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District					
	R1	**RS** with attached sidewalk(10)	**RS** with separated sidewalk(8), (10)	**R2**	**R3(2)**	**RMU**
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None (7)
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary dwelling units per lot	1 dwelling	1 dwelling	1 dwelling	2 dwellings(1)	As provided by General Plan, but a minimum of 3 dwellings	As provided by General Plan
Maximum number of accessory/junior dwelling units per lot(11)	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings

	Requirement by Zoning District					
	R1	**RS** with attached sidewalk[10]	**RS** with separated sidewalk[8], [10]	**R2**	**R3**[2]	**RMU**
See Chapter 19.22 for accessory structure development standards for the following standards						
Setbacks (minimum)						
Front[9]	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth[6]	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth[6]	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None[7]
Sides[9]	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	5 ft interior; 10 ft street side on first floor; 13 ft street side on second floor	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all street frontages	None[7]

	Requirement by Zoning District					
	R1	**RS** with attached sidewalk[10]	**RS** with separated sidewalk[8], [10]	**R2**	**R3[2]**	**RMU**
Rear	20% of lot depth; need not exceed 20 ft; 10 ft minimum[3]	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided[4]	10 ft minimum with minimum useable open space of 500 sq ft[4]	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None[7]
Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None[4]	None[4]	40%	50%	None[7]
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft[5]	None[7]
Additions to ~~the~~ a single-family or two-family primary structure greater than 700 square feet in area[12]	~~May only be permitted upon approval of an Administrative Permit~~					

Notes:

(1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.

(2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.

(3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.

(4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

(5) Except for units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.

(6) Minimum driveway depth of 18 feet requires a roll-up garage door.

(7) As provided in development standard overlay or special area overlay district.

(8) Sidewalk separated from back of curb by five-foot planter strip.

(9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.

(10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.

(11) A combination of up to two accessory dwelling/junior accessory dwelling units are permitted within areas zoned to allow single-family, two-family or multi-family residential use provided the lot contains an existing or proposed single-family dwelling, two-family or multi-family unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types)

and the accessory dwelling/junior accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). See Chapter 19.60 for the maximum number and combination of units allowed per lot. For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.

(12) Additions (attached or detached) to a single-family or two-family primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020. Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).

B. Clear Vision Triangle, Residential. The following standards shall apply to the installation of structures on corner parcels:

1. On a corner parcel, no fence, wall, sign or other structure, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected or placed within a residential clear vision triangle (see Chapter 19.95 Definitions).

2. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.

C. Exceptions to Height Limits. Notwithstanding the requirements of subsection A, the following structures are permitted to exceed the maximum height limits, as follows: Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of 15 percent higher than the height limit of the applicable zone.

D. Exceptions to Setbacks. Notwithstanding the requirements of subsection A, the following structures are permitted to encroach into the required development setbacks, as follows:

1. Architectural features, such as but not limited to: cornices, eaves, canopies, fireplaces and similar features, but not any flat wall or addition creating living space, may encroach up to two feet into any required setback.

2. Covered, unenclosed projections attached to the primary structure may encroach up to six feet into any front yard setback.

E. Manufactured Homes. Manufactured homes are permitted in residential zones provided they meet the following architectural standards:

1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;

2. The manufactured home shall have a minimum of 16-inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum 2 1/2 in 12 pitch.

F. Landscaping Requirements in Setback Areas.

1. Single-Family and Two-Family Dwellings—Front-Yard and Street Side-Yard Setbacks.

a. Setback Area Paving Restrictions. A maximum of 50 percent of the required front-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. A maximum of 50 percent of the required street side-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use; however, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in Chapter 19.22 of this code. These requirements may be modified with approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

b. Landscape and Maintenance Requirements. The unpaved portion of a front-yard setback and street side-yard setback shall be landscaped, irrigated, and maintained. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height Restrictions for Landscaping Located in the Clear Vision Triangle. All landscaping located within the clear vision triangle for corner lots, as defined in Section 19.95.030 of this code, shall not exceed three feet in height, except that trees exceeding

three feet in height are allowed if the tree is maintained free of branches eight feet above the curb grade.

d. Vehicle Parking Requirements. Vehicles, including without limitation, automobiles, boats, campers, trailers, and other recreational vehicles, must be parked on a paved surface, as provided for in Section 11.20.110 of this code. Vehicles shall not be parked within the landscaped setback area.

2. Multi-Family Dwellings (Three or More Units)—Front-Yard and Street Side-Yard Setbacks. All minimum front-yard and street side-yard setbacks shall be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setback. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

SECTION 6. Section 19.10.045 of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.10.045 Design review required for compact residential development.

A. Applicability. Design review shall be required for compact residential development projects that qualify under either of the following:

1. Attached or detached single-family housing units on property with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map) (except for properties within the Downtown Specific Plan area or additions, remodels, or new detached or attached dwelling unit(s) on properties with an existing residential dwelling unit ~~who want to add a new detached or attached dwelling unit/s~~); or

2. Residential projects of any density on a parcel or parcels zoned small lot residential (RS) where modifications to the RS supplemental design standards are requested.

B. Approvals Required. Compact residential development projects shall require approval of a Design Review Permit for Residential Subdivision (DRRS). The Approving Authority for a DRRS shall be the Planning Commission or as otherwise provided in Section 19.74.010(D).

C. Exceptions. The residential development standards identified in Section 19.10.030(A) applying to compact residential development projects may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

D. Modification. Modifications to a DRRS previously approved by the Planning Commission may be approved by the Planning Manager, pursuant to the requirements of Section 19.76.180.

SECTION 7. Section 19.12.020 of Chapter 19.12 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.12.020 Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as "P";

B. Conditionally permitted use, designated as "CUP"; and

C. Administratively permitted use, designated as "A."

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P

	BP	NC	CC	GC	HC	RC	CMU
Public/Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter (5)	-	-	-	CUP	CUP	-	CUP
Food Distribution (3)	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service (4)	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities (9)							
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units (11)	-	P	P	P	P	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Community Care Facilities, Small	P	P	P	P	-	P	P
Community Care Facilities, Large	CUP	CUP	CUP	CUP	-	CUP	P
Dwelling (10)							
Multi-Family (13)	-	CUP/A	CUP/A	-	-	-	P
Single-Family	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	~~CUP~~	CUP	CUP	CUP	-	~~CUP~~	P
Single Room Occupant	-	-	-	-	-	-	CUP
Low-Barrier Navigation Centers	-	-	-	-	-	-	P
COMMERCIAL USE TYPES							
Adult Oriented Businesses (2)	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	CUP	CUP	CUP	P

	BP	NC	CC	GC	HC	RC	CMU
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Gasoline Sales[(12)]	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P

	BP	NC	CC	GC	HC	RC	CMU
Eating and Drinking Establishments							
Fast Food with Drive-Through[12]	-	-	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P
Long Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs [6]	-	-	CUP	CUP	-	CUP	CUP
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities [8]	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities [7]	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP	P/A/CUP

Notes:

(1) Reserved.

(2) Additional requirements are contained in Chapter 19.32.

(3) Additional requirements are contained in Chapter 19.40.

(4) Additional requirements are contained in Chapter 19.39.

(5) Additional requirements are contained in Chapter 19.38.

(6) Additional requirements are contained in Chapter 19.49.

(7) Additional requirements are contained in Chapter 19.34.

(8) Additional requirements are contained in Chapter 19.36.

(9) Additional requirements are contained in Chapter 19.55.

(10) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).

(11) Accessory dwelling /junior accessory dwelling units are only permitted within areas zoned to allow single- family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit which has an approved CUP as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.

(12) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by

less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

(13) Multifamily uses are permitted with an Administrative Permit in the NC and CC zone districts when the housing development is constructed on or adjacent to a site occupied by a non-profit organization, and ~~the~~a non-profit organization will offer supportive services to the proposed residents. Examples of supportive services include transportation, child care, education assistance, and the provision of clothing and other supplies.

SECTION 8. Section 19.22.030 of Chapter 19.22 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.22.030 Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the responsibility of the Planning Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the Planning Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Manager shall be subject to

appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family):

1. Decks and Balconies. Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) which is 30 inches or taller in height, when measured as outlined in Section 19.95.030(H)(1) (Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one- half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

2. Unenclosed structures, including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos located on the ground floor. Such structures are subject to the following requirements:

a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;

b. The structure shall not be constructed of materials which would create a year round livable area;

c. Less than seven feet in height:

i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;

ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.

d. Greater than seven feet in height.

i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;

ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot. Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, or constructed concurrently with the main residence shall be considered attached to (and part of) the primary structure for purposes of this article;

iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.

3. Enclosed structures are subject to the following requirements:

a. Less than seven feet in height.

i. The minimum setback is 5 feet from the back of sidewalk or right-of-way, whichever is greater, on the street side for corner lots;

ii. The minimum setback is 10 feet from the back of sidewalk or right-of- way, whichever is greater, when adjacent to a key lot; and

iii. No setback is required adjacent to the rear or interior side property lines.

b. Greater than seven feet in height:

i. The maximum height is 15 feet and one story;

ii. The minimum setback is 5 feet from the rear and side property lines;

iii. The minimum setback is 12.5 feet from the back of sidewalk or edge of right-of-way on corner lots; and

iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

c. General.

i. If the building or structure is located within a required rear yard setback, the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.

ii. The required front yard of the applicable residential zone district shall be maintained.

iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) (excluding Accessory Dwelling Units), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.

iv. An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building, but it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks.

v. Any accessory structure located less than 6 feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this article, and shall be subject to the development standards for the primary building. Additions to primary structures are regulated pursuant to Section 19.10.030 (Residential Zone General Development Standards).

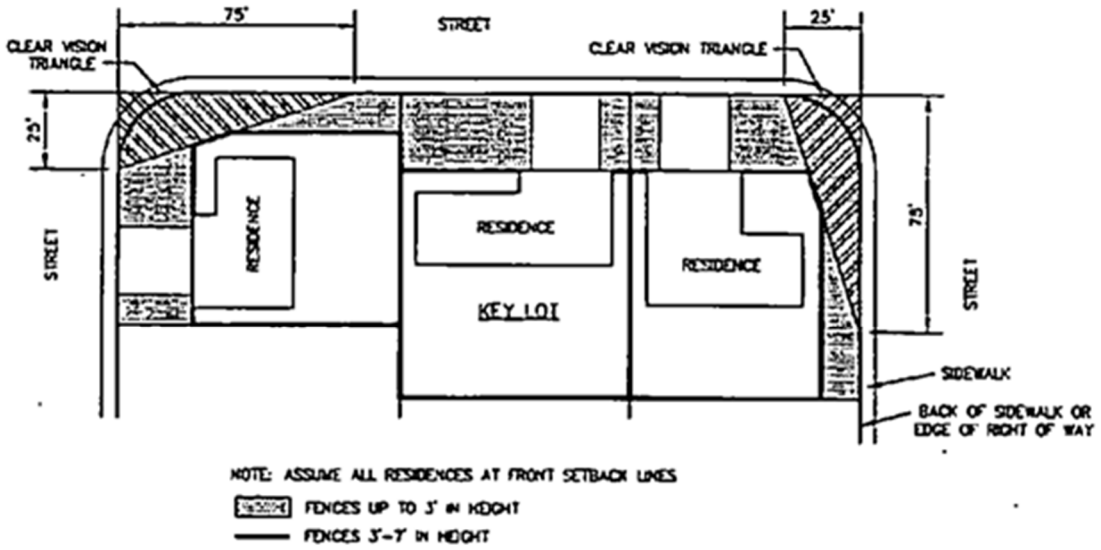
5. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

a. The maximum height shall be reduced to three feet if located:

i. Within a residential clear vision triangle (see Chapter 19.95, Definitions);

ii. Within a required front setback; or

iii. Within five feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot, or within 10 feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.



FENCE HEIGHT
NO SCALE

b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.

c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.

d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

6. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. Security facilities, including security gates and gate houses at a project entrance.

8. Antennas, including HAM radio, radio and television receiving antennas subject to requirements of Chap**ter 19.34.**

9. Children's play equipment, including playsets, playhouses and tree houses.

10. Recreation facilities, including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.

11. Satellite Dishes. Satellite dishes as allowed in Chapter 19.34.

12. Entry Arbors. Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

13. Landscape Features. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

14. Mailboxes. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

15. Outdoor Living Elements. Outdoor living elements including but not limited to outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for Enclosed Accessory Structures.

16. Exceptions to Setbacks. Notwithstanding the requirements of subsection A of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

17. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. Bicycle lockers and off-street parking areas.

2. Decks and Balconies. Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, when measured as outlined in Section 19.95.030(H)(1) (Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

3. Unenclosed structures, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are subject to the following requirements:

a. The structure shall not enclose any area equal to or greater than 20 percent on any side;

b. The structure shall not be constructed of materials which would create a year round livable area;

c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;

d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;

e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and

g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

a. The maximum height shall be reduced to three feet if located:

i. Within a residential clear vision triangle (see Chapter 19.95 Definitions);

ii. Within a required front setback; or

iii. Within five feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot, or within 10 feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.

b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.

c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.

d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. Security facilities, including security gates and gate houses at a project entrance.

7. Antennas, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

8. Recreation facilities, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.

9. Satellite Dishes. Satellite dishes as allowed in Chapter 19.34.

10. Signs, as permitted by Title 17 of this Code.

11. Transit facilities.

12. Trash enclosures and recycling facilities.

13. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. Bicycle lockers, and off-street parking areas and structures.

2. Unenclosed structures, including arbors and gazebos.

3. Detached enclosed storage.

4. Detached unenclosed storage buildings and pole buildings associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.

5. Fences and walls, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

6. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. Security facilities, including security gates and gate houses at a project entrance.

8. Antennas, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

9. Recreation facilities, including recreation activity courts and facilities for use by employees.

10. Satellite Dishes. Satellite dishes as allowed in Chapter 19.34.

11. Signs, as permitted by Title 17 of this Code.

12. Transit facilities.

13. Trash enclosures and recycling facilities.

F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

1. Outdoor Storage. Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment

may be permitted consistent with the use types and permit requirements of Article II of this title.

2. Vehicles for Sale. No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.

3. Fences. The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:

a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;

b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and

c. Where required by any permit condition, law or regulation of the City or state.

SECTION 9. Section 19.26.030 of Chapter 19.26 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.26.030 Parking space requirements by use type.

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

A. Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

1. Terms Used in Tables. The following terms are used throughout the tables and are defined below:

"Square feet" means the total gross building/tenant space area;

"Use area" means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

2. Civic use types shall provide off-street parking spaces as follows:

CIVIC USE TYPES	**NUMBER OF PARKING SPACES REQUIRED**
Community Assembly	
Places of Worship	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom
Club, Lodges, Meeting Halls	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area
Public Community Facilities	As determined as part of the design review approval
Community Services	As determined as part of the design review approval
Essential Services	None
Hospital Services	
General Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Psychiatric Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Intensive Public Facilities	As determined as part of the design review approval
Libraries and Museums, Private	1 per 400 sq. ft.
Public Parking Services	As determined as part of the design review approval
Schools	
College and Universities	As determined as part of the design review approval

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Public/Private Elementary, Middle and Junior High	2 per classroom, plus 60 lineal feet of loading area for every 100 students
High Schools	1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students
Social Services	
Emergency Shelter	1 per staff member~~, plus 1 per every 10 shelter residents~~
Food Distribution	1 per employee, plus 1 per every 500 sq. ft. of floor area
Food Service Facility	1 per employee, plus 1 per every 4 seats within facility

3. Residential use types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Accessory Dwelling Units	
Studios	None
1+ Bedrooms	1 per dwelling. For exceptions, see Chapter 19.60 (Accessory Dwelling Units)
Caretaker/Employee Housing	2 per dwelling
Community Care Facility, Small	2 per dwelling
Community Care Facility, Large	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
Dwelling	
Multi-Family	
Studio	1.5 per unit, plus guest parking (see below)
1 Bedroom	1.5 per unit, plus guest parking (see below)
2+ Bedrooms	2 per unit, plus guest parking (see below)
Senior Citizen Apartments	1 per unit, plus guest parking (see below)
Guest Parking	Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof
Single-Family and Two-Family	2 per dwelling
~~Family Day Care Home, Small~~	~~2 per dwelling plus 1 space for loading~~
~~Family Day Care Home, Large~~	~~2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section 19.46.020(B)~~

Mobile Home Park	2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof
Rooming and Boarding Houses	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)

4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

COMMERCIAL USE TYPES	**NUMBER OF PARKING SPACES REQUIRED**
Adult Business Establishments	1 per 300 sq. ft.
Animal Sales and Service	
Grooming and Pet Stores	1 per 300 sq. ft.
Kennels	Minimum 10 spaces
Veterinary Clinic	1 per 150 sq. ft.
Veterinary Hospital	1 per 150 sq. ft.
Automotive and Equipment	
Automotive Rentals	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area
Automotive Repairs	1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle
Automotive Sales	1 per 1,000 sq. ft. of indoor and outdoor display area
Car Wash and Detailing	
Full Service	10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking
Self-Service	4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking
Automatic Car Wash Service	1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking
Commercial Parking	As determined as part of the design review approval
Equipment Rental and Sales	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area
Gasoline Sales	
With Neighborhood Commercial Sales	1 per 300 sq. ft. of commercial sales area with a 5 space minimum

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Without Neighborhood Commercial Sales	5 spaces
With Repair	1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay
Impound Yards	1 per 250 sq. ft. of office plus 1 for every company vehicle
Storage of Operable Vehicles	1 per 250 sq. ft. of office plus 1 for every company vehicle
Banks and Financial Institutions	1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord
Bars and Drinking Places	1 per 50 sq. ft.
Broadcasting and Recording Studios	As determined as part of the design review approval
Building Material Stores	1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area
Business Support Services	1 per 300 sq. ft.
Commercial Recreation	
Amusement Center	1 per 200 sq. ft.
Indoor Entertainment	
Theater	1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval
Indoor Sports and Recreation	
Billiard and Pool Hall	2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)
Bowling Center	5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)
Health Clubs and Athletic Clubs	1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms
Indoor Sport Arenas (such as soccer, volleyball)	50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Skating/Ice Rinks	1 per 175 sq. ft.
Outdoor Entertainment	As determined as part of the design review approval
Outdoor Sports and Recreation	
Amusement Parks	As determined as part of the design review approval
Driving Range	1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)
Golf Course	6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)
Miniature Golf Course	2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)
Swimming Pools	1 per 100 sq. ft. of pool area
Residential Recreation Facilities	As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter
Large Amusement Complexes	As determined as part of the design review approval
Community Care Facilities	0.75 per unit
Day Care Centers	1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county
Eating and Drinking Establishments	
Fast Food with Drive Through	1 per 100 sq. ft.
Convenience	1 per 100 sq. ft.
Full Service	1 per 100 sq. ft.
Enclosed Outdoor Seating See Chapter 19.52	1 per 100 sq. ft.
Food and Beverage Retail Sales	1 per 300 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Funeral and Interment Services	1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area
Lodging Services	1 per room plus additional spaces as required for other uses in the facility
Long Term Care Facilities	1 per 3 employees for largest shift, plus 1 per 3 beds
Maintenance and Repair of Appliances	1 per 300 sq. ft.
Medical Services	
General	1 per 150 sq. ft.
Low Traffic Generating	1 per 200 sq. ft.
Medical Campus/MOB	1 per 200 sq. ft.
Neighborhood Commercial	1 per 300 sq. ft.
Nightclubs	1 space per 2 occupants based on maximum occupancy load of the building as calculated by the California Building Code plus bus space as determined as part of the Conditional Use Permit
Nursery, Retail	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area
Offices, Professional	1 per 250 sq. ft. of net leasable square footage ~~as determined with approval of the initial building shell~~. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section 19.26.030(B).
Personal Services	1 per 300 sq. ft.
Retail Sales and Services	
Furniture, Large Appliance, Floor Covering	1 per 400 sq. ft.
General Retail	1 per 300 sq. ft.
Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion,	Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
utilizing such elements as common access and parking)	
Specialized Education and Training	
Vocational Schools and Specialty Schools	1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area
Storage, Personal Storage Facilities	4 spaces plus 2 spaces for the manager's quarters

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers, Secondary	None, see parking requirements for applicable industrial use type
Equipment and Material Storage Yards	1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area
General Industrial	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Hazardous Materials Handling	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Light Manufacturing	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Recycling, Scrap and Dismantling	
Enclosed	1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area
Unenclosed	
Research Services	1 per 3,000 sq. ft., plus 1 per company vehicle
Specialized Industrial	As determined as part of the design review approval
Wholesale and Distribution	
Light	1 per 1,000 sq. ft.

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Heavy	Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

6. Transportation and communication use types shall provide off-street parking spaces as follows:

TRANSPORTATION AND COMMUNICATION USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Antennas and Communications Facilities	
Developed Lot	None, see parking requirements for applicable use type
Undeveloped Lot	1 per full-time employee
Bus Depots	As required by Chapter 19.36
Heliports	As determined as part of the design review approval
Intermodal Facilities	As determined as part of the design review approval

B. Special Parking Requirements. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

1. Uses Not Listed. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

2. New Buildings or Development Projects Without Known Tenants. If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

3. Mixed Use Projects. Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (adjustment to number of required parking spaces).

4. Tenant Spaces with Multiple Functions. When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

5. Tenant Spaces with Accessory Storage. When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

6. Changes in Use. When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

7. Rounding Off. When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

8. Commercial Centers. Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

9. Professional Office Uses. Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.

C. Adjustment to Number of Required Parking Spaces. The number of parking spaces required by subsection A may be reduced as follows:

1. Specific Plan Provisions. Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

2. Parking Reductions for Shared Parking. If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which is the sum of all the users within the building complex) is not applicable because the hours of operation

of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;

b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;

c. Overflow parking will not impact any adjacent use; and

d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

3. Parking Reductions for an Individual Use. If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the

same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and

b. Overflow parking will not impact any adjacent use.

4. Parking Reductions for Eating and Drinking Establishments. The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.090(L) **shall be the Planning Commission.**

D. Downtown/Old Town Parking Requirements. All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or request approval of a parking reduction or variance from the parking standards.

SECTION 10. Section 19.26.040 of Chapter 19.26 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.26.040 Design and improvement of parking.

Parking spaces and areas shall be designed in accordance with this section.

A. Parking Lot and Parking Space Design and Layout. Except where otherwise provided by Section 19.26.030(C) (Adjustments to number of required parking spaces), parking spaces shall be designed as follows:

1. Parking Space Design. Except as provided below, all parking spaces shall be standard spaces, designed to accommodate full-sized passenger vehicles.

a. Parking Space Sizes. Standard spaces shall be a minimum of nine feet by 18 feet; compact car spaces shall be a minimum of nine feet by 16 feet; and parallel parking spaces shall be a minimum of 10 feet wide by 22 feet long. Accessible spaces shall be a minimum of nine feet by 18 feet with a five-foot loading area; an accessible van space shall be a minimum of nine feet by 18 feet with an eight-foot loading area.

b. Compact Car Space Substitution. Parking lots with a minimum of 20 parking spaces may substitute standard spaces with compact spaces for up to 30 percent of the total parking spaces required. Each compact space shall be labeled “COMPACT” or “C.”

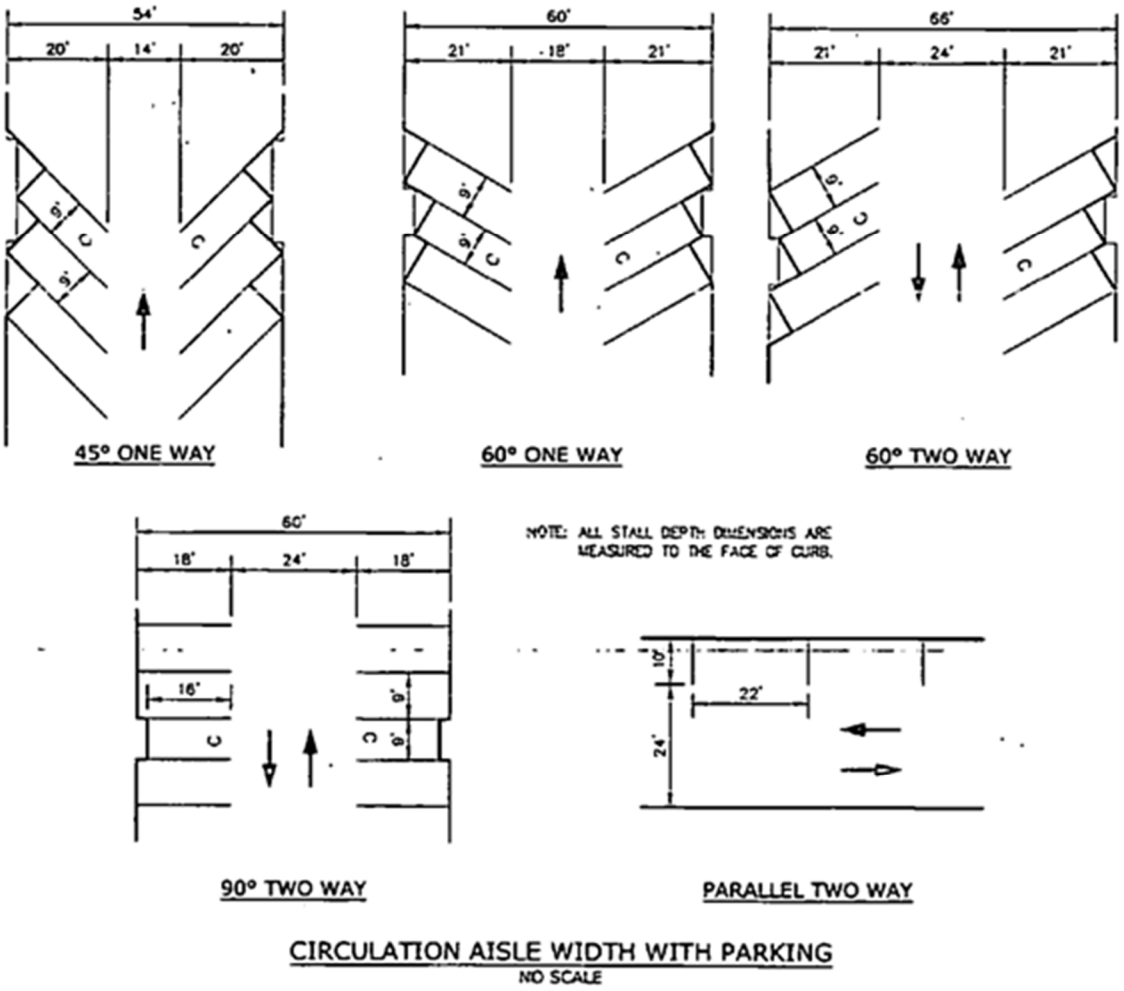
c. Motorcycle Space Substitution. Parking lots with a minimum of 40 parking spaces may substitute standard parking spaces with motorcycle spaces. One standard parking space may be replaced with a motorcycle space for each 40 required standard parking spaces. Motorcycle spaces shall be a minimum size of three by six feet.

d. Bicycle Space Sizes. Each bicycle space shall be a minimum of two feet by six feet to prevent encroachment into any walkway, parking space, landscape area or similar.

2. Parking Lot Design. The design and layout of parking lots shall conform to the following standards:

a. Circulation Aisle Width with Parking. The minimum width of a two-way drive aisle providing access to parking spaces shall be 24 feet. The minimum width of a one-way drive aisle providing access to parking spaces shall be as follows:

ANGLE	AISLE WIDTH
90°	24′
60°	18′
45°	14′
PARALLEL	12′



CIRCULATION AISLE WIDTH WITH PARKING
NO SCALE

Other parking designs utilizing other parking angles may be approved upon securing an Administrative Permit.

b. Circulation Aisle Width Without Parking. The minimum width of a two-way drive aisle with no parking on either side of the drive aisle is 20 feet. The minimum width of a one-way drive aisle with no parking on either side of the drive aisle is 12 feet.

c. Circulation Aisle for Emergency Access. The minimum width of a drive aisle needed for an emergency response vehicle shall be 20 feet.

d. Vehicular Overhang. Vehicular overhang is permitted, provided no vehicle shall overhang into a sidewalk which would reduce the unencumbered width of a sidewalk to less than four feet. A vehicle is permitted to overhang into a landscaped area by two feet, provided that the required landscaped area is extended by two feet.

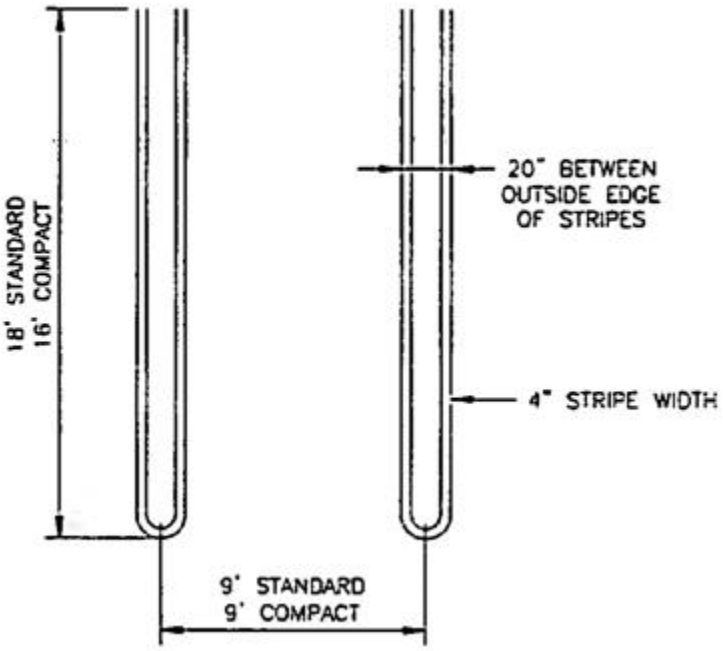
e. Perimeter Landscaping. Where a parking lot is adjacent to a public right-of-way, a landscape planter shall be established and continuously maintained between the public right-of-way and the parking lot. The minimum width of the landscape planter shall be determined by the design guidelines or the applicable specific plan landscape guidelines. In addition, all unused right-of-way between the public street and the parking lot shall be landscaped and maintained by the property owner.

f. Bicycle Racks and Lockers. When bicycle spaces are required, a bicycle rack or locker shall be installed. The bicycle rack shall be designed to allow a bicycle to be secured to the rack. The location of the bicycle rack or locker shall not encroach into the sidewalk which would reduce the unencumbered width of the sidewalk to less than four feet and shall provide adequate clearance surrounding the rack or locker such that bicycles shall not encroach into any walkway, parking space, landscape area or similar.

g. Curb Stops. A permanent curb, bumper, wheel stop or similar device at least six inches in height shall be installed adjacent to sidewalks, planters and other landscaping areas, parking lot fixtures and buildings and walls to protect these improvements from vehicular damage. The stopping edge of such protected bumper shall be placed no closer than two feet from the above noted improvement.

h. Parking Space Design. All parking spaces shall be delineated and separated by a painted divider (double stripe) as shown on the typical stall illustration below. The stripes

shall be a four-inch solid line painted either white or yellow in color. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.



However, existing parking areas with single striping, which require additional parking spaces or modified parking spaces due to building expansion, parking lot restriping or reconfiguration may maintain the single striping upon securing an Administrative Permit.

B. Controlled Access Required. All parking spaces (including garage spaces) required for any land use other than a single-family or two-family dwelling shall be designed and located to provide for vehicle maneuvering on the site so that vehicles will enter any adjacent public right-of-way or private road in a forward direction.

C. Location of Parking on a Single-Family Lot. Parking spaces may be located as needed on a site, provided that no required parking space shall be located within a front or street side setback required by Article II (Zoning Districts and Permitted Uses) except as provided in

Chapter 19.60 (Accessory Dwelling Units), or other use types (community care facility, congregate residence and rooming and boarding house) according to Section 19.26.030. A driveway providing access to a street may be located within a front or street side setback.

D. Surfacing of Parking Areas. Required parking and circulation areas shall be surfaced with asphalt concrete or Portland cement concrete, or other approved all-weather, hard, non-eroding surface. It shall be the responsibility of the property owner to insure that the surface is maintained free from significant cracks or holes.

E. Specialized Parking and Circulation. The standards of this subsection apply to the design and construction of specialized parking and on-site circulation facilities. Additional information regarding stacking capacity for drive through facilities and other types of uses with stacking, are contained in the community design guidelines.

1. Drive-Through Facilities. The following requirements apply to any use with drive-through facilities:

a. Separation and Marking of Lanes. Drive-through aisles shall be a minimum of 12 feet wide and shall be separated from other circulation aisles necessary for ingress or egress, or aisles providing access to any parking space. Each such aisle shall be striped, marked, or otherwise distinctly delineated.

F. Loading Requirements. Loading shall be provided as identified below:

1. No Maneuvering Within Public Rights-of-Way. All site designs shall be designed so as to prevent truck back-up maneuvering within the public right-of-way.

2. Design. ~~The~~ If a loading area is required, the location, number, size and access of the loading area ~~shall~~ will be determined pursuant to design review.

SECTION 11. Section 19.28.060 of Chapter 19.28 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.28.060 Eligibility and application requirements for incentives.

A. Available Incentives. A housing development qualifying for a density bonus may be entitled to at least one incentive. Incentives may include, but are not limited to:

1. A reduction in site development standards such as:

a. Reduced minimum lot sizes and/or dimensions.

b. Reduced minimum lot setbacks.

c. Reduced minimum outdoor and/or private outdoor living area.

d. Increased maximum lot coverage.

e. Increased maximum building height and/or stories.

f. Reduced on-site parking requirements.

g. Reduced street standards.

2. A reduction in architectural design requirements.

3. A density bonus greater than the amount required by this chapter.

4. Other regulatory incentives proposed by the developer or the City, which result in identifiable, financially sufficient, and actual cost reductions.

B. Parking Requirements. If an applicant qualifies for a density bonus pursuant to this chapter, the applicant may request, in addition to any requested incentive(s), that reduced parking requirements be applied to the project in place of the City's current parking requirements. The parking requirement is inclusive of accessible and guest parking for the entire housing development, but shall not include on-street parking spaces in the

count towards the parking requirement. The housing development may provide onsite parking through tandem or uncovered parking, but not through on-street parking. In calculating the number of parking spaces required for a development, if the total number of parking spaces is other than a whole number, the number shall be rounded up to the next whole number.

1. Except as otherwise provided in this subsection, the following parking requirements shall apply:

a. Zero to one bedroom: one on-site parking space.

b. Two to three bedrooms: one and one-half on-site parking spaces.

c. Four or more bedrooms: two and one-half on-site parking spaces.

2. If the housing development includes at least 20 percent lower income units or at least 11 percent very low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then the parking requirement shall be one-half on-site parking space per unit.

3. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code as may be amended from time to time, then no parking spaces shall be required as long as the development meets either of the following criteria:

a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development; or

b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California Civil Code as may be amended from time to time, and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

4. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code as may be amended from time to time, and the development is either a special needs housing development, as defined in Section 51312 of the California Health and Safety Code as may be amended from time to time, or a supportive housing development, as defined in Section 50675.14 of the California Health and Safety Code as may be amended from time to time, then no parking spaces shall be required. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

C. Eligibility for Incentives. Incentives are available to a housing developer as follows:

1. One incentive for housing developments that: (a) restrict at least 10 percent of the total units to lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development; or (b) are for senior housing.

2. Two incentives for housing developments that restrict at least 17 percent of the total units to lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

3. Three incentives for housing developments that restrict at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

4. Four incentives for housing developments that restrict 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

4.5. One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.

SECTION 12. Section 19.34.020 of Chapter 19.34 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.34.020 Permit requirements.

A. Telecommunications facilities are permitted as identified in Article II. Satellite dish antennas and ham radio antennas are permitted as accessory structures pursuant to Section 19.22.030.

B. The following types of telecommunication facilities are exempt from permit provided they meet the following requirements:

1. Antennas and/or related telecommunication equipment attached to an existing monopole, tower, or similar structure provided the equipment does not increase the height of the existing monopole, tower, or structure by more than 10% or one additional antenna array not more than 20 feet (whichever is greater).

2. Antennas and/or related telecommunication equipment located on an existing building provided the equipment does not increase the height by more than 10% or one additional antenna array not more than 20 feet (whichever is greater) ~~of the existing building~~ and the antennae does not conflict with the architectural treatment of the building and is screened from public view or painted to match the exterior of the building.

3. Equipment shelters/cabinets may be located on site as long as they do not adversely impact the approved building, parking and landscape design and shall be no larger than 160 square feet in size with a maximum height of six feet. Existing equipment shelters/cabinets may be modified by no more than 30 feet beyond existing site boundaries or no more than 10% larger in height as defined by Section 6409(a) of the Spectrum Act of 2012, as may be amended from time to time.

4. All proposed telecommunication equipment shall conform to the standards identified in Section 19.34.030.

5. In residential zone districts, HAM radio antennas are subject to a 35-foot height limit if ground mounted. If roof mounted, the antenna may exceed the height limit of the zone district by 15 percent. HAM radio antennas shall maintain a minimum five-foot setback from any property line.

C. The following telecommunication facilities may be approved pursuant to an Administrative Permit and must comply with Federal Communications Commission "shot clock" ruling as necessary.

1. Monopoles/towers and related facilities not exceeding 60 feet in height;

2. Monopoles/towers not located between a building and an adjacent street;

3. Antennas or related telecommunication equipment that increases the height of a building but does not exceed more than one half the height of the building on which the equipment will be located;

4. Antennas and related telecommunication equipment not painted or screened to match the existing pole/tower, building or roof;

5. In R-1 single-family residential zones and properties designated as open space such facilities will be allowed as long as the facility meets the standards of this section, are co-located within the footprint of an existing tower or attached to a monopole, tower or similar structure, and do not require permanent roadway or driveway access improvements; and

6. Equipment buildings, shelters and cabinets larger than 160 square feet in size and/or more than six feet in height provided they are screened from public view (street).

D. Cellular facilities and equipment that does not conform to the provisions identified within subsections A and B may be approved pursuant to approval of a Conditional Use Permit.

E. The following activities are prohibited on telecommunication facilities.

1. Advertising. No advertising or display is permitted on any telecommunication facility or related equipment.

SECTION 13. Section 19.38.030 of Chapter 19.38 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.38.030 Development and management standards.

A. Distance Separation Requirements. No emergency shelter shall be located within 250 feet of any other emergency shelter.

B. Occupancy. An emergency shelter shall not exceed 40 residents, excluding staff.

C. Length of Occupancy. Any single resident's stay shall not exceed six consecutive months.

D. Zone Specific Development Standards. An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.

E. Parking Requirements. Emergency shelters shall provide one parking space for every staff member. ~~and one parking space for every 10 temporary residents.~~

F. Management. An emergency shelter must adequately comply with the management standards:

1. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

2. Security shall be provided on-site during hours of operation.

3. On-site management shall be provided by at least one emergency shelter staff member at all times while residents are present at the shelter.

4. Emergency shelter lighting shall be consistent with the City of Roseville's adopted Building Code.

G. When Conditional Use Permit Required. An emergency shelter that does not meet the development and management standards of this section or is located within the GC, HC, CMU, M1, M2, and MMU zones shall be required to obtain a Conditional Use Permit.

H. Conditional Use Permit Conditions of Approval and Findings.

1. In review of an application for a Conditional Use Permit for an emergency shelter, the Approving Authority shall review the requirements of this section and may approve reasonable deviations from the requirements of this section and may approve additional conditions consistent with protecting public health, safety and welfare provided that such conditions do not render the project infeasible.

2. Notwithstanding Section 19.78.060(A), and consistent with Government Code Section 65589.5 as may be amended from time to time, in approving a Conditional Use Permit the Approving Authority shall only make the specific finding that the application would not have a specific adverse impact upon the public health or safety.

SECTION 14. Section 19.46.020 of Chapter 19.46 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.46.020 General requirements.

A. Location. Consistent with Section 1596.72 of the Health and Safety Code as may be amended from time to time, ~~A~~ large family day care home ~~shall~~ may be ~~only be~~ located ~~within a detached single-family dwelling~~in a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses.

~~**B. Parking.** Off-street parking shall be provided as follows:~~

~~**1.** One space for each employee not residing in the large family day care home dwelling, plus the two spaces required for the occupants of the single-family residence as required in Chapter 19.26 (Off-Street Parking and Loading).~~

~~**2.** Four spaces for the loading and unloading of attendees. Where on-street parking is available along the street frontage of the large family day care home site, only two of these spaces are required on-site.~~

~~**3.** Not more than three of the spaces required herein, located side by side, shall be permitted within the required front yard setback area. These spaces may be so designed to permit backing onto the adjacent street.~~

~~**4.** Up to three of the required employee or attendee loading/unloading on-site parking spaces may be located in tandem behind the required parking spaces for the occupants of the dwelling or for employees. However, in no instance shall such tandem parking result in more than one parking space behind each required occupant or employee parking space.~~

~~**C.**~~**B Noise.** It is intended that noise from outdoor play areas be kept to a level consistent with residential neighborhoods. To attain this intent and reduce possible noise impacts, outdoor play/activity areas shall only be used between the hours of 8:00 a.m. to 6:00 p.m. Additionally,

radio or other electronic amplification devices, if used, shall be played at volumes which are not audible beyond the exterior boundary of the large family day care home site.

~~**D. Separation.** As a means to maintain the integrity of residential neighborhoods, new large family day care homes shall not be located within 500 feet of an existing state licensed large family day care home or within 500 feet of any other child day care center licensed to care for 15 or more children.~~

SECTION 15. Section 19.46.030 of Chapter 19.46 of Title 19 of the Roseville Municipal Code is hereby ~~amended to read as follows~~deleted in its entirety~~:~~.

~~**19.46.030 Application procedures.**~~

~~An application for an Administrative Permit shall be filed with the Planning Division as required in Chapter 19.74. Deviation from the general requirements described in Section 19.46.020 may be approved pursuant to approval of an Administrative Permit.~~

SECTION 16. Section 19.46.040 of Chapter 19.46 of Title 19 of the Roseville Municipal Code is hereby ~~amended to read as follows~~deleted in its entirety~~:~~.

~~**19.46.040 Pre-existing large family day care homes.**~~

~~**A.** Those large family day care homes that exist on the effective date of the ordinance codified in this title, and on that date have a valid large family day care home license issued by the state of California, are considered legal nonconforming uses. Such nonconforming use may continue until the renewal date required for state of California licensing of the provider's large family day care home. If the provider does not apply for approval of his or her large~~

~~family day care home pursuant to this chapter by the date required for state licensing renewal, then the legal nonconforming use shall be deemed to terminate.~~

~~**B.** In those instances where an application has been filed in a timely manner, and the Planning Manager finds that numerous conditions must be applied to make the nonconforming large family day care home consistent with this chapter, the Planning Manager may extend the valid nonconforming use status up to five years. This extension by the Planning Manager would be granted only as a means to give the applicant adequate time to satisfy the conditions of permit approval. If conditions of approval are not satisfied within the extension period granted by the Planning Manager, the legal nonconforming use shall terminate.~~

SECTION 17. Chapter 19.47 of Title 19 of the Roseville Municipal Code is hereby added to read as follows:

19.47.010 Purpose

A Low Barrier Navigation Center offers housing or shelter to a resident who is homeless or at risk of homelessness to live temporarily while they wait to move into permanent housing. It offers services to connect people to permanent housing through a services plan that identifies services staffing. A Low Barrier Navigation Center shall be low barrier and culturally competent, and shall be focused on providing support for moving people out of crisis and into permanent housing as quickly as possible

19.47.020 General Requirements

A. **Location**. A Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

B. Standards.

1. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

2. It is linked to a coordinated entry system, so that staff in the interim facility or staff who colocate in the facility may conduct assessments and provide services to connect people to permanent housing.

3. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code as may be amended from time to time.

4. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations as may be amended from time to time.

5. Within 30 days of receipt of an application for a Low Barrier Navigation Center development, the local jurisdiction shall notify a developer whether the developer's application is complete pursuant to Government Code Section 65943. Within 60 days of receipt of a completed application for a Low Barrier Navigation Center development, the local jurisdiction shall act upon its review of the application.

Low Barrier Navigation Centers shall remain in effect only until January 1, 2027, or unless otherwise extended by the State.

SECTION 18. Section 19.52.020 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.52.020 Regulations

Outdoor restaurant seating is permitted provided the following conditions are met:

A. A minimum horizontal clearance of four feet from the street curb to the tables and chairs shall be maintained at all times, free from open car doors, car bumper overhangs or other encroachments;

B. Tables and chairs shall be limited to the area immediately adjacent to the restaurant use;

C. Outdoor restaurant seating may be uncovered, partially covered or fully covered by means of umbrellas, awnings or canopies;

D. Decorative or accent lighting may be incorporated into the awning or canopy;

E. Tables and chairs shall be movable unless otherwise approved by the Planning Manager;

F. Full service eating and drinking establishments using outdoor restaurant seating that is enclosed for service from a single restaurant shall provide one space for every 100 square feet of outdoor seating area in addition to indoor parking requirements identified in Section 19.26.030. Fast food establishments using outdoor restaurant seating shall provide one space for every ~~50~~ 100 square feet of outdoor seating area in addition to indoor parking requirements;

G. Full service eating and drinking establishments that provide unsecured outdoor restaurant seating, that is available for use by multiple establishments, are not required to provide additional parking provided that the boundary, as required by the State Department of Alcoholic Beverage Control (ABC), is transparent; does not exceed three feet in height, or as required by ABC; and does not include improvements to enclose, cover, or further improve the site such that a building permit would be required or that would create an exclusive use area protected from the elements;

H. Alcoholic beverages shall not be served or consumed in a public right-of-way;

I. Outdoor restaurant seating areas shall be maintained free of garbage and other debris; and

J. Outdoor restaurant seating areas shall not violate any condition of an approved design review or Conditional Use Permit.

SECTION 19. Section 19.61.030 of Chapter 19.61 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.61.030 Applicability.

A. The following constitutes the current list of significant buildings.

Property Name	**Address**	**APN**
West House	345 Atlantic St.	013-092-010-000
Barker Hotel	302 Lincoln St.	012-122-003-000
Bank of Italy Building	341 Lincoln St.	012-200-008-000
McRae Building	100 Main St.	011-146-024-000
Haman House	424 Oak St.	013-123-018-000
Odd Fellow Hall	110-112 Pacific St.	012-200-012-000
Kaseberg House (including Victorian mansion and brick structures)	16 Richards Dr.	015-350-016-000
Citizens Bank	201 Vernon St.	013-093-007-000
Vernon Street Hotel	222-226 Vernon St	013-093-005-520
Masonic Building (Roseville Theater)	235-245 Vernon St.	013-093-003-000
Tower Theater	417 Vernon Street	013-123-026-000
Placer County Exhibit Building	700 Vernon St.	013-250-014-000
First Methodist Church	109 Washington Blvd.	012-123-009-000
Hemphill House (McAnally)	315 Washington Blvd.	011-144-001-000

B. The list of properties contained in subsection A may be amended in the manner set forth in Chapter 19.86, Zoning Ordinance Amendments, of this title with the following additional provision:

1. Any person may request the listing of a building by submitting an application to the Planning Manager. The Planning Manager or City Council may also initiate such proceedings on its own motion. The application shall include a statement explaining the reason(s) the building should be listed.

SECTION 20. Section 19.76.140 of Chapter 19.76 of Title 19 of the Roseville Municipal Code is ~~hereby~~ deleted in its entirety.

~~**19.76.140 Expiration.**~~

~~A permit shall expire and become null and void if not effectuated within the time specified in the permit, as otherwise specified in this title or within 24 months after the effective date whichever period is longer. The original approval date ofa permit shall be defined as the date in which the Approving Authority took action.~~

SECTION 21. Section 19.76.210 of Chapter 19.76 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.76.210 Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an Extension (EXT), except for major project permits. An application for such an extension shall be filed pursuant to this chapter.

The Planning Manager may grant an ~~single one-year~~ extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date for a minimum of one year from the original permit date except for major permits. ~~No additional~~

~~extensions shall be granted for a permit which has been active for a period of three years, unless otherwise provided for in the conditions of approval or by this title.~~ The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section 19.78.060(D) are made. Any extension may require a public hearing at the discretion of the Planning Manager.

SECTION 22. Section 19.78.070 of Chapter 19.78 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.78.070 Required findings for disapproval of affordable housing development projects and emergency shelters.

A. As set forth in California Government Code Section 65589.5 (d) as may be amended from time to time, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:

1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584, as may be amended from time to time, for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7), as may be amended from time to time.

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

B. The words and phrases used in this section shall have the meanings respectively ascribed to them by California Government Code Section 65589.5.

SECTION 23. Section 19.78.080 of Chapter 19.78 of Title 19 of the Roseville Municipal Code is hereby added to read as follows:

19.78.080 Required findings for disapproval of housing development projects meeting standards.

A. As set forth in California Government Code Section 65589.5(j), as may be amended from time to time, when a proposed housing development project complies with applicable, objective General Plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, the Approving Authority may not disapprove the project, or impose a condition that the project be developed at a lower density, unless it makes written findings that both of the following conditions exist:

1. 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 section, 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.

2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to subsection (A)(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.

B. The words and phrases used in this section shall have the meaning respectively ascribed to them by California Government Code Section 65589.5, as may be amended from time to time.

SECTION 24. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 25. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____

MAYOR

ATTEST:

_____

City Clerk

PLANNING COMMISSION COMMUNICATION

Title:	Housing Element Implementation – Land Use Policy, File # PL22-0037
Contact:	Lauren Hocker, lhocker@roseville.ca.us, (916) 774-5272

Meeting Date: 5/12/2022
Item #: 6.4.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Housing Element Policy Language

Exhibit A Land Use Policy 5.12.22

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***May 12, 2022***

Prepared by: Lauren Hocker, Senior Planner

ITEM 6.4: RESOLUTION – CITYWIDE – HOUSING ELEMENT IMPLEMENTATION – LAND USE POLICY – PL22-0037

REQUEST

The request is a policy entitled "Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use." The proposed policy implements General Plan Housing Element Program 14 (Rezone Program for Adequate Sites), the Vacant Sites – Residential Intensification strategy. The policy would require Specific Plan Amendments of a certain size to also increase the density of any High Density Residential land which is within the Specific Plan and is owned or controlled by the applicant/owner. The purpose of the policy is to increase the citywide unit capacity of High Density Residential land, for the purpose of achieving and maintaining the City's lower income Regional Housing Needs Allocation (RHNA) obligation.

Applicant/Owner – City of Roseville

SUMMARY RECOMMENDATION

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

1. Recommend City Council adopt a Resolution approving the policy document "Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use."

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The City adopted an updated 2021 Housing Element on August 18, 2021, which is effective for the eight-year period of 2021 to 2029. The foundation of the Housing Element is the Regional Housing Needs Allocation (RHNA), which begins with a determination of housing need issued by the California Department of Housing and Community Development (HCD). The Sacramento Area Council of Governments (SACOG) is then required to prepare and adopt a methodology for allocating the regional RHNA to each member jurisdiction. Roseville's RHNA is 12,066 total units, of which 6,178 are required to be low, very low, or extremely low income (collectively called "lower income").

The 2021 Housing Element included an adequate sites inventory to document the City's existing housing capacity at each income level. The analysis concluded that the City had a 1,791-unit deficit of lower income housing capacity. The Housing Element was required by law to include a "rezone program" to make up this shortfall in lower income units. Housing Element Program 14 is the Rezone Program for Adequate Sites, and includes four strategies which have the potential to add 2,086 units of lower income capacity. The proposed project implements strategy four, "Vacant Sites – Residential Intensification." A draft of the proposed policy (see Attachment 1) was included within the 2021 Housing Element. This draft language has been modified to reflect input received during the public outreach process, resulting in the currently proposed policy language included as Exhibit A.

The City's approach to the Rezone Program is multifaceted, to ensure no one area or sector of the community bears the entire burden of addressing the deficit. For reference, below is a summary of the status of the other three Rezone Program strategies.

- **Strategy 1, Commercial Corridors –** The rezone program anticipated a yield of 400 units from this strategy, but as part of working on the project the potential yield has been increased to 850 units. This is in part due to serious interest from a property owner; this documented interest will provide the evidence the City needs to justify the increased units to HCD.

  The City launched this project in the spring of last year, and maintains a project website at www.roseville.ca.us/corridorplans. Draft land use maps, zoning maps, and permitted use changes were published for review in December 2021 and a virtual public outreach meeting was held on February 10, 2022. The outreach meeting included discussion of land use and streetscape improvement concepts. An online design guidelines survey was published on April 25, 2022. Letters to property owners informing them of proposed land use and zone district changes were mailed the first week of May 2022. Staff anticipates publishing drafts of the Specific Plans in July 2022 and bringing the project to City Council for adoption in November 2022.

- **Strategy 2, Infill Intensification –** This strategy has the lowest yield of only 186 units, because the strategy was required to include a realistic capacity analysis for each site identified, and many sites couldn't be counted. The strategy analysis notes a maximum *potential* yield of 832 units, but this presumes enough market pressure to fully redevelop *all* of the identified sites.

  The project would amend the land use and zoning designation of properties in the City's Infill area to increase the development potential of those properties. Targeted properties are those which already have a multifamily zoning designation, a Medium Density Residential land use designation, or High Density Residential land use designation. Because these properties are older, they often have conflicting zoning and land use, and also have a land use density limitation reflective of the built conditions (e.g. HDR 13.6) rather than potential or capacity-based conditions. These conditions artificially limit development because a General Plan Amendment would be required to add any units. The City plans to begin this project in 2023, after completion of the Commercial Corridors project.

- **Strategy 3, Opportunity Sites –** These are vacant sites which have the potential to be converted from a non-residential land use to High Density Residential land uses. The rezone program anticipates a yield of 600 units from this strategy. The City has historically been opposed to converting non-residential land to residential uses. However, in light of the need for more lower-income housing, the City has been working with property owners on non-residential conversion projects which commit to providing significant deed-restricted affordable housing. The City has received one application and is working with other property owners on potential applications.

EVALUATION

The proposed policy applies to conversions of non-residential land to residential uses and to residential Specific Plan Amendments of 10 or more acres. An applicant of a Specific Plan Amendment subject to the policy must also include any High Density Residential land within the Specific Plan owned or controlled by the applicant. The density of the High Density Residential property must be increased, according to one of two tiers:

- **HDR-13 to HDR-22**: These properties must be increased to at least HDR-25.

- **HDR-23 to HDR-29**: These properties must be increased by 10% or to at least HDR-30.

The purpose of a tiered approach is to fairly allocate the increases. High Density Residential sites at lower starting densities are not required to add substantially more units than sites with higher starting densities. The tiers were defined based on the requirements of Housing Element law, which establishes

that properties with densities of 25 units per acre automatically qualify as lower income housing sites (this is called the "default density"). Both tiers will result in achievement of the default density: any site at densities of 22 units per acre and below must be increased to 25 units per acre, and a 10% increase in density of a site at 23 units per acre results in a density of 25 units per acre. No site is required by the policy to be increased beyond a density of HDR-30.

This policy, combined with the other three strategies, has been designed to increase the City's lower income unit capacity and meet our RHNA obligations. Unit yields were conservatively estimated for each strategy. Other strategies could be more effective than anticipated; the Commercial Corridors strategy is already anticipated to yield 450 more units than originally anticipated. To reflect this possibility, the policy language states that the policy does not apply if the City has sufficient lower income unit capacity. This ensures the policy only applies when necessary.

PUBLIC OUTREACH

Significant public outreach was undertaken on the draft policy language as part of adoption of the 2021 Housing Element, including meetings with the Building Industry Association (BIA) and publication of three drafts of the Housing Element (December 2020, May 2021, and July 2021). Development of this final draft of the policy was completed with the input of major landholders who would be affected by the proposed policy, other stakeholders, and the BIA. Coordination activities included phone calls, e-mails, and an in-person meeting with the BIA. Various revisions to the policy were made in response to this feedback, including:

- Density increases pursuant to the policy do not trigger new or increased population-based requirements.
- The policy does not apply if the City has a sufficient supply of lower income unit capacity.
- The policy does not apply to any application submitted prior to adoption of the policy.
- The policy does not apply to High Density Residential land *outside* of the Specific Plan being amended.

ENVIRONMENTAL DETERMINATION

The project is a policy and procedure-making activity, and the California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)). In addition, this project implements the City's adopted Housing Element, which considered the environmental impacts of the Rezone Program within an Addendum (considered on August 18, 2021) to the 2035 General Plan Environmental Impact Report (certified on August 5, 2020. The Addendum is available online at www.roseville.ca.us/housingelement.

RECOMMENDATION

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

1. Recommend City Council approve **ADOPT A RESOLUTION APPROVING THE POLICY DOCUMENT "GUIDELINES FOR SPECIFIC PLAN AMENDMENTS AFFECTING OR PROPOSING RESIDENTIAL LAND USE" – CITYWIDE – HOUSING ELEMENT IMPLEMENTATION – LAND USE POLICY – PL22-0037**.

Attachments

1. 2021 Housing Element policy draft

Exhibits

A. Policy: Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use

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.

VACANT SITES – RESIDENTIAL INTENSIFICATION

The western areas of the City include multiple vacant sites with High Density Residential land uses at densities below 25 units per acre. Increasing the land use density of these sites to 25–30 units per acre would yield additional units. This strategy proposes that the City would develop and adopt a Land Use Amendment Policy requiring Specific Plan Amendment projects involving land use changes to also amend the land use of High Density Residential sites the applicant/property owner controls to between 25 and 30 units to the acre. A proposed draft of the policy is included below:

Intent

In response to the statewide housing crisis and to ensure the City fulfills its obligation to provide sufficient high density housing the City has developed the Specific Plan Amendment Policy. The intent of the policy is to articulate the City's expectations for Specific Plan Amendment proposals affecting or proposing residential land uses. The Policy is not intended to be inclusive of all City development requirements, but supplements those requirements. The purpose of the policy is to increase the Citywide unit capacity of High Density Residential at densities of 25 units per acre or greater.

Applicability

The policy applies to a Specific Plan Amendment project meeting one or more of the following criteria:

- The project would amend 10 or more acres of land currently designated for residential uses (i.e. Low Density Residential, including age-restricted; Medium Density Residential, or High Density Residential). If the project will result in a net increase of 150 units of High Density Residential units within the Specific Plan at minimum densities of 30 units per acre (HDR-30), the policy does not apply.

- The project would amend land currently designated for non-residential uses to residential uses. If a minimum of five acres of non-residential land will be amended to High Density Residential at a minimum density of 30 units per acre (HDR-30), the policy does not apply. This policy does not apply to land with a Public/Quasi Public land use designation.

Policy

If the City currently does not have sufficient lower income units to meet its RHNA obligation or has a 5% surplus of lower income units or less, this policy applies. The property owner(s) (Owner) of a Specific Plan Amendment application subject to this policy (Project) shall be required to include an application to amend to HDR-25 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-13 and HDR-24 (using standard rounding) at the time of Project application, and to amend to HDR-30 or greater any land owned or controlled by the Owner within the City which has a land use designation of between HDR-25 and HDR-29 (using standard rounding) at the time of Project application. The application may be included as part of the Project or may be a separate application, but shall be approved prior to or concurrently with the Project. This policy does not apply to HDR land which has already been developed and has zero remaining allocated, undeveloped units.

Guidelines for Specific Plan Amendments Affecting or Proposing Residential Land Use
May 12, 2022

Intent

In response to the statewide housing crisis and to ensure the City fulfills its obligation to provide sufficient high density housing the City has developed the Specific Plan Amendment Policy. The intent of the policy is to articulate the City's expectations for Specific Plan Amendment proposals affecting or proposing residential land uses. The Policy is not intended to be inclusive of all City development requirements, but supplements those requirements. The purpose of the policy is to increase the citywide unit capacity of High Density Residential land, to achieve and maintain the City's lower income RHNA obligation.

Applicability

The policy does not apply to any project submitted prior to adoption of the policy. The policy applies to a Specific Plan Amendment project meeting one or more of the following criteria:

- The project would amend 10 or more acres of land currently designated for residential uses (i.e. Low Density Residential, including age-restricted; Medium Density Residential, or High Density Residential). The policy does not apply if the project will result in a net increase of 150 units of High Density Residential units within the Specific Plan at minimum densities of 30 units per acre (HDR-30) or 150 units of housing affordable to low, very low, or extremely low income households.

- The project would amend land currently designated for non-residential uses to residential uses. The policy does not apply if at least five acres of non-residential land will be amended to High Density Residential at a minimum density of 30 units per acre (HDR-30) or includes a minimum of 150 units of housing affordable to low, very low, or extremely low income households. This policy does not apply to land with a Public/Quasi Public land use designation.

Policy

At the time of application, if the City does not have sufficient lower income units to meet its RHNA obligation or has a 5% surplus of lower income units or less, this policy applies. The property owner(s) (Owner) of a Specific Plan Amendment application subject to this policy (Project) shall be required to include an application to:

- Amend to at least HDR-25 or greater any land owned or controlled by the Owner within the Specific Plan being amended which has a land use designation of between HDR-13 and HDR-22 (using standard rounding) at the time of Project application.

- To increase allocated units by 10% or amend to at least HDR-30 or greater any land owned or controlled by the Owner within the Specific Plan being amended which has a land use designation of between HDR-23 and HDR-29 (using standard rounding) at the time of Project application. In no case shall an Owner be required to increase density beyond HDR-30.

The application may be included as part of the Project or may be a separate application, but shall be approved prior to or concurrently with the Project. This policy does not apply to HDR land which has already been developed and has zero remaining allocated, undeveloped units, or to HDR land for which an active building permit has been submitted. Density increases pursuant to this policy do not trigger new or increased parkland dedication requirements or any other population-based requirement.